

R C SURVEYING  
108 MITCH CT  
BOYD, TX 76023  
325-647-4818  
FIRM NO. 10194196

100' 0' 50' 100' 200' 400'

GRAPHIC SCALE IN FEET

202003573 PLAT Total Pages: 1

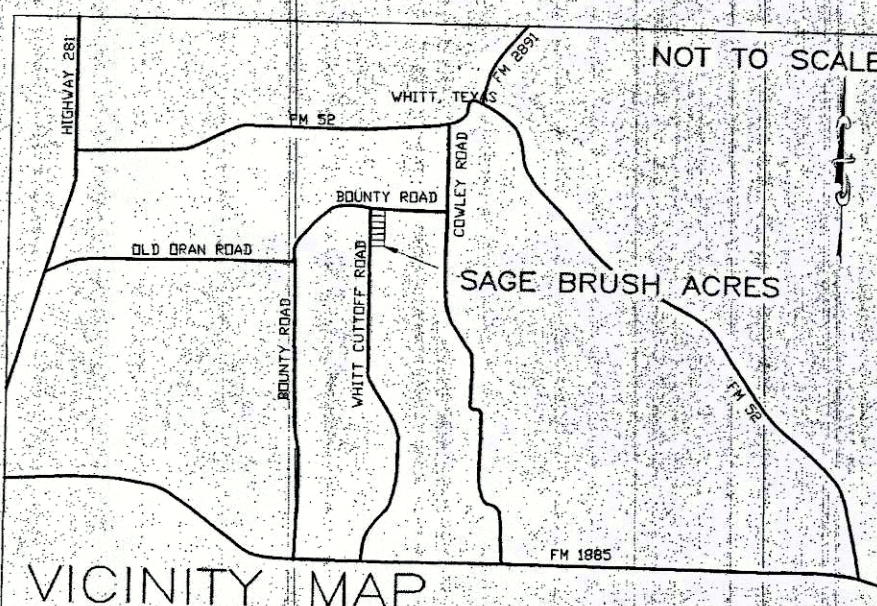
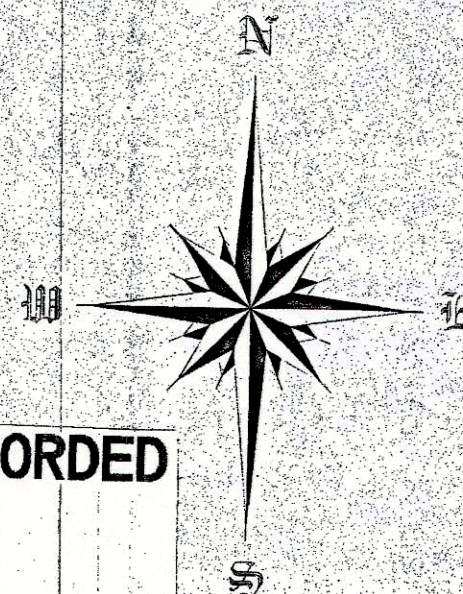
# FINAL PLAT OF SAGE BRUSH ACRES LOTS 1 - 6

AN ADDITION TO PARKER COUNTY, TEXAS  
RECORDED IN (DOC NO. 201930472), OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS  
BEING 13.98 ACRES SITUATED IN AND BEING A PORTION OF THE  
DAVIS AND THOMPSON SURVEY, ABSTRACT NUMBER 2207, PARKER COUNTY, TEXAS

## LEGEND

These standard symbols will be found in the drawing.

Symbol	LEGEND
○	1/2 INCH IRON ROD SET
●	1/2 IRON ROD FOUND
—	ELECTRIC
—	GAS PIPELINE
⊗	GAS WELL
—	LOT LINES
+	WATER WELL
—	UTILITY OFFSET
—	BUILDING LINE



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202003573  
02/10/2020 02:44 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

"THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.00232. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY."

### 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 WAIVER 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: PRIVATE WELLS

WASTEWATER: PRIVATE SEPTIC SYSTEMS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367 C 0100F, EFFECTIVE DATE: APRIL 5, 2019, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS:  
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,

THIS 10th DAY OF February, 2020

- Pat Deen*  
PAT DEEN, COUNTY JUDGE
- George A. Conley*  
GEORGE CONLEY, COMMISSIONER, PRECINCT NO. 1
- Craig Peacock*  
CRAIG PEACOCK, COMMISSIONER, PRECINCT NO. 2
- Larry Walden*  
LARRY WALDEN, COMMISSIONER, PRECINCT NO. 3
- Steve Dugan*  
STEVE DUGAN, COMMISSIONER, PRECINCT NO. 4

ACCT. NO. 17226  
SCH. DIST. PW  
CITY: BK  
MAP NO.

