

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.

"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."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.

THE STATE OF TEXAS
COUNTY OF PARKER

I, Pointe Claire LLC, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

According to the Federal Insurance
Administration Rate Map Panel No. 4836 C
0400 F, dated April 5, 2019, this lot is not
affected by the 100-year hazard

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202201230
01/11/2022 09:12 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas

202201230 PLQT Total Pages: 1
COUNTY OF PARKER

WHEREAS, POINTE CLAIRE, LLC (Doc No. 201924087), acting by and through its duly authorized agent, are the sole owners of Lot 16, Block 1, BLUE BONNET RIDGE PHASE I, according to the plat recorded in Plat Cabinet E, Slide 728, 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 south right of way line of Adelle's Lane at the northwest corner of said Lot 16 and the northeast corner of Lot 17, said Phase I;

THENCE S 58°30'39" E, with the south right of way line of said Adelle's Lane, 165.00 feet to an iron rod found at the northwest corner of Lot 15, said Phase I;

THENCE S 31°29'21" W, with the common line of said lots, 588.81 feet to an iron rod found in the west line of said Phase I;

THENCE N 24°16'45" W, with the west line of said Phase I, 199.57 feet to an iron rod found at the southwest corner of said Lot 16 and the southeast corner of said Lot 17;

THENCE N 31°29'21" E, with the common line of said lots, 476.55 feet to the POINT OF BEGINNING and containing 2.01 acres (87735 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, POINTE CLAIRE, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOT 16R AND ANNABELLE'S AVENUE, block 1, BLUE BONNET RIDGE, PHASE III, AN ADDITION IN PARKER COUNTY, TEXAS, being Lot 16, Block 1, Blue Bonnet Ridge, Phase I, according to the plat recorded in Plat Cabinet E, Slide 728, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

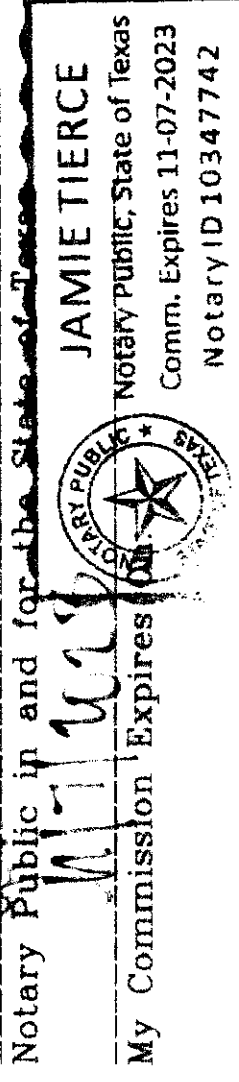
WITNESS my hand at 101 West 11th Street, Parker County, Texas this 10 day of January, 2022.

L. P. Ladouceur, President
Brooke Ladouceur, Vice President

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared L. P. LADOUCEUR, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

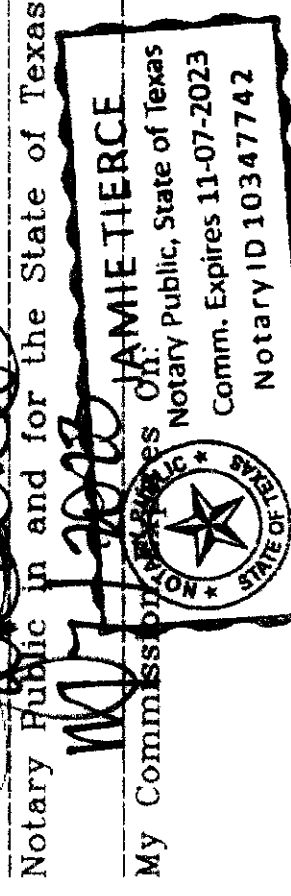
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of January, 2022.



STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared BROOKE LADOUCEUR, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

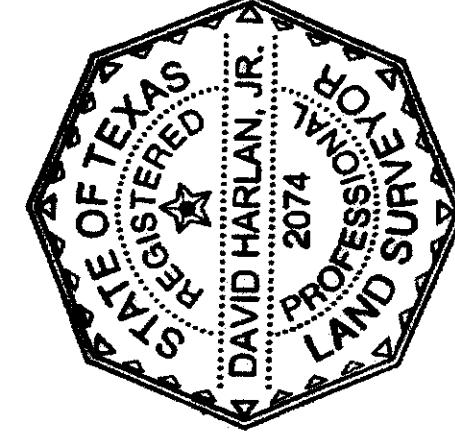
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of January, 2022.



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.
Texas Registered Professional Land Surveyor, No. 2074
November 2021

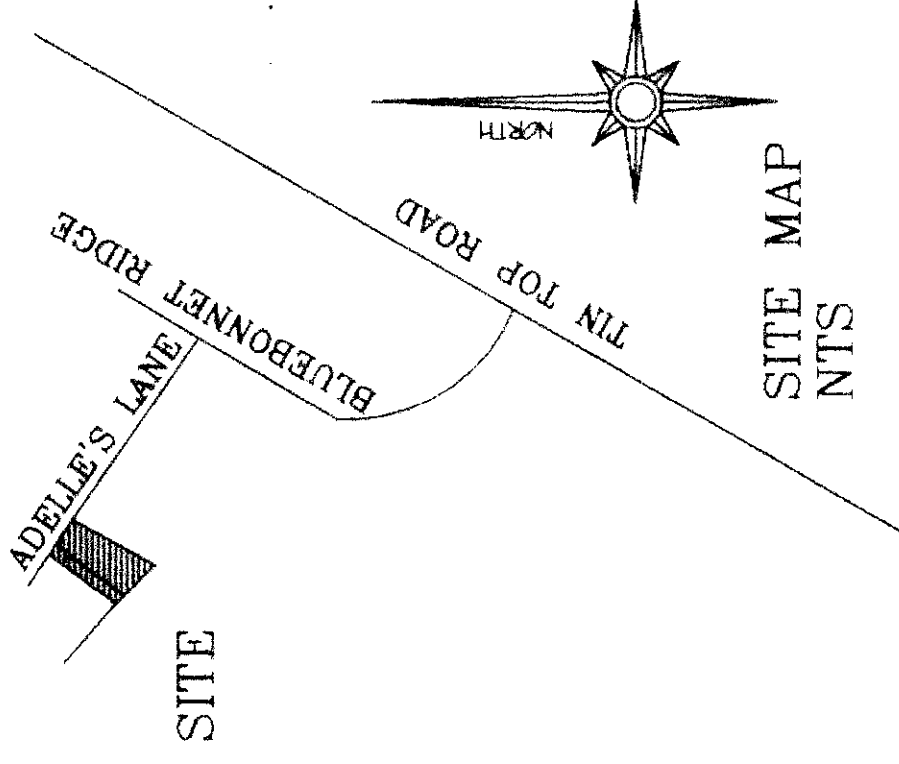


Owners/Developers:
Pointe Claire LLC
L. P. & Brooke Ladouceur
817-205-1837
1701 Santa Fe Drive
Weatherford, TX 76086

SILVER SADDLE RANCH
PLAT CABINET E, SLIDE 422

BLUE BONNET RIDGE, PHASE I
PLAT CABINET E, SLIDE 728

FUTURE
BLUE BONNET RIDGE, PHASE III



SITE MAP
NTS

LIENHOLDER

N/A

Signature of Lien holder

This the ___ day of ___, 2022.

