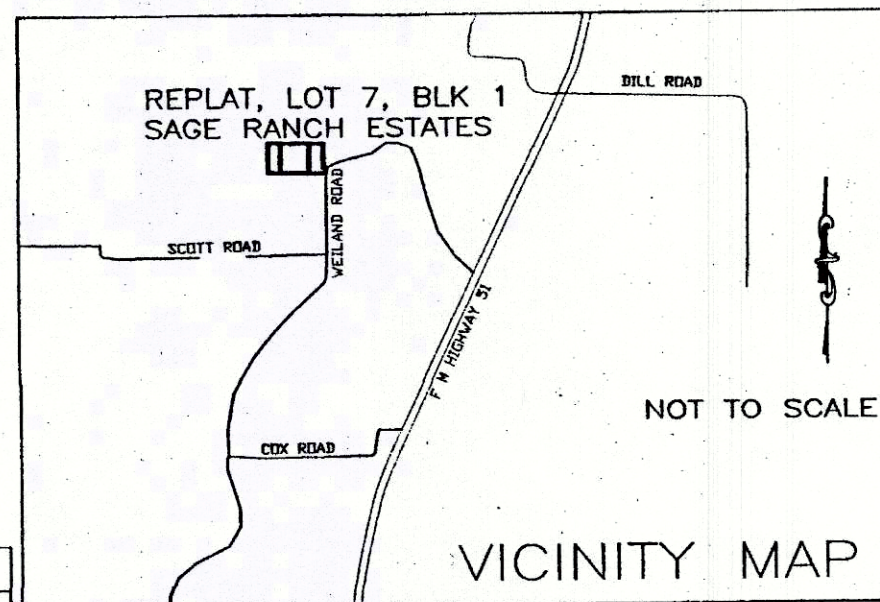


FINAL REPLAT OF LOT 7, BLOCK 1 SAGE RANCH ESTATES

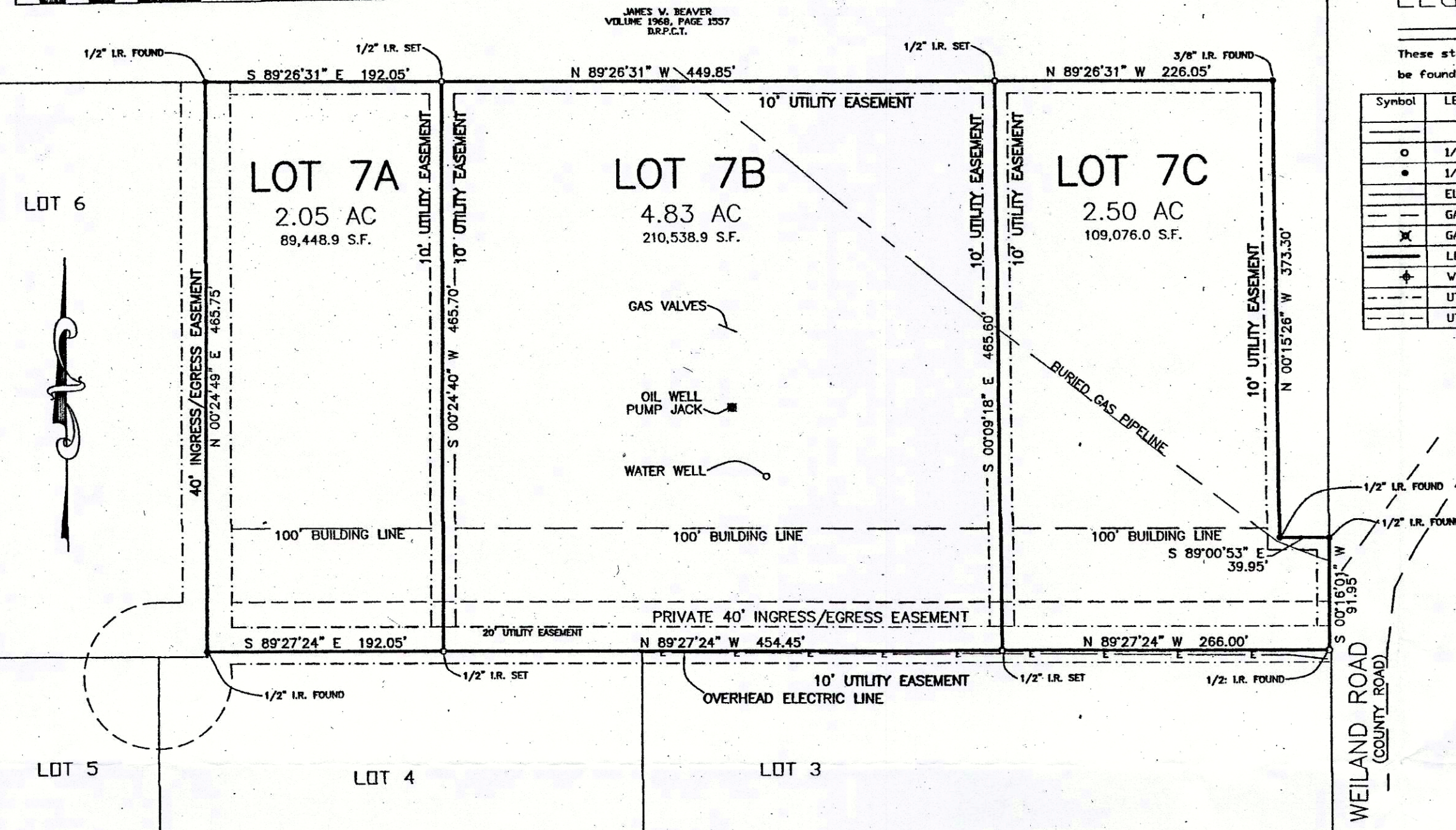
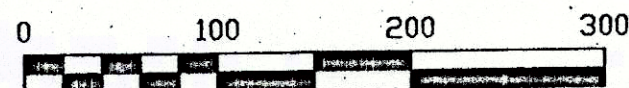
AN ADDITION TO PARKER COUNTY, TEXAS
RECORDED IN (DOC NO. 201716657), PLAT CABINET D, SLIDE 746, PLAT RECORDS OF PARKER COUNTY, TEXAS
BEING 9.39 ACRES SITUATED IN AND BEING A PORTION OF THE
W. F. MURPHY SURVEY, ABSTRACT NUMBER 2537, PARKER COUNTY, TEXAS

