

Job No. 202502029
Park Hill West_FINAL
Plot Date: 09/09/2025 3:00 pm
Scale: 1" = 150'

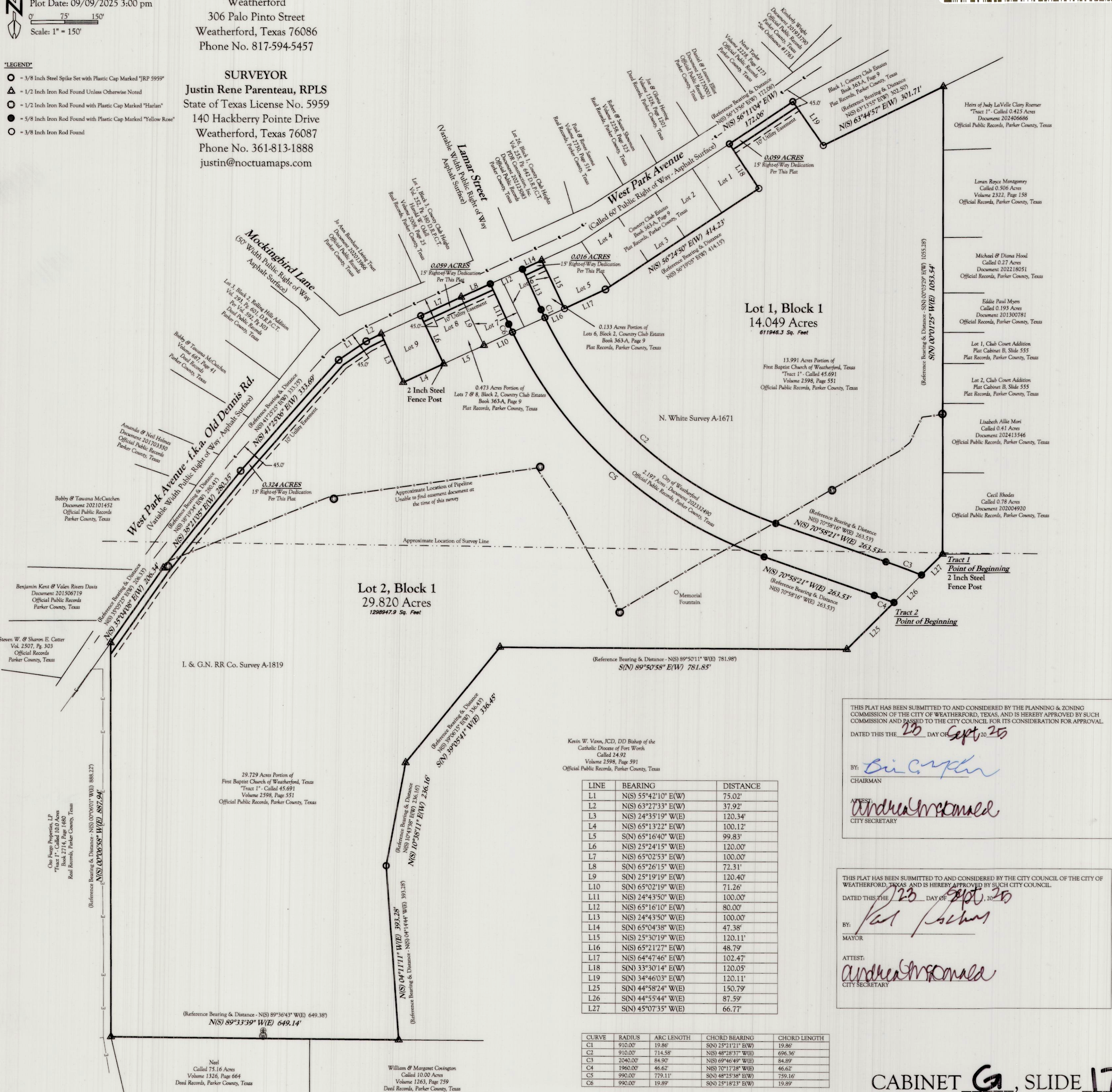
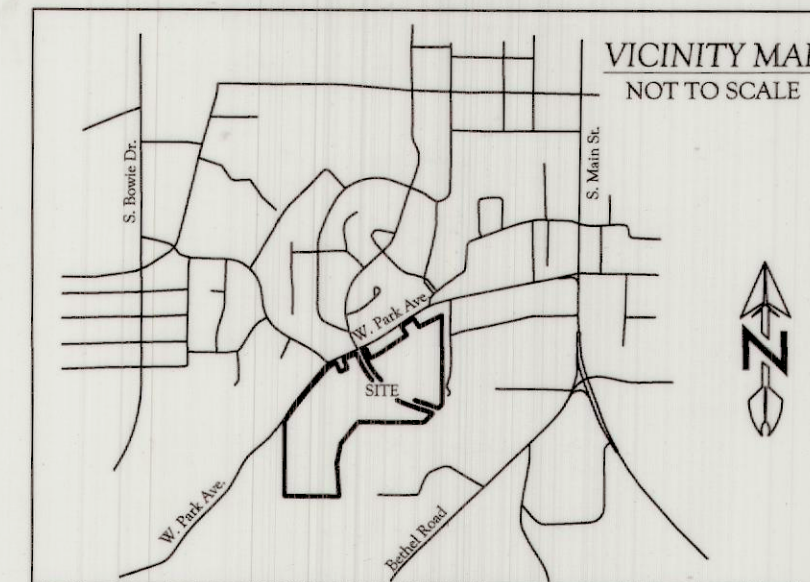
OWNER/DEVELOPER(S)
First Baptist Church of
Weatherford
306 Palo Pinto Street
Weatherford, Texas 76086
Phone No. 817-594-5457

