

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: AQUA TEXAS, INC.  
1106 CLAYTON STREET  
AUSTIN, TEXAS 78713

WASTE WATER; PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS )  
COUNTY OF PARKER )

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner

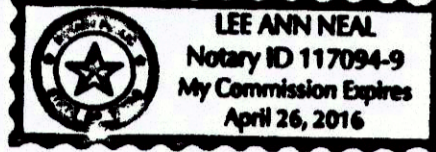
LIENHOLDER

First National Bank  
220 Palo Alto St.  
Weatherford TX 76086

George F. Bearden Jr.  
Signature of Lien holder

This the 3 day of November, 2016.

Lee Ann Neal  
Notary Public, State of Texas



LIENHOLDER

NA

Signature of Lien holder

This the \_\_\_ day of \_\_\_, 2016.

Notary Public, State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )

201625985 PLAT Total Pages: 1

WHEREAS, J & J HOMES CORPORATION (Lot 30, Block 1, Doc #201606794) and JIM GREGORY and MARY GREGORY (Lot 29, Block 1, Doc #201300265) acting by and through its duly authorized agent, being the sole owners of Lot 29 and Lot 30, Block 1, SADDLE CLUB ESTATES, PHASE IV, according to the plat recorded in Plat Cabinet C, Slide 69, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the north right of way line of Brook Hollow Lane, said iron being the southwest corner of said Lot 30 and the southeast corner of Lot 29R, Block 2, Saddle Club Estates, Phase I, according to the plat recorded in Plat Cabinet B, Slide 259, Plat Records, Parker County, Texas;

THENCE N 00°02'24" E, with the west line of said Lot 30 in the east line of said Phase I, 417.56 feet to an iron rod found at the northwest corner of said Lot 30 at the southwest corner of Lot 23, Block 2, said Phase I;

THENCE N 89°52'08" E, with the south line of said Phase I, 475.97 feet to an iron rod found at the northeast corner of said Lot 29 in the south line of said Phase I at the northwest corner of a tract of land described by deed to Aqua Texas, Inc., recorded in Volume 2671, Page 997, Official Records, Parker County, Texas;

THENCE S 00°07'58" E, with the common line of said Lot 29 and said Aqua Texas, Inc. tract, 621.47 feet to an iron rod found in the north line of a private road in a non-tangent curve to the right with a radius of 600.00 feet and whose chord bears N 77°47'15" W, 122.32 feet;

THENCE with the north right of way line of said private road and said curve to the right through a central angle 11°42'04" and a distance of 122.53 feet to an iron rod found in the northeast right of way line of said Brook Hollow Lane in a non-tangent curve to the left with a radius of 50.0 feet and whose chord bears N 44°40'46" W, 90.88 feet;

THENCE with the right of way line of said Brook Hollow Lane the following courses and distances; With said curve to the left through a central angle of 130°40'38" and a distance of 114.04 feet to an iron rod found in a curve to the right with a radius of 20.00 feet and whose chord bears N 89°17'36" W, 15.41 feet;

With said curve to the right through a central angle of 45°18'23" and a distance of 15.82 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);

N 66°23'06" W, 194.74 feet to an iron rod set at the beginning of a curve to the left with a radius of 630.00 and whose chord bears N 71°13'40" W, 106.05 feet;

With said curve to the left through a central angle of 09°39'22" and a distance of 106.18 feet to the POINT OF BEGINNING and containing 5.644 acres (245,866 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J & J HOMES CORPORATION; JAMES L. GREGORY AND MARY A. GREGORY, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 29R1 AND LOT 30R, BLOCK 1, SADDLE CLUB ESTATES, PHASE IV, being a replat of Lot 29 and Lot 30, Block 1, Saddle Club Estates, Phase IV, according to the plat recorded in Plat Cabinet C, Slide 69, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 1st day of November, 2016.

John Rapkoch, agent  
Mary A. Gregory

James L. Gregory

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
201625985  
11/14/2016 11:11 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared JOHN RAPKOCH, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of November, 2016

Kim McDonald  
Notary Public in and for the State of Texas  
August 30, 2019  
My Commission Expires On:

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 1st day of Nov, 2016.

