

STATE OF TEXAS
OWNERS ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF PARKER

We, the undersigned, owners of the land shown on this plat, via deed document 201716657, Deed Records of Parker County, Texas, within the area described by metes and bounds as follows:

Legal Description Lots 7A, 7B, and 7C, Block 1, Sage Ranch Estates, an Addition to Parker County, Texas, being 9.39 acres situated in the W.F. Murphy Survey, Abstract 2537, recorded in Cabinet E, Slide 114, Plat Records of Parker County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" capped IR (fnd) for the SE corner of this tract, being the NE corner of Lot 3 of Sage Ranch Estates, and being in the West line of Weiland Rd.

Thence N 89°27'24" W, by the North lines of Lot 3 and Lot 4, Sage Ranch Estates, a distance of 912.50' to a 1/2" capped IR (fnd);

Thence N 00°24'49" E, by the East line of Lot 6, Sage Ranch Estates, a distance of 465.75' to a 1/2" capped IR (fnd);

Thence S 89°26'31" E, by the South line of land of James Beaver, Vol 1968/ Pg 1557, DRPCT, a distance of 867.95' to a 2" metal post (fnd);

Thence S 00°15'26" E, by land of said James Beaver, a distance of 373.30' to a 1/2" capped IR (fnd);

Thence S 89°00'53" E, by land of said James Beaver, a distance of 39.95' to a 1/2" IR (fnd);

Thence S 00°16'01" W, partially along the West line of Weiland Rd, a distance of 91.95' to the 1/2" capped IR at the Point of Beginning, said parcel being 409058 Sq Ft or 9.391 Acres.

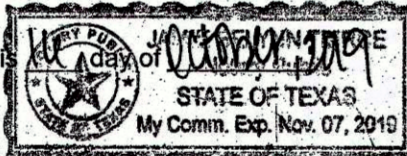
and designated herein as "Lots 7A-R and 7C-R, Block 1, Sage Ranch Estates", being 9.39 acres in Weatherford, Parker County, Texas, situated in the W.F. Murphy Survey, Abstract 2537, and being a replat of "Final Replat of Lots 7A, 7B, and 7C, Block 1, Sage Ranch Estates", as recorded in Cabinet E, Slide 114, Plat Records of Parker County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown thereon for the purpose and consideration therein expressed.

Marty Elliott 10/16/19
Sara Elliott 10/17/19
Abigail Thurston 10/21/19

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared, Marty Elliott, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

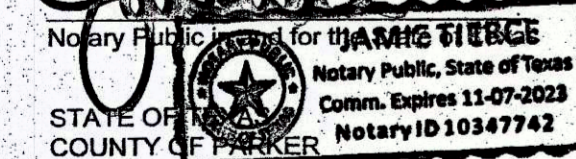
Given under my hand and seal of office, this 16 day of October, 2019.



STATE OF TEXAS
COUNTY OF PARKER

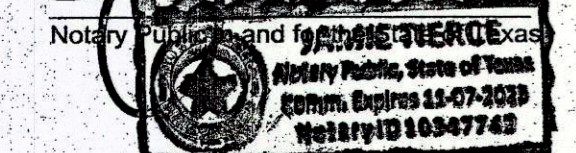
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared, Sara Elliott, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16 day of October, 2019.



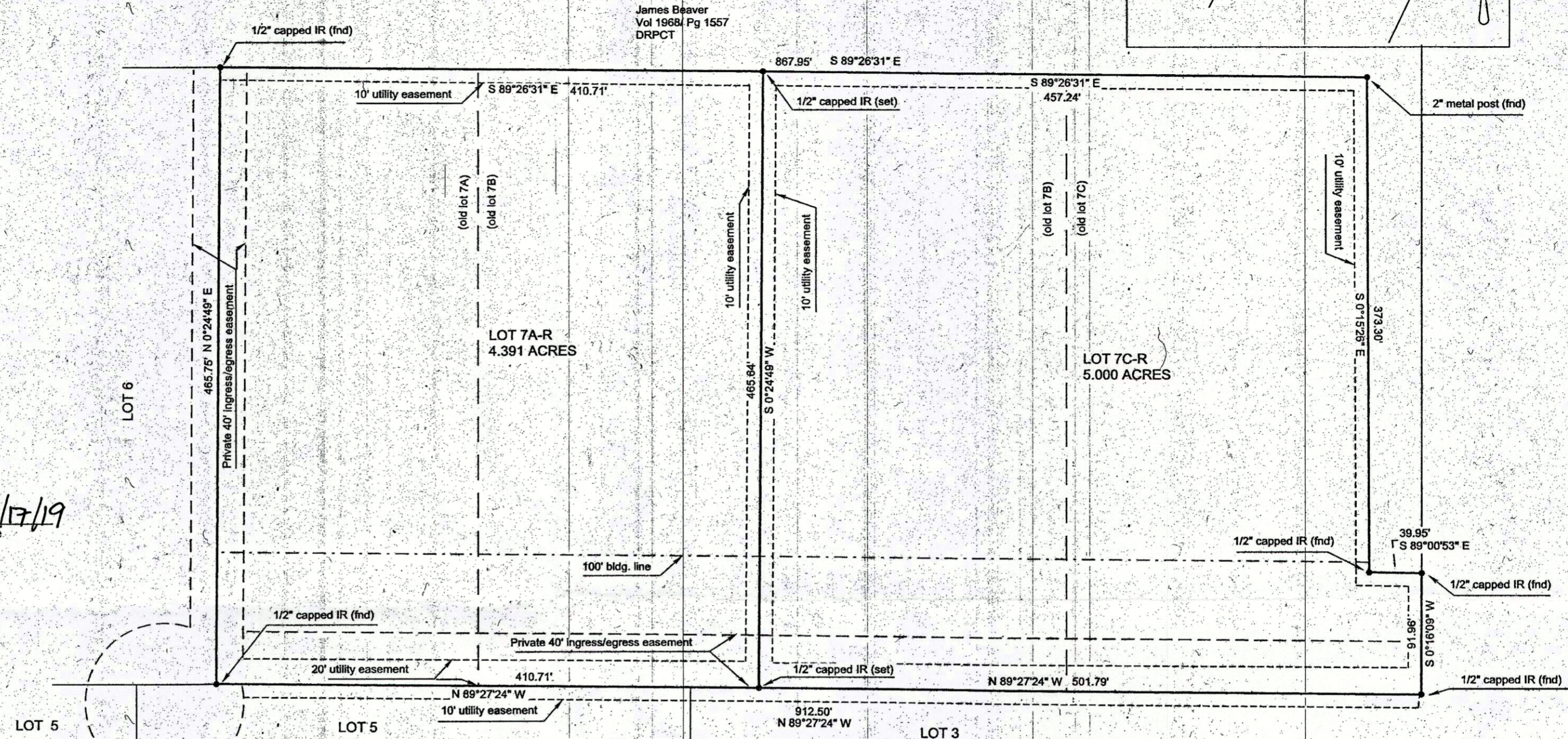
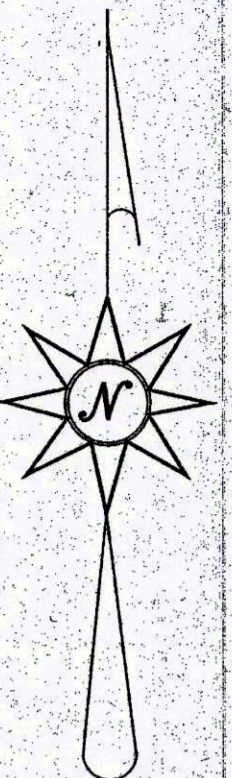
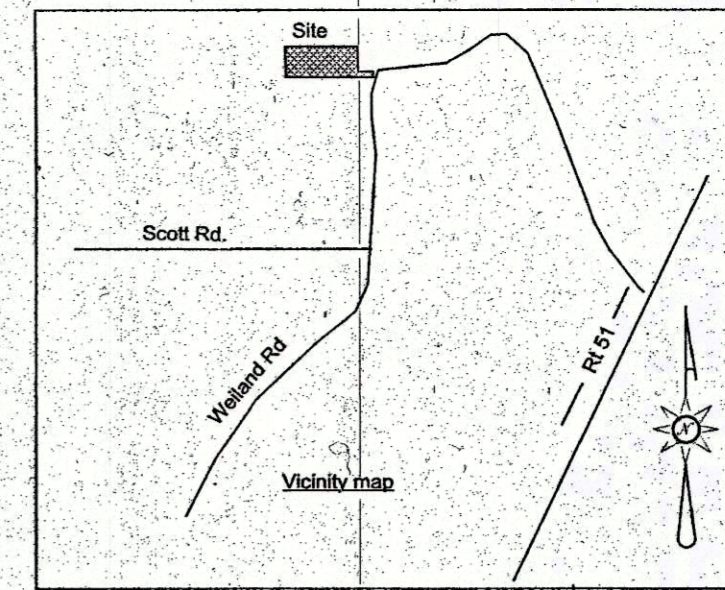
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared, Abigail Thurston, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of October, 2019.



According to the FIRM map #48367CQ275E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "x".

201928792 PLAT Total Pages: 1



STATE OF TEXAS
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
THIS 18 DAY OF OCTOBER, 2019

Pat Deen, County Judge
George Conley, Commissioner, Precinct 1
Craig Peacock, Commissioner, Precinct 2
Larry Walden, Commissioner, Precinct 3
Steve Dugan, Commissioner, Precinct 4

Total Acreage = 9.39 acres
Lot 7C-R = 5.000 acres
Lot 7A-R = 4.391 acres

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Beable
201928792
10/28/2019 01:30 PM
Fee: 76.00
Lila Beable, 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 232.0032. 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 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.

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.

No new roads established by this subdivision.

Water serviced by private wells.

Wastewater serviced by private septic systems.

This property does not lie within the ETJ of any municipality.

STATE OF TEXAS
COUNTY OF PARKER

CERTIFICATE OF SURVEYOR
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, 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.

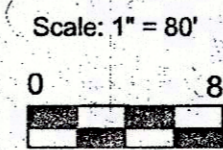
R.F. DeFalco 09/19/2019
Richard DeFalco RPLS #6014 Date



This plat amended 09/03/2019 to show correction of ownership

OWNERS:
Marty & Sara Elliott - Lot 7C-R
201817927, DRPCT
Abigail Thurston - Lot 7A-R
201911502, DRPCT

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-428-0155
Date: 09/03/2019



AMENDED REPLAT

ACCT. NO.: 17228
SCH. DIST.: WE
CITY: I-9 NWE
17228-001-007-00 17228-001-007-20
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Recorded in Cabinet E, Slide 402