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

LEGEND
○ = 3/8 Inch Steel Spike Set with Plastic Cap Marked "JRP 5959"
△ = 1/2 Inch Iron Rod Found Unless Otherwise Noted
○ = 1/2 Inch Iron Rod Found with Plastic Cap Marked "Harian"
● = 5/8 Inch Iron Rod Found with Plastic Cap Marked "Yellow Rose"
○ = 3/8 Inch Iron Rod Found

202525957 PLAT Total Pages: 2

Page 1 of 2



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FINAL PLAT
LOTS 1 & 2, BLOCK 1
PARK HILL WEST

BEING A 44.327 ACRES ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS, BEING A PART
OF THE I. & G. N. R.R. Co. SURVEY, A-1819 AND THE N.
WHITE SURVEY, A-1671, PARKER COUNTY, TEXAS AND A
PORTION OF LOTS 6 & 7 AND ALL OF LOT 8, BLOCK 2,
COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT
RECORDED IN VOLUME 363-A, PAGE 9, PLAT RECORDS,
PARKER COUNTY, TEXAS

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

DATED THIS THE 25 DAY OF Sept 2025

BY: *Brian C. Cramer*
CHAIRMAN

ATTEST: *Andrea M. McDonald*
CITY 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 25 DAY OF Sept 2025

BY: *Karl Schuch*
MAYOR

ATTEST: *Andrea M. McDonald*
CITY SECRETARY

LINE	BEARING	DISTANCE
L1	N(S) 55°42'10" E(W)	75.02'
L2	N(S) 63°27'33" E(W)	37.92'
L3	N(S) 24°35'19" W(E)	120.34'
L4	N(S) 65°13'22" E(W)	100.12'
L5	S(N) 65°16'40" W(E)	99.83'
L6	N(S) 25°24'15" W(E)	120.00'
L7	N(S) 65°02'53" E(W)	100.00'
L8	S(N) 65°26'15" W(E)	72.31'
L9	S(N) 25°19'19" E(W)	120.40'
L10	S(N) 65°02'19" W(E)	71.26'
L11	N(S) 24°43'50" W(E)	100.00'
L12	N(S) 65°16'10" E(W)	80.00'
L13	N(S) 24°43'50" W(E)	100.00'
L14	S(N) 65°04'38" W(E)	47.38'
L15	N(S) 25°30'19" W(E)	120.11'
L16	N(S) 65°21'27" E(W)	48.79'
L17	N(S) 64°47'46" E(W)	102.47'
L18	S(N) 33°30'14" E(W)	120.05'
L19	S(N) 34°46'03" E(W)	120.11'
L25	S(N) 44°58'24" W(E)	150.79'
L26	S(N) 44°55'44" W(E)	87.59'
L27	S(N) 45°07'35" W(E)	66.77'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	910.00'	19.86'	S(N) 25°21'21" E(W)	19.86'
C2	910.00'	714.58'	N(S) 48°28'37" W(E)	696.36'
C3	2040.00'	84.90'	N(S) 69°46'49" W(E)	84.89'
C4	1960.00'	46.62'	N(S) 70°17'28" W(E)	46.62'
C5	990.00'	779.11'	S(N) 48°25'38" E(W)	759.16'
C6	990.00'	19.89'	S(N) 25°18'23" E(W)	19.89'