George A. Conley, Commissioner Precinct #1  
Larry Walden, Commissioner Precinct #3  
Mark Riley, County Judge  
Craig Peacock, Commissioner Precinct #2  
Steve Dugan, Commissioner Precinct #4



THE STATE OF TEXAS )  
COUNTY OF PARKER )

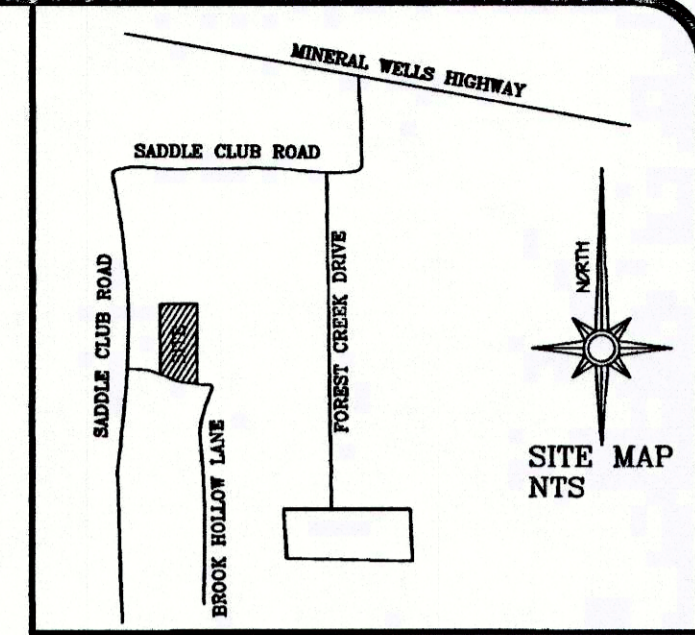
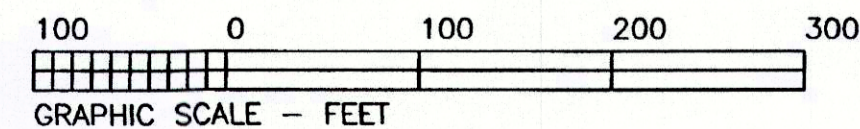
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
SEPTEMBER, 2016



FINAL PLAT  
LOT 29R1 AND LOT 30R, BLOCK 1  
SADDLE CLUB ESTATES, PHASE IV  
Being a replat of Lot 29 and Lot 30, Block 1, Saddle Club Estates Phase IV,  
according to the plat recorded in Plat  
Cabinet C, Slide 69, Plat Records, Parker County, Texas

Cabinet/Instrument# D Slide 633



STATE OF NEVADA )  
COUNTY OF ELKO )

On this 1st day of November, 2016, before me, a Notary Public, personally appeared Mary A. Gregory

IN WITNESS WHEREOF, I have hereunto set my hand and affixed My official seal in said County of Elko, the day and year first above written.

Notary Public Kelly J. Steninger

My commission expires 7-30-20



STATE OF NEVADA )  
COUNTY OF ELKO )

On this 1st day of November, 2016, before me, a Notary Public, personally appeared James L. Gregory

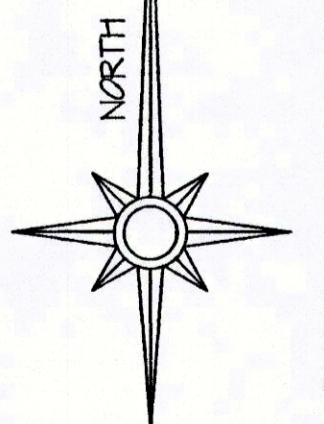
IN WITNESS WHEREOF, I have hereunto set my hand and affixed My official seal in said County of Elko, the day and year first above written.