Notary Public, State of Texas

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

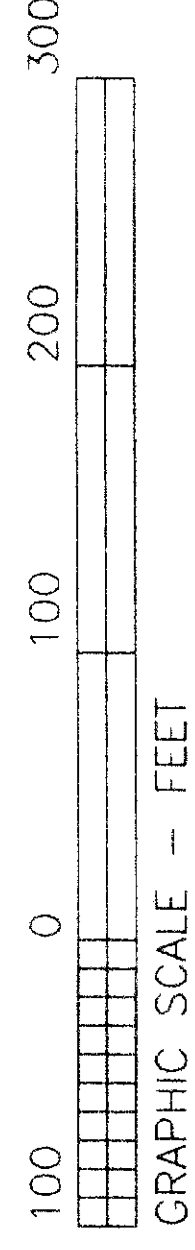
THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 10th day of January, 2022.

George Conley, County Judge
Commissioner Precinct #1
Pat Deen, County Judge
Commissioner Precinct #2
Steve Dugan, County Judge
Commissioner Precinct #4

FINAL PLAT
LOT 16R (Green Belt Lot) AND ANNABELLE'S AVENUE
BLOCK 1, BLUE BONNET RIDGE, PHASE III
AN ADDITION IN PARKER COUNTY, TEXAS

Being 2.01 acres situated in and being all of Lot 16, Block 1 Blue Bonnet Ridge, Phase I, an addition in Parker County, Texas according to the plat recorded in Plat Cabinet E Slide 728 Plat Records, Parker County, Texas



F 138

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 harland@yahoo.com

FINAL PLAT

LOT 16R (Green Belt Lot) AND LOTS 60 THROUGH 104

BLOCK 1, BLUE BONNET RIDGE, PHASE III

AN ADDITION IN PARKER COUNTY, TEXAS

Being 127.70 acres situated in and being a portion of the J. Boyd Survey
Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420
and Lot 16, Block 1, Blue Bonnet Ridge, Phase I
an addition in Parker County, Texas, according to the plat recorded in
Plat Cabinet E Slide 728, Plat Records, Parker County, Texas

NOTES: ACCORDING TO THE ORIGINAL SURVEY, THE FOLLOWING ARE THE CORNER MARKS FOR THE LOTS AND BLOCKS:
CORNER MARKS FOR LOTS 60 THROUGH 104:
CORNER MARKS FOR LOT 16, BLOCK 1, BLUE BONNET RIDGE, PHASE I:
CORNER MARKS FOR LOT 16, BLOCK 1, BLUE BONNET RIDGE, PHASE I:
CORNER MARKS FOR LOT 16, BLOCK 1, BLUE BONNET RIDGE, PHASE I:

J. M. RICHARDS SURVEY
ABSTRACT No. 2420

DAVID MOORE SURVEY
ABSTRACT No. 881

I&GN RR COMPANY SURVEY
ABSTRACT No. 1797

SILAS FERGUSON
ABSTRACT No. 455

JOHN BURT
VOLUME 128, PAGE 138

LINE TABLE

L1	5.50000000	10.00
L2	5.50000000	10.00
L3	5.50000000	10.00
L4	5.50000000	10.00
L5	5.50000000	10.00
L6	5.50000000	10.00
L7	5.50000000	10.00
L8	5.50000000	10.00