OWNERS/DEVELOPERS
JERRY HANSBRO
DAVID KYLE WILSON
P.O. BOX 1927
WEATHERFORD, TX 76086
817-903-2055



THE STATE OF TEXAS:
COUNTY OF PARKER
I, David Kyle Wilson, 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 OF TOWN IN PARKER
COUNTY, TEXAS.

201815387 PLAT Total Pages: 1



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
—	LDT LINES
+	WATER WELL
---	UTILITY OFFSET
---	UTILITY EASEMENT

"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 0275 E, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHING A 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS:
COUNTY OF PARKER:

THE OWNERS 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.

David Kyle Wilson Jerry Hansbro
DAVID KYLE WILSON, JERRY HANSBRO, OWNERS

THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,

THIS 25 DAY OF June, 2018

Mark Riley
MARK RILEY, COUNTY JUDGE

George 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.: 17228
SCH. DIST.: WE
CITY: IF
MAP NO.: NWE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201815387
06/25/2018 11:07 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

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 MARCH 29, 2018.

Roy Pfingsten
ROY PFINGSTEN
RPLS NO. 4405 OF TEXAS

THE STATE OF TEXAS:
COUNTY OF PARKER:
WHEREAS, DAVID KYLE WILSON AND JERRY HANSBRO, BEING THE OWNERS OF 9.39 ACRES OF LAND (DOCUMENT NO. 201614035), SITUATED IN PARKER COUNTY, TEXAS, AND BEING ALL OF LOT 7, BLOCK 1, SAGE RANCH ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, RECORDED IN PLAT CABINET D, SLIDE 746, PLAT RECORDS OF PARKER COUNTY, TEXAS, AND BEING A PORTION OF THE W. F. MURPHY SURVEY, ABSTRACT NUMBER 2537, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 7 AND BEING THE NORTHEAST CORNER OF LOT 3, SAID SAGE RANCH ESTATES, AND BEING IN THE WEST LINE OF WEILAND ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE, N 89° 27' 24" W 912.50 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 7, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, N 00° 24' 49" E 465.75 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 7, FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE, S 89° 26' 31" E 867.95 FEET, TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 7, FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE, S 00° 15' 26" E 373.30 FEET, TO A 1/2 INCH IRON ROD FOUND, AND S 00° 16' 01" W 91.95 FEET, PART WAY ALONG THE WEST LINE OF WEILAND ROAD, TO THE POINT OF BEGINNING AND CONTAINING 9.39 ACRES OF LAND;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID KYLE WILSON AND JERRY HANSBRO, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS REPLAT OF LOT 7, BLOCK 1, SAGE RANCH ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, RECORDED IN PLAT CABINET D, SLIDE 746, PLAT RECORDS OF PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, (ALLEYS AND PARKS) AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AT 101 N Main Street, PARKER COUNTY, TEXAS

THIS 15th DAY OF June, 2018.

David Kyle Wilson
DAVID KYLE WILSON

Jerry Hansbro
JERRY HANSBRO

THE STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY HANSBRO, 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 PROPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF June, 2018

Notary Seal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11/17/2019

THE STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID KYLE WILSON, 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 PROPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF June, 2018

Notary Seal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11/17/2019

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

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

CABINET/INSTRUMENT NO. E, SLIDE 114

17228.001.007-00