THE STATE OF TEXAS:  
COUNTY OF PARKER:

I, ROY PFINGSTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 10, 2020

*Roy Pfingsten*  
ROY PFINGSTEN  
RPLS NO. 4405 OF TEXAS



22207.00.003.00

THE STATE OF TEXAS:  
COUNTY OF PARKER

I, \_\_\_\_\_, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID ADDITION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
WHEREAS, COMANCHE ENTERPRISES, LLC, BY AND THROUGH ITS MANAGER, RICHARD K. BARRET, BEING THE OWNER OF 13.98 ACRES OF LAND (DOCUMENT NO. 201930472), SITUATED IN PARKER COUNTY, TEXAS, AND BEING PART OF A 34.89 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED TO COMANCHE ENTERPRISES, LLC, RECORDED IN DOCUMENT NUMBER 201930472, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING A PORTION OF THE DAVIS AND THOMPSON SURVEY, ABSTRACT NUMBER 2207, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF SAID 34.89 ACRE TRACT, AND BEING IN THE SOUTH LINE OF BOUNTY ROAD AND THE EAST LINE OF WHITT CUTTOFF ROAD, FROM WHICH A 60d NAIL FOUND IN WHITT CUTTOFF ROAD AT THE NORTHWEST CORNER OF SAID 34.89 ACRE TRACT, BEARS S 89° 41' 47" W 32.45 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;  
THENCE, N 89° 41' 47" E 487.35 FEET, WITH THE SOUTH LINE OF BOUNTY ROAD AND THE NORTH LINE OF SAID 34.89 ACRE TRACT, TO A 1/2 INCH IRON ROD SET, FOR THE NORTHEAST CORNER OF THIS TRACT;  
THENCE, S 00° 19' 00" E 1246.14 FEET, CROSSING SAID 34.89 ACRE TRACT, TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID 34.89 ACRE TRACT AND BEING IN THE NORTH LINE OF A 12.0 ACRE TRACT OF LAND THAT IS DESCRIBED IN DOCUMENT NUMBER 201703566, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE, S 89° 40' 54" W 489.68 FEET, WITH THE SOUTH LINE OF SAID 34.89 ACRE TRACT AND THE NORTH LINE OF SAID 12.0 ACRE TRACT, GENERALLY WITH AN EXISTING FENCE, TO A 1/2 INCH IRON ROD SET IN THE EAST LINE OF WHITT CUTTOFF ROAD, FROM WHICH A 60d NAIL FOUND IN WHITT CUTTOFF ROAD AT THE SOUTHWEST CORNER OF SAID 34.89 ACRE TRACT BEARS S 89° 40' 54" W 30.12 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE, N 00° 12' 33" W 1246.26 FEET, WITH THE EAST LINE OF WHITT CUTTOFF ROAD, TO THE POINT OF BEGINNING AND CONTAINING 13.98 ACRES OF LAND;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COMANCHE ENTERPRISES, LLC, BEING 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, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AT 101 North Main Street, PARKER COUNTY, TEXAS  
THIS 4th DAY OF February, 2020.  
*Richard Barret*  
COMANCHE ENTERPRISES, LLC,  
BY RICHARD BARRET, MANAGER

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD K. BARRET, MANAGER OF COMANCHE ENTERPRISES, LLC, 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 4th DAY OF February, 2020

*Jamie Tierce*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
11/7/2023  
MY COMMISSION EXPIRES ON:  
JAMIE TIERCE  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

CABINET/INSTRUMENT NO. E, SLIDE 466

WHITT CUTTOFF ROAD (PAVED COUNTY ROAD)  
0.90 ACRE, DEDICATED FOR RIGHT OF WAY BY THIS PLAT

REMAINDER OF 34.89 ACRES

50#

LOT 6  
2.33 ACRES  
101495 Sq. Ft.

LOT 5  
2.33 ACRES  
101495 Sq. Ft.

LOT 4  
2.33 ACRES  
101495 Sq. Ft.

LOT 3  
2.33 ACRES  
101495 Sq. Ft.

LOT 2  
2.16 ACRES  
94090 Sq. Ft.

LOT 1  
2.50 ACRES  
108900 Sq. Ft.

DOCUMENT NO. 201703566

S 89°40'54" W 30.12'