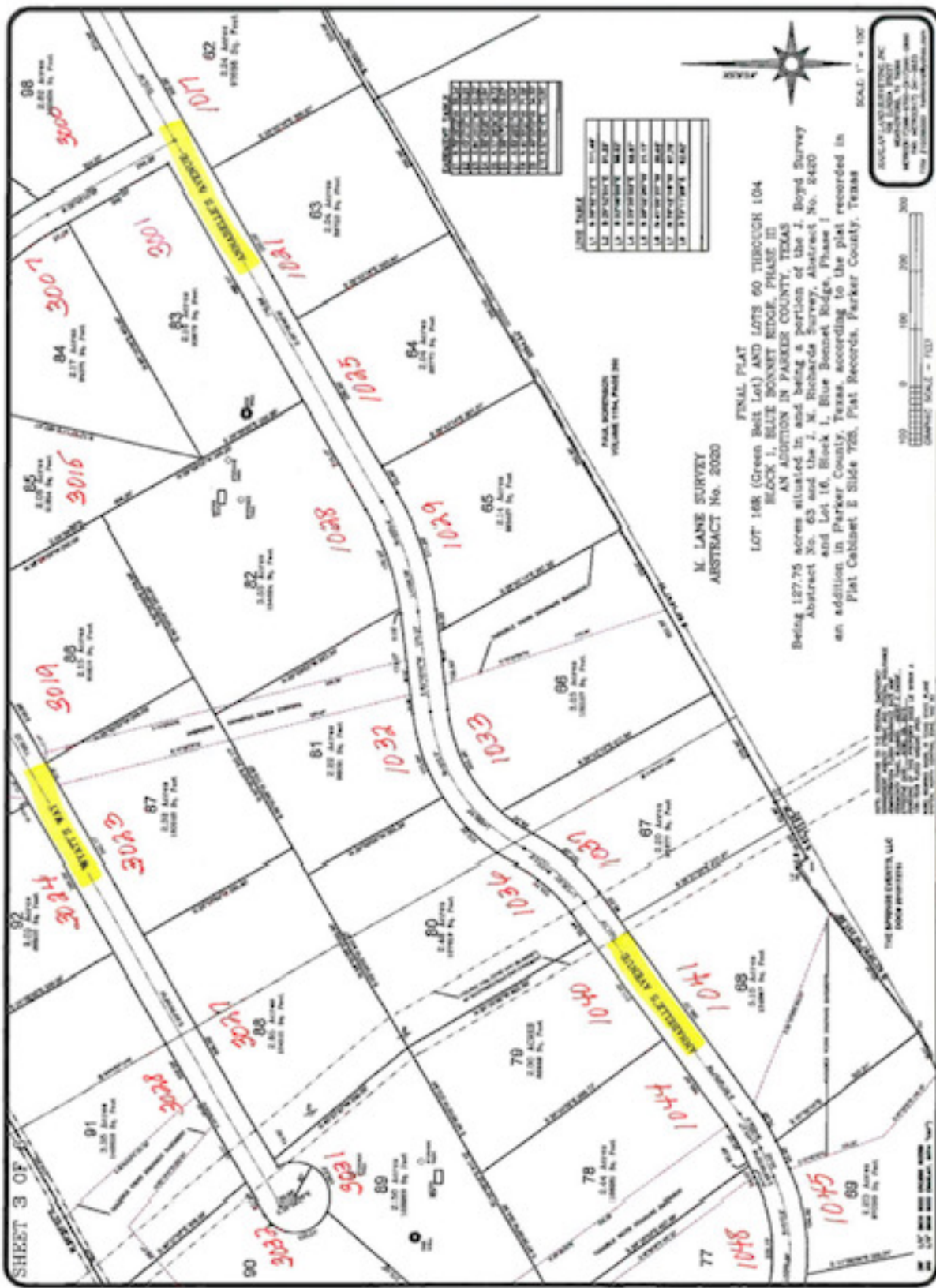
WILLIE WILSON
VOLUME 148, PAGE 302

EASEMENT TABLE

L1	5.50000000	10.00
L2	5.50000000	10.00
L3	5.50000000	10.00
L4	5.50000000	10.00
L5	5.50000000	10.00
L6	5.50000000	10.00
L7	5.50000000	10.00
L8	5.50000000	10.00

SCALE: 1" = 100'

BARCLAY LAND SURVEYING, INC.
THE CORNER STONY
NORTHSHORE, TX 75088
METROPOLITAN - 972-341-7000
FAX: 972-341-7000



SHEET 3 OF 3

M. LANE SURVEY
ABSTRACT No. 2020

FINAL PLAT
LOT 148 (Green Belt Lot) AND LOTS 60 THROUGH 104
BLOCK 1, BLUE BONNET RIDGE, PHASE II

AN ADDITION IN PARKER COUNTY, TEXAS
Being 127.75 acres situated in and being a portion of the J. Boyd Survey
Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420
and Lot 16, Block 1, Blue Bonnet Ridge, Phase I
an addition in Parker County, Texas, according to the plat recorded in
Plat Cabinet E Slide 725, Plat Records, Parker County, Texas

SCALE 1" = 100'
DRAWN BY: J. L. BROWN, JR.
CHECKED BY: J. L. BROWN, JR.
DATE: 10/1/2020
THE ENGINEER'S OFFICE, L.L.C.
10000 W. 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76132
PHONE: 817.335.1000
WWW.EOENGINEERS.COM

THE ENGINEER'S OFFICE, L.L.C.
10000 W. 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76132
PHONE: 817.335.1000
WWW.EOENGINEERS.COM

FINAL PLAY

LOT 16R (Green Belt Lot) AND LOTS 60 THROUGH 104

BLOCK 1, BLUE DONNET RIDGE, PHASE III

AN ADDITION IN PARKER COUNTY, TEXAS

Being 127.76 acres situated in and being a portion of the J. Boyd Survey Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2450 and Lot 16, Block 1, Blue Bonnet Ridge, Phase 1 in an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E Site 726, Plat records, Parker County, Texas

L1	0.100	0.017	0.117
L2	0.000	0.000	0.000
L3	0.000	0.000	0.000
L4	0.000	0.000	0.000
L5	0.000	0.000	0.000
L6	0.000	0.000	0.000
L7	0.000	0.000	0.000
L8	0.000	0.000	0.000



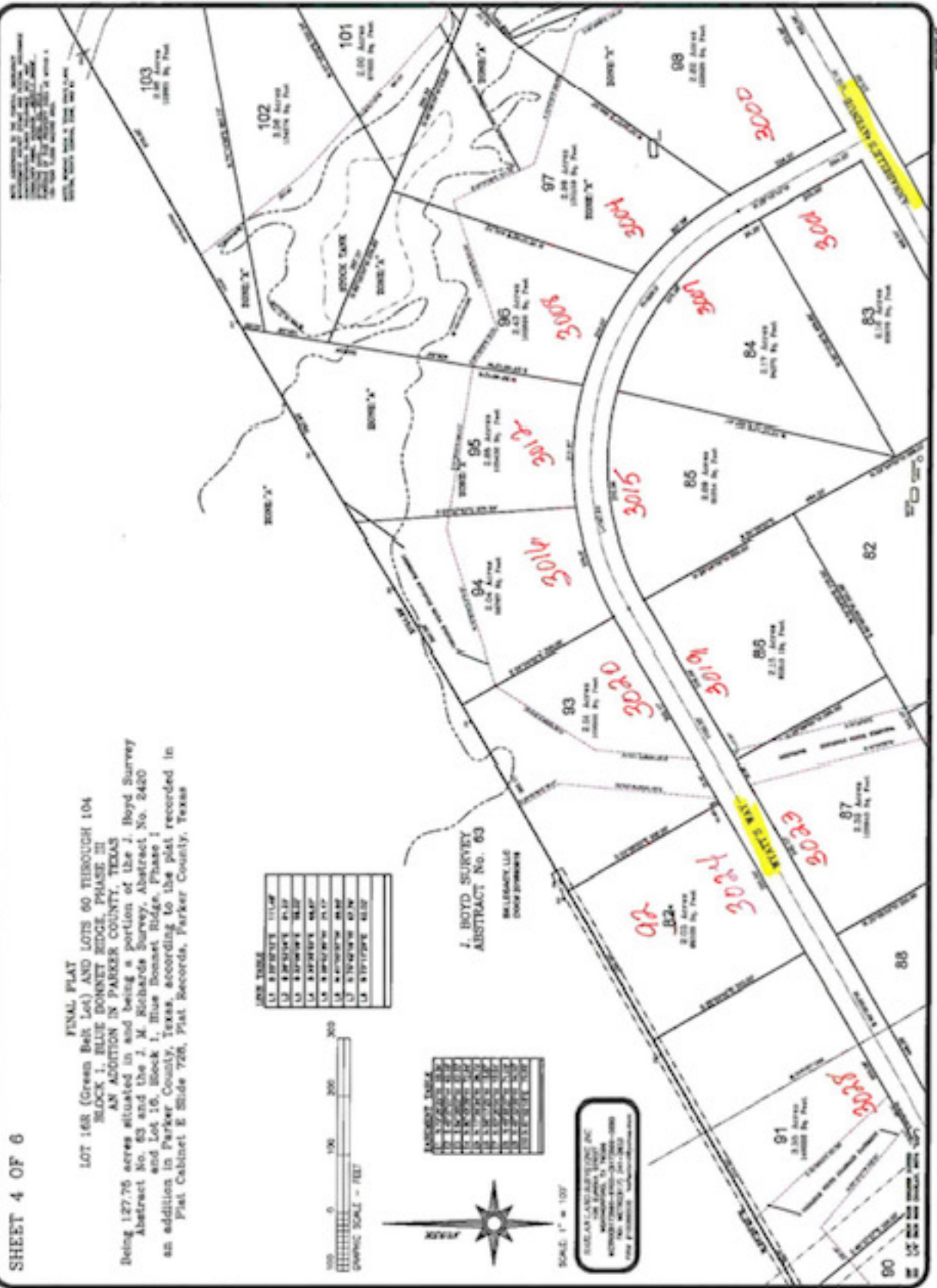
INCIDENT TYPE
1. ALCOHOL
2. DRUGS
3. SEXUAL ASSAULT
4. STOLEN VEHICLE
5. VANDALISM
6. OTHER
7. UNKNOWN
8. OTHER
9. OTHER
10. OTHER
11. OTHER
12. OTHER
13. OTHER
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92. OTHER
93. OTHER
94. OTHER
95. OTHER
96. OTHER
97. OTHER
98. OTHER
99. OTHER
100. OTHER

J. HOYD SURVEY
ABSTRACT No. 63

THE UNIVERSITY OF CHICAGO

$$\text{start } i^* = 100^*$$

RODAM LAND SURVEYING, INC.
1000 S. 10th Street, Suite 100
Tulsa, Oklahoma 74106
Tel: 918/438-1111
Fax: 918/438-1112



ALL SURVEYS TO BE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD. THE SURVEYOR'S NAME IS J. M. RICHARDS. THE SURVEY WAS MADE ON 10/10/2013. THE SURVEY WAS MADE BY J. M. RICHARDS. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD.

BLUE BONNET RIDGE, PHASE I
PLAT CABINET E, SLIDE 728

FINAL PLAT

LOT 168 (Green Bell Lot) AND LOTS 60 THROUGH 104
BLOCK 1, BLUE BONNET RIDGE, PHASE II

AN ADDITION IN PARKER COUNTY, TEXAS
Being 127.75 acres situated in and being a portion of the J. Boyd Survey
Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420
and Lot 16, Block 1, Blue Bonnet Ridge, Phase I
an addition in Parker County, Texas, according to the plat recorded in
Plat Cabinet E Slide 728, Plat Records, Parker County, Texas

SCALE: 1" = 100'

ROGALAND SURVEYING, INC.
10000 W. 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76132
PHONE: 817-335-1111
FAX: 817-335-1112
WWW.ROGALANDSURVEYING.COM



ADDITION TABLE

LOT	ACRES	TOTAL
1	1.00	1.00
2	1.00	2.00
3	1.00	3.00
4	1.00	4.00
5	1.00	5.00
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199	1.00	199.00
200	1.00	200.00

DEED TABLE

LOT	ACRES	TOTAL
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120	1.00	120.00
121	1.00	121.00
122	1.00	122.00
123	1.00	123.00
124	1.00	124.00
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131	1.00	131.00
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134	1.00	134.00
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149	1.00	149.00
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152	1.00	152.00
153	1.00	153.00
154	1.00	154.00
155	1.00	155.00
156	1.00	156.00
157	1.00	157.00
158	1.00	158.00
159	1.00	159.00
160	1.00	