CABINET G, SLIDE 174

TRACT 1:
14.124 ACRES OF LAND OUT OF THE L. & G. N. R.R. Co. SURVEY, A-1819 AND THE N. WHITE SURVEY, A-1671, PARKER COUNTY, TEXAS AND A PORTION OF LOT 6, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 363-A, PAGE 9, PLAT RECORDS, PARKER COUNTY, TEXAS CONVEYED TO FIRST BAPTIST CHURCH OF WEATHERFORD, TEXAS DESCRIBED IN VOLUME 2710, PAGE 1909, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND BEING A PORTION OF A CALLED 45.691 ACRES "TRACT 1" CONVEYED TO FIRST BAPTIST CHURCH OF WEATHERFORD, TEXAS DESCRIBED IN VOLUME 2598, PAGE 551, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING FURTHER DESCRIBED MY METES AND BOUNDS:

BEGINNING AT A 2 INCH STEEL FENCE CORNER POST AT THE SOUTHWEST CORNER OF A CALLED 0.78 ACRES TRACT OF LAND CONVEYED TO CECIL RHODES AS DESCRIBED IN DOCUMENT 202004920, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND AT THE NORTHERN MOST NORTHWEST CORNER OF A CALLED 24.92 ACRES TRACT OF LAND CONVEYED TO KEVIN W. VANN, JCD, DD BISHOP OF THE CATHOLIC DIOCESE OF FORT WORTH AS DESCRIBED IN VOLUME 2598, PAGE 591, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH THE CALLED SOUTHWEST CORNER OF THE P.S. HALL SURVEY, A- 659 IS CALLED TO BEAR N 89°24'27" E 111.78 FEET AND S 00°07'56" W 501.29 FEET.

THENCE ALONG THE COMMON LINE OF SAID CALLED 24.92 ACRES TRACT S 45°07'35" W - 66.77 FEET TO A 3/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" AT THE SOUTHEAST CORNER OF A CALLED 2.197 ACRES TRACT OF LAND CONVEYED TO THE CITY OF WEATHERFORD AS DESCRIBED IN DOCUMENT 202332490, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. SAID 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 2040.00 FEET AND A CHORD WHICH BEARS N 69°46'49" W - 84.89 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND THE COMMON LINE OF SAID 2.197 ACRES TRACT AN ARC LENGTH OF 84.90 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID 2.197 ACRES TRACT, N 70°58'21" W - 263.53 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" IN A CURVE TO THE RIGHT WITH A RADIUS OF 910.00 FEET AND A CHORD WHICH BEARS N 48°28'37" W - 696.36 FEET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID 2.197 ACRES TRACT AND WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 714.58 FEET TO A 3/8 INCH STEEL SPIKE WITH CAP MARKED "JRP 5959" IN THE SOUTH LINE OF LOT 6, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 363-A, PAGE 9, PLAT RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID LOT 6, BLOCK 2 AND CONTINUING ALONG THE COMMON LINE OF SAID 2.197 ACRES TRACT AND SAID CURVE TO THE RIGHT HAVING A CHORD WHICH BEARS N 75°21'21" W - 19.86 FEET, AN ARC LENGTH OF 19.86 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID LOT 6, BLOCK 2, N 24°43'50" W - 100.00 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" IN THE SOUTHERN RIGHT OF WAY OF WEST PARK AVENUE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINE OF SAID WEST PARK AVENUE, N 65°04'38" E - 47.38 FEET TO A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID LOT 6, BLOCK 2 AND LOT 7, BLOCK 2, COUNTRY CLUB ESTATES FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF SAID LOTS 6 AND 7, BLOCK 2, COUNTRY CLUB ESTATES, S 25°30'19" E - 120.11 FEET TO A 3/8 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF SAID BLOCK 2, COUNTRY CLUB ESTATES AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 64°47'46" E - 102.47 FEET TO A 3/8 IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 56°24'50" E - 414.23 FEET TO A 3/8 IRON ROD FOUND AT THE COMMON CORNER OF LOT 1, BLOCK 2, OF SAID COUNTRY CLUB ESTATES FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2, N 33°30'14" W - 120.05 FEET TO A 3/8 INCH STEEL SPIKE SET WITH CAP MARKED "JRP 5959" IN THE SOUTHERN RIGHT OF WAY OF SAID WEST PARK AVENUE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHERN RIGHT OF WAY OF SAID WEST PARK AVENUE, N 56°11'04" E - 172.06 FEET TO A 3/8 INCH STEEL SPIKE SET WITH CAP MARKED "JRP 5959" AT THE NORTHWEST CORNER OF BLOCK 1, SAID COUNTRY CLUB ESTATES FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF SAID BLOCK 1, COUNTRY CLUB ESTATES THE FOLLOWING BEARINGS AND DISTANCES:

S 34°46'03" E - 120.11 FEET TO A 3/8 IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 65°44'57" E - 301.71 FEET TO A 1/2 IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 0.425 ACRES TRACT OF LAND CONVEYED TO THE HEIRS OF JUDY LAVELLE CLARY ROEMER AS DESCRIBED IN DOCUMENT 202406686, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WEST LINE OF SAID 0.425 ACRES TRACT AND CONTINUING, S 00°01'25" W - 1053.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.124 ACRES.

TRACT 2:
30.203 ACRES OF LAND OUT OF THE L. & G. N. R.R. Co. SURVEY, A-1819 AND THE N. WHITE SURVEY, A-1671, PARKER COUNTY, TEXAS, ALL OF LOT 8, BLOCK 2 AND A PORTION OF LOT 7, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 363-A, PAGE 9, PLAT RECORDS, PARKER COUNTY, TEXAS CONVEYED TO FIRST BAPTIST CHURCH OF WEATHERFORD, TEXAS DESCRIBED IN VOLUME 2710, PAGE 1909, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND BEING A PORTION OF A CALLED 45.691 ACRES "TRACT 1" CONVEYED TO FIRST BAPTIST CHURCH OF WEATHERFORD, TEXAS DESCRIBED IN VOLUME 2598, PAGE 551, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING FURTHER DESCRIBED MY METES AND BOUNDS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" IN THE NORTH LINE OF A CALLED 24.92 ACRES TRACT OF LAND CONVEYED TO KEVIN W. VANN, JCD, DD BISHOP OF THE CATHOLIC DIOCESE OF FORT WORTH AS DESCRIBED IN VOLUME 2598, PAGE 591, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND AT THE SOUTHWEST CORNER OF A CALLED 2.197 ACRES TRACT OF LAND CONVEYED TO THE CITY OF WEATHERFORD AS DESCRIBED IN DOCUMENT 202332490, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH THE CALLED SOUTHWEST CORNER OF THE P.S. HALL SURVEY, A- 659 IS BEARS N 45°00'52" E 154.36 FEET, N 89°24'27" E 111.78 FEET AND S 00°07'56" W 501.29 FEET.

THENCE ALONG THE COMMON LINE OF SAID CALLED 24.92 ACRES TRACT OF LAND THE FOLLOWING BEARINGS AND DISTANCES:

S 44°58'24" W - 150.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 89°50'58" W - 781.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
S 30°05'44" W - 336.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
S 10°38'11" W - 236.16 FEET TO A 3/8 INCH STEEL SPIKE SET WITH CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
S 04°11'11" E - 393.28 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF A CALLED 10.00 ACRES TRACT CONVEYED TO WILLIAM AND MARGARET COVINGTON AS DESCRIBED IN VOLUME 1263, PAGE 759, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH LINE OF SAID CALLED 10.00 ACRES TRCT AND THE NORTH LINE OF A CALLED 75.16 ACRES TRACT OF LAND CONVEYED TO NEEL AS DESCRIBED IN VOLUME 1326, PAGE 664, DEED RECORDS, PARKER COUNTY, TEXAS, N 89°33'39" W - 649.14 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF A CALLED 10.0 ACRES TRACT OF LAND CONVEYED TO OSO FUEGO PROPERTIES, LP AS DESCRIBED IN BOOK 2714, PAGE 1480, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF SAID CALLED 10.0 ACRES TRACT, N 00°06'58" W - 887.94 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHERN RIGHT OF WAY OF WEST PARK AVENUE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHERN RIGHT OF WAY OF SAID WEST PARK AVENUE THE FOLLOWING BEARINGS AND DISTANCES:

N 35°04'08" E - 206.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 38°21'05" E - 280.35 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "HARLAN" FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 41°25'06" E - 333.69 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 55°42'10" E - 75.02 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 63°27'33" E - 37.92 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 9, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 363-A, PAGE 9, PLAT RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF SAID LOT 9, BLOCK 2 THE FOLLOWING BEARINGS AND DISTANCES:

S 24°35'19" E - 120.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 65°13'22" E - 100.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
N 25°24'15" W - 120.00 FEET TO A 3/8 INCH STEEL SPIKE SET WITH CAP MARKED "JRP 5959" IN THE SOUTHERN RIGHT OF WAY OF SAID WEST PARK AVENUE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHERN RIGHT OF WAY OF SAID WEST PARK AVENUE, N 65°02'53" E - 100.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 7, BLOCK 2 OF SAID COUNTRY CLUB ESTATES FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE SOUTHERN RIGHT OF WAY OF SAID WEST PARK AVENUE, N 65°26'15" E - 72.31 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" AT THE NORTHWEST CORNER OF SAID CALLED 24.92 ACRES TRACT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 24.92 ACRES TRACT, S 24°43'50" E - 100.00 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 990.00 FEET AND A CHORD WHICH BEARS S 25°18'23" E 19.89 FEET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

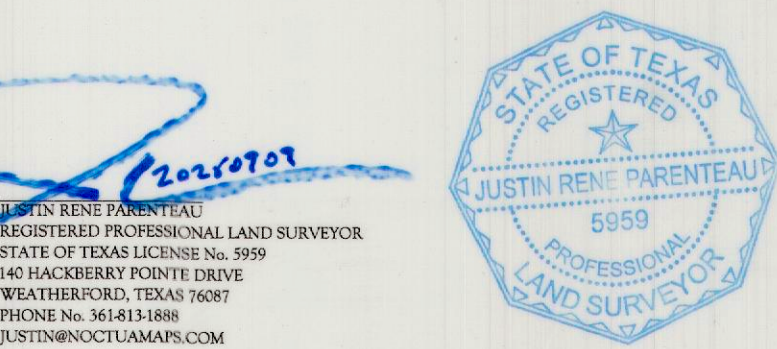
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 19.89 FEET TO A 3/8 INCH STEEL SPIKE SET IN THE SOUTH LINE OF SAID LOT 7, BLOCK 2, COUNTRY CLUB ESTATES FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 990.00 FEET AND A CHORD WHICH BEARS S 48°25'38" E - 759.16 FEET

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 779.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID 24.92 ACRES, S 70°58'21" E - 263.53 FEET TO A 5/8 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "YELLOW ROSE" FOR A CORNER OF THE HEREIN DESCRIBED TRACT. SAID CORNER BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 1960.00 FEET AND A CHORD WHICH BEARS S 70°17'28" E - 46.62 FEET.

THENCE CONTINUING ALONG THE COMMON LINE OF SAID 24.92 ACRES AND CURVE TO THE RIGHT AND AN ARC LENGTH OF 46.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.203 ACRES.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON PUBLIC RECORD RESEARCH AND BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 20, 2025. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.



THE STATE OF TEXAS
COUNTY OF PARKER

DATE Sept 17, 2025

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PARK HILL WEST SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, OR TO ITS EXTRATERRITORIAL JURISDICTION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

Richard Cummings - Trustee
OWNER - SIGNATURE

