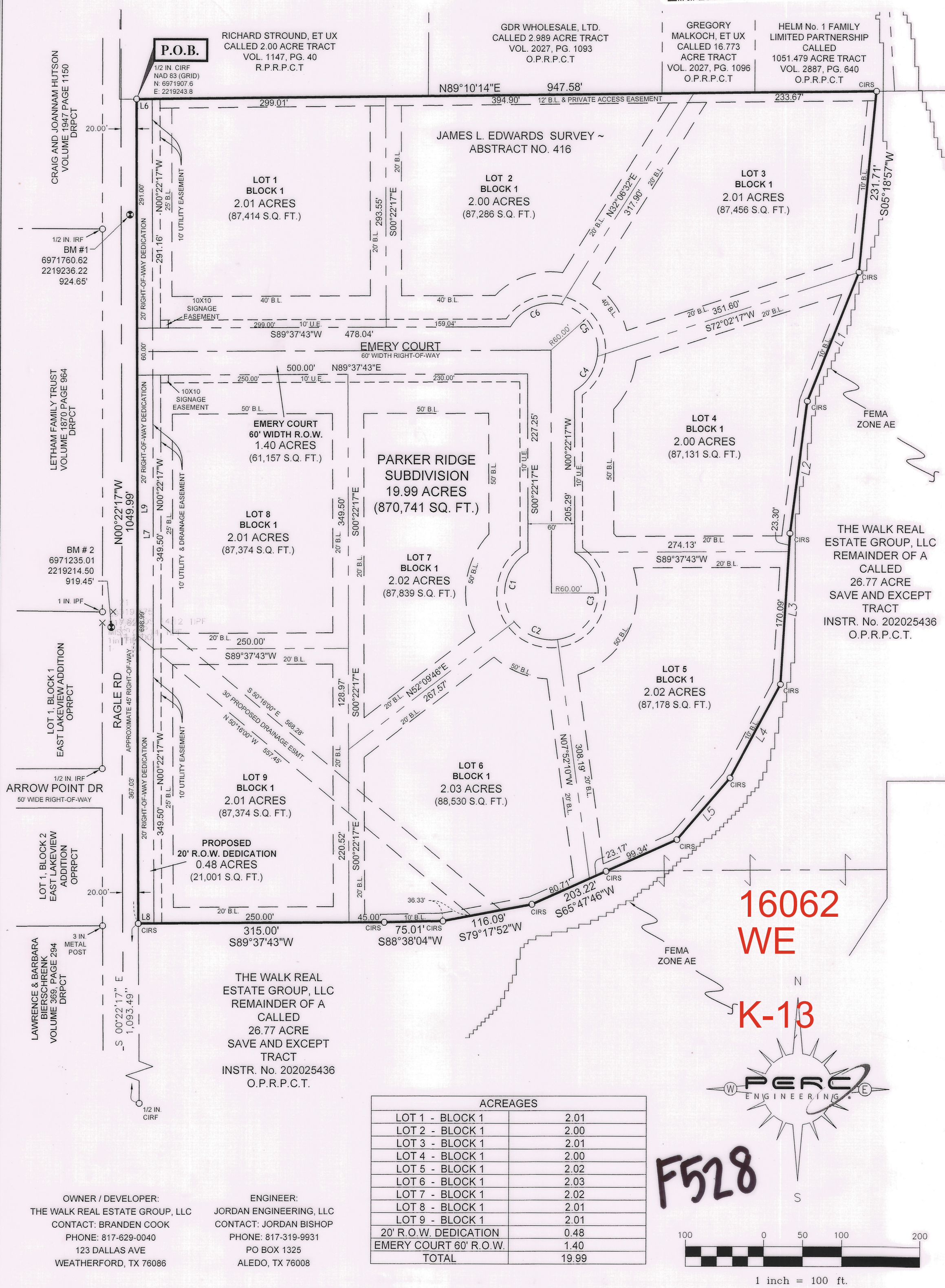




LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S21°42'19"W	176.85'
L2	S07°14'47"W	169.61'
L3	S03°19'12"W	193.39'
L4	S28°07'43"W	135.91'
L5	S40°41'04"W	103.88'

20' ROW DEDICATION LINE TABLE		
TAG NO.	BEARING	DISTANCE
L6	N89°10'14"E	20.00'
L7	S00°22'17"E	1050.15'
L8	S89°37'43"W	20.00'
L9	N00°22'17"W	1049.99'

