

State of Texas
County of Parker

Whereas Rennie Rajan Abraham, being the sole owner of a 2.147 acre tract of land, being all of Lot 22, Block 1, Cedar Mountain Estates, according to the plat recorded in Cabinet E, Slide 122, Plat Records, Parker County, Texas (P.R.P.C.T.); being all of that certain tract conveyed to Abraham in Clerk's File No. 202129595, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a found 1/2" capped iron rod in the southeast right-of-way of Cedar Mountain Drive (a 60 foot right-of-way), being the northeast corner of Lot 21, Block 1, said Cedar Mountain Estates, and being the northwest corner of said Lot 22, Block 1, for the northwest and beginning corner of this tract.

THENCE northeasterly, with said Cedar Mountain Drive and the arc of a curve to the left 110.00 feet, said curve having a radius of 330.00 feet, whose chord bears N 54°06'20" E 109.49 feet, to a found 1/2" capped iron rod at the northwest corner of Lot 23, Block 1, said Cedar Mountain Estates, for the northeast corner of this tract.

THENCE S 53°30'28" E 592.56 feet, with the common line of said Lots 22 and 23, Block 1, to a found 1/2" capped iron rod in the west line of that certain Hurst tract, recorded in Clerk's File No. 201719490, R.P.R.P.C.T., for the most eastern corner of this tract.

THENCE S 07°21'43" W 79.00 feet, with the common line of said Lot 22, Block and said Hurst tract, to a found 1/2" capped iron rod in the north line of that certain DTB Investments, L.P. tract, recorded in Clerk's File No. 202415030, R.P.R.P.C.T., for the southerly southeast corner of this tract.

THENCE N 89°00'18" W 220.58 feet, with the common line of said DTB Investments, L.P. tract and said Lot 22, Block 1, to a found 1/2" capped iron rod at the southerly common corner of said Lots 21 and 22, Block 1, for the southwest corner of this tract.

THENCE N 42°40'27" W 493.35 feet, with the common line of said Lots 21 and 22, Block 1, to the POINT OF BEGINNING, and containing 2.147 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St. TX 76086
weatherford@txsurveying.com · 817-594-0400
Project ID: AN06218-RP
Field Date: August 12, 2024
Preparation Date: September 15, 2024



Surveyor's Notes:

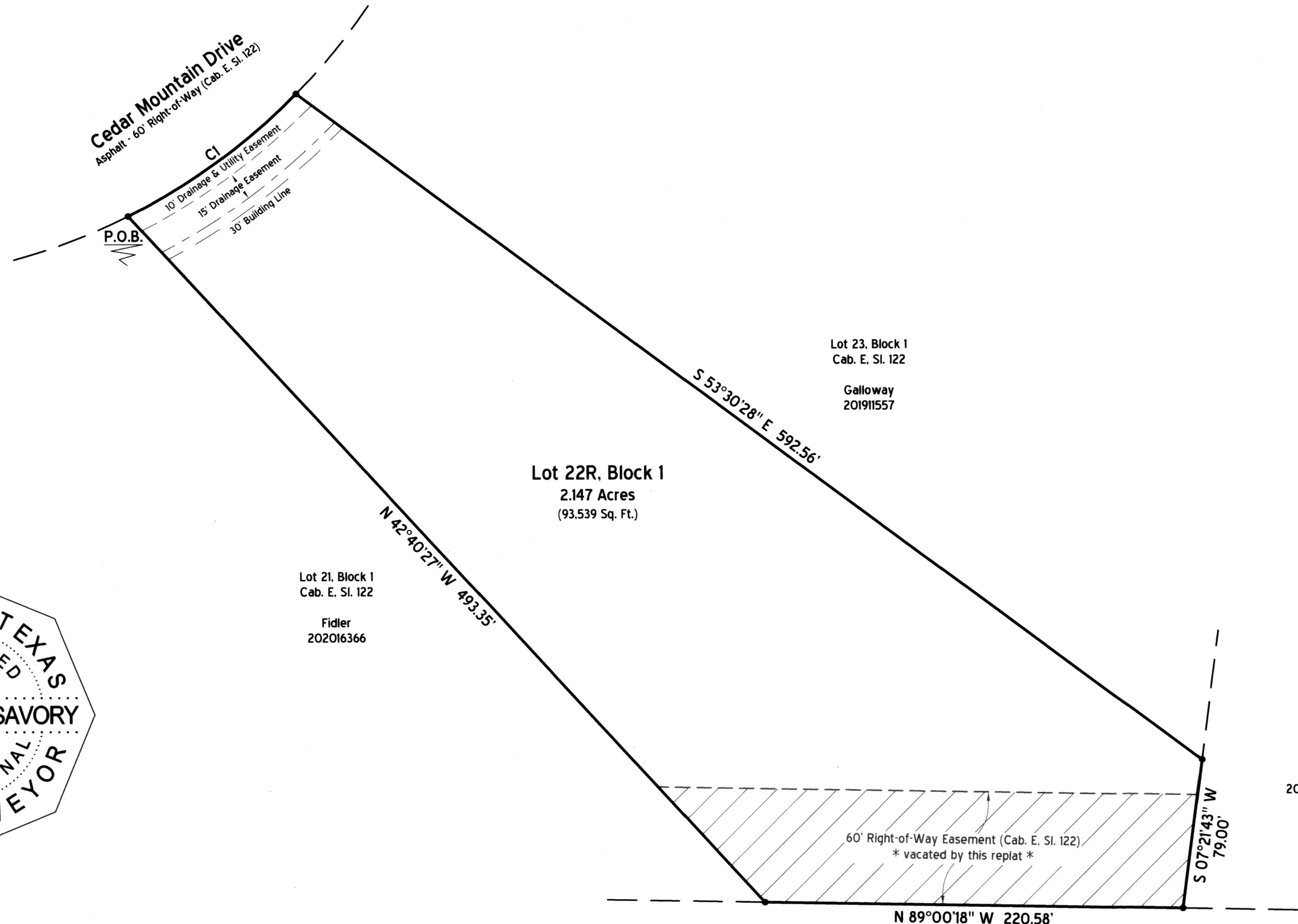
- 1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Currently this tract appears to be located within the following area:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
according to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).
- 6) All property corners are found 1/2" capped iron rods, unless otherwise noted.