Notary Public Kelly J. Steninger

My commission expires 7-30-20



ACCT. NO.: 17239  
SCH. DIST.: WE  
CITY: F-15  
MAP NO.:

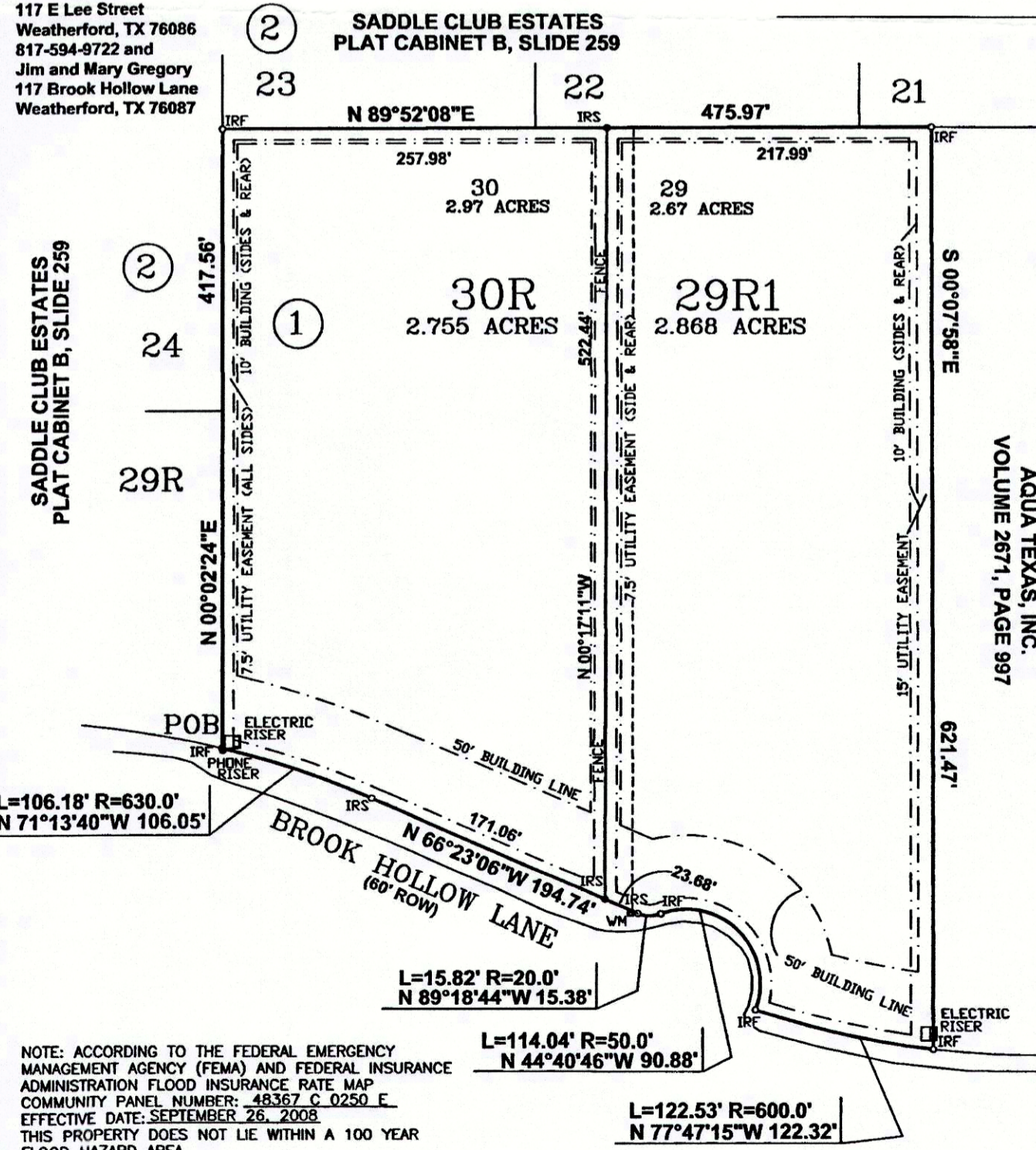


SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500

IRF 1/2" IRON ROD FOUND UNLESS NOTED  
IRS 1/2" IRON ROD SET (HARLAN, 2074 CAP)

Owners/Developers:  
J & J Homes, Corporation  
John Rapkoch  
117 E Lee Street  
Weatherford, TX 76086  
817-594-9722 and  
Jim and Mary Gregory  
117 Brook Hollow Lane  
Weatherford, TX 76087



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0250 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

17239.001.030.00  
17239.001.029.00