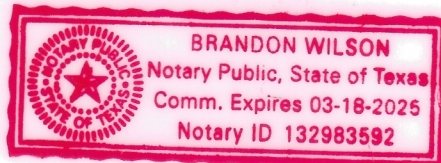
CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	102.07'	97°27'57"	S10°53'45"W	90.20'
C2	60.00'	62.87'	60°01'56"	S67°51'12"E	60.03'
C3	60.00'	149.23'	142°30'07"	N10°52'47"E	113.63'
C4	60.00'	54.55'	52°05'43"	N33°34'52"E	52.69'
C5	60.00'	89.25'	85°13'28"	N35°04'44"W	81.24'
C6	60.00'	76.11'	72°40'49"	S65°58'07"W	71.11'

GENERAL NOTES

- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE LEICA GPS REFERENCED NETWORK. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
 - ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "PERC ENGINEERING."
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0300E, EFFECTIVE 09-26-2008.
 - SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 9 (NINE) RESIDENTIAL LOTS FOR DEVELOPMENT, BEING LOTS 1 THRU 9 OF BLOCK 1, PARKER RIDGE SUBDIVISION.
 - ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
 - THIS PLAT REPRESENTS PROPERTY WHICH AS 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.
- STATE OF TEXAS)
COUNTY OF PARKER)
- BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SIMON KIEFER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 1st DAY OF JUNE, 2023.

Brandon Wilson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



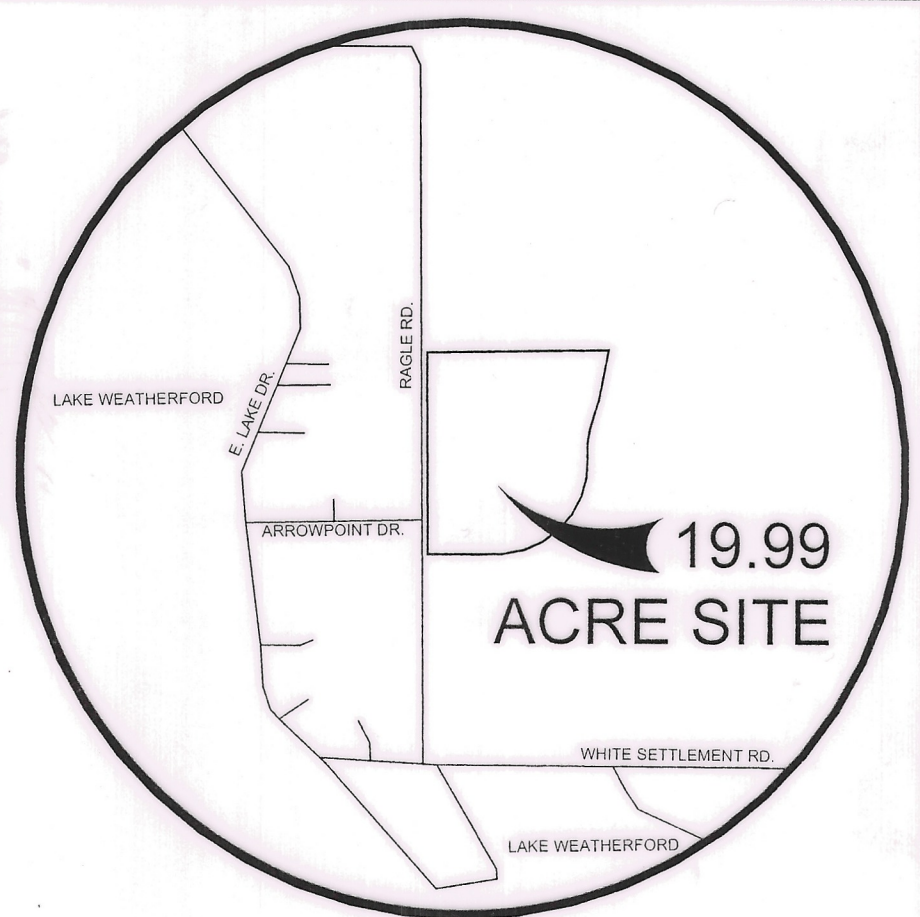
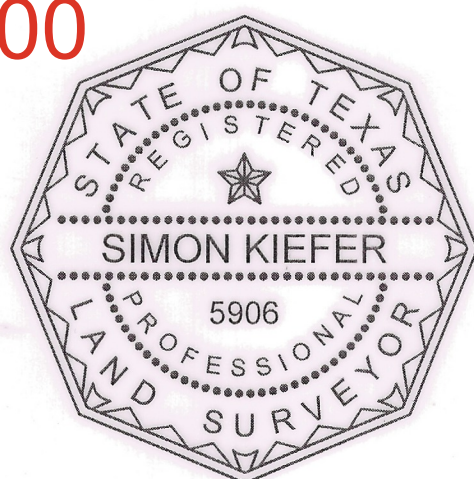
MY COMMISSION EXPIRES: 3/18/2025