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086

Owner:
Rennie Rajan Abraham
190 Cedar Mountain Dr
Weatherford, TX 76085

1" = 60'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	330.00'	110.00'	N 54°06'20" E	109.49'

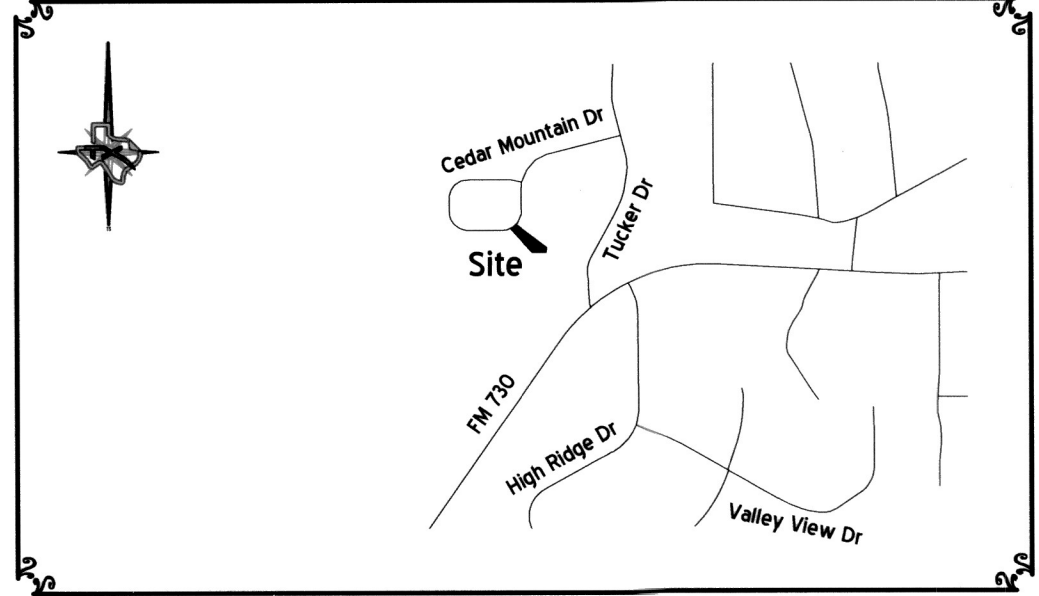


11065
WE
K-11
11065.001.022.00

* The purpose of this replat is to abandon the 60 foot right-of-way easement, as shown hereon, established on the previously recorded plat in Cabinet E, Slide 122.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202429632
11/13/2024 09:49 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 008



Vicinity Map (1" = 3,000')

Now, Therefore, Know All Men By These Presents:

that Rennie Rajan Abraham, do(es) hereby adopt this plat designating the herein above described property as Lot 22R, Block 1, Cedar Mountain Estates, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 24 day of September, 2024.

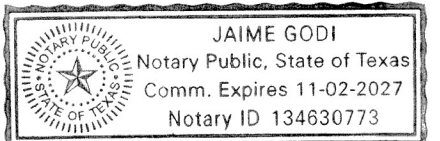
By: *Rennie Rajan Abraham*
Rennie Rajan Abraham (Owner)

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 Rennie Rajan Abraham, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of September, 2024.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 12th day of November, 2024.

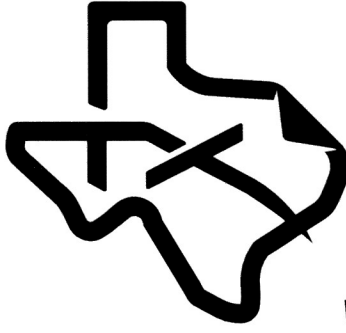
County Judge
Robert Conlay Commissioner Precinct #1
James Holt Commissioner Precinct #2
Paul Hald Commissioner Precinct #3
David Hale Commissioner Precinct #4

Parker County Notes:

- A) Special notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines and withholding of utilities and building permits.
- B) At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford.
- C) Sanitary sewer is to be provided by on-site septic facilities.
- D) 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 availability.
- E) Water is to be provided by private well.
- F) At time of plat, Cedar Mountain Drive has a posted speed limit of 30 miles per hour.
- G) At the time of this plat, a 12" corrugated metal culvert is installed at the existing drive entrance on Cedar Mountain Drive.
- H) Lot(s) shown hereon require reflective address numbers, visible from the public road during the day and night.
- I) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on September 9, 2024.

Revision of Plat
Lot 22R, Block 1
Cedar Mountain Estates
an addition to the Extraterritorial Jurisdiction of
the City of Weatherford, Parker County, Texas
Being a 2.147 acre replat of Lot 22, Block 1,
Cedar Mountain Estates, according to the plat recorded
in Cabinet E, Slide 122, Plat Records, Parker County, Texas

September 2024



**TEXAS
SURVEYING &
ENGINEERING**
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586