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, SIMON KIEFER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

20416.004.000.00

Simon Kiefer
SIMON KIEFER DATE: JUNE 10, 2023
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5906
STATE OF TEXAS



VICINITY MAP
1" = 1000'

ABBREVIATIONS

D.R.P.C.T. - DEED RECORDS, PARKER COUNTY, TEXAS

R.P.R.P.C.T. - REAL PROPERTY RECORDS, PARKER COUNTY TEXAS

O.P.R.P.C.T. - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

IRF - IRON ROD FOUND

CIRF - CAPPED IRON ROD FOUND

CIRS - 5/8" CAPPED IRON ROD SET STAMPED "PERC ENGINEERING"

BM - BENCH MARK

B.L. - BUILDING SETBACK LINE

U.E. - UTILITY EASEMENT

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEM

FINAL PLAT
LOTS 1 - 9, BLOCK 1
PARKER RIDGE SUBDIVISION
BEING 19.99 ACRES LOCATED IN THE
JAMES L. EDWARDS SURVEY,
ABSTRACT NO. 416,
AN ADDITION TO THE E.T.J.
OF THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

PERC
ENGINEERING

4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com

PROJECT NUMBER: 2644183 DATE: JUNE 10, 2023
REVISED DATE:
REVISION NOTES:
SHEET 1 OF 2

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

BEING A 19.99 ACRE TRACT SITUATED IN THE J. L. EDWARDS SURVEY, ABSTRACT No. 416, PARKER COUNTY, TEXAS, WHICH IS A PORTION OF A CALLED 95.103 ACRE TRACT OF LAND, AS DESCRIBED IN A SPECIAL WARRANTY DEED TO THE WALK REAL ESTATE GROUP, LLC, AS RECORDED IN INSTRUMENT NO. 201829514, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.) ALSO BEING PART OF A CALLED 26.77 ACRE SAVE AND EXCEPT TRACT FROM THE CONVEYANCE OF SAID 95.103 ACRE TRACT, AS RECORDED IN INSTRUMENT No. 202025436, O.P.R.P.C.T., AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF RAGLE ROAD (RIGHT-OF-WAY VARIES) FOR THE NORTHWEST CORNER OF SAID 95.103 ACRE TRACT AND SAID 26.77 ACRE TRACT, SAME BEING ALONG THE SOUTH LINE OF A CALLED 2.00 ACRE TRACT OF LAND, AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO RICHARD A. STROUD AND WIFE, JANICE E. STROUD, AS RECORDED IN VOLUME 1147, PAGE 40, REAL PROPERTY RECORDS, PARKER COUNTY TEXAS (R.P.R.P.C.T.), SAID BEGINNING POINT HAVING A GRID COORDINATE OF N:6971907.58 E:2219243.77 WITH A COMBINED SCALE FACTOR OF 0.999883181 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM (GRID) - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TRIMBLE VRS NOW NETWORK);

THENCE ALONG THE COMMON LINE OF SAID 26.77 ACRE TRACT AND SAID 2.00 ACRE TRACT, PASSING THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT AND THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 2.989 ACRE TRACT OF LAND, AS DESCRIBED IN A GENERAL WARRANTY DEED TO GDR WHOLESALE, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 2027, PAGE 1093, O.P.R.P.C.T., CONTINUING ALONG THE COMMON LINE OF SAID 26.77 ACRE TRACT AND SAID 2.989 ACRE TRACT, PASSING THE SOUTHEAST CORNER OF SAID 2.989 ACRE TRACT AND THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 16.773 ACRE TRACT OF LAND, AS DESCRIBED IN A GENERAL WARRANTY DEED TO JOSEPH GREGORY MALKOCH AND LORLEEN B. MALKOCH, HUSBAND AND WIFE, AS RECORDED IN VOLUME 2027, PAGE 1096, O.P.R.P.C.T., CONTINUING ALONG THE COMMON LINE OF SAID 26.77 ACRE TRACT AND SAID 16.773 ACRE TRACT, NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST FOR A TOTAL DISTANCE OF 947.58 FEET, TO A 5/8 INCH CAPPED IRON ROD SET FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "STARK - RPLS 5084" FOR THE NORTHEAST CORNER OF SAID 26.77 ACRE TRACT BEARS NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 121.67 FEET, ALSO FROM WHICH A X-TIE FENCE CORNER POST FOR A COMMON CORNER OF SAID 95.103 ACRE TRACT AND A CALLED 1051.497 ACRE TRACT OF LAND, AS DESCRIBED IN A GENERAL WARRANTY DEED TO HELM No. 1 FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 2887, PAGE 640, O.P.R.P.C.T., BEARS NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 361.12 FEET;

THENCE DEPARTING FROM SAID COMMON LINE, OVER AND ACROSS SAID 26.77 ACRE TRACT THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. SOUTH 05 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 231.71 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
2. SOUTH 21 DEGREES 42 MINUTES 19 SECONDS WEST, A DISTANCE OF 176.85 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
3. SOUTH 07 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 169.61 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
4. SOUTH 03 DEGREES 19 MINUTES 12 SECONDS WEST, A DISTANCE OF 193.39 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
5. SOUTH 28 DEGREES 07 MINUTES 43 SECONDS WEST, A DISTANCE OF 135.91 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
6. SOUTH 40 DEGREES 41 MINUTES 04 SECONDS WEST, A DISTANCE OF 103.88 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
7. SOUTH 65 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 203.22 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
8. SOUTH 79 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 116.09 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP,
9. SOUTH 88 DEGREES 38 MINUTES 04 SECONDS WEST, A DISTANCE OF 75.01 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP, AND
10. SOUTH 89 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 315.00 FEET, TO A 5/8 INCH IRON ROD SET WITH CAP, IN THE EAST LINE OF RAGLE ROAD (RIGHT-OF-WAY VARIES) AND THE WEST LINE OF SAID 26.77 ACRE TRACT, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "STARK - RPLS 5084" BEARS SOUTH 00 DEGREES 22 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,093.49 FEET;

THENCE ALONG THE SAID RIGHT-OF-WAY AND SAID WEST LINE, NORTH 00 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,049.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.99 ACRES (870,741 SQUARE FEET) OF LAND, MORE OR LESS.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION AND APPROVAL.

DATED THIS THE 7th DAY OF July, 2023.

BY: [Signature]
CHAIRMAN

ATTEST:
[Signature]
SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS THE 6th DAY OF July, 2023.

BY: [Signature]
MAYOR

ATTEST:
[Signature]
SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF WEATHERFORD, TEXAS, AS DELEGATED BY THE CITY COUNCIL, AND IS HEREBY APPROVED BY SUCH DEPARTMENT.

DATED THIS THE 19 DAY OF July, 2023.

BY: [Signature]
DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF

ATTEST:
[Signature]
DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, Brandon Cook, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-9, PARKER RIDGE SUBDIVISION, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC SUE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WEATHERFORD'S USE THEREOF, THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVED AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS, MY HAND, THIS THE 19th DAY OF July, 2023.

[Signature]

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED [Signature], 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF July, 2023.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES OF THE CITY OF WEATHERFORD AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE BINDING UPON THE OWNER THIS HEIRS, GRANTEES AND ASSIGNS:
THE SHARED ACCESS AREA DESIGNATED WITHIN THE LIMITS OF THIS ADDITION WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE SHARED ACCESS AREA. THE CITY OF WEATHERFORD WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED ACCESS AREA OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE USE OR CONDITION OF THE SHARED ACCESS AREA. IN THE EVENT THAT THE CITY OF WEATHERFORD WATER UTILITIES DOES ELECT TO REPAIR PAVING IN THE SHARED ACCESS AREA AFTER WORK ON WATER OR WASTEWATER LINES OR FOR ANY OTHER REASON, THE PAVEMENT REPAIR WILL BE TO MINIMUM STANDARDS SET FORTH IN THE CITY OF WEATHERFORD PAVEMENT CUT AND REPAIR STANDARDS MANUAL OR ITS SUCCESSOR, AND ANY SPECIAL PAVERS OR OTHER SURFACE TREATMENTS MUST BE REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION AT ITS OPTION.

N/A
CHIEF ENGINEER OF DEVELOPMENT SERVICES

20416.004.000.00

16062
WE

K-13

F528

APPLICATION FILE NUMBER:
FINAL PLAT
LOTS 1 - 9, BLOCK 1
PARKER RIDGE SUBDIVISION
BEING 19.99 ACRES LOCATED IN THE
JAMES L. EDWARDS SURVEY,
ABSTRACT NO. 416,
AN ADDITION TO THE E.T.J.
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PARKER COUNTY, TEXAS

PERC
ENGINEERING

4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com

PROJECT NUMBER: 2644183 DATE: JUNE 29 2023
REVISED DATE:
REVISION NOTES:
SHEET 2 OF 2

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
202318858
07/19/2023 04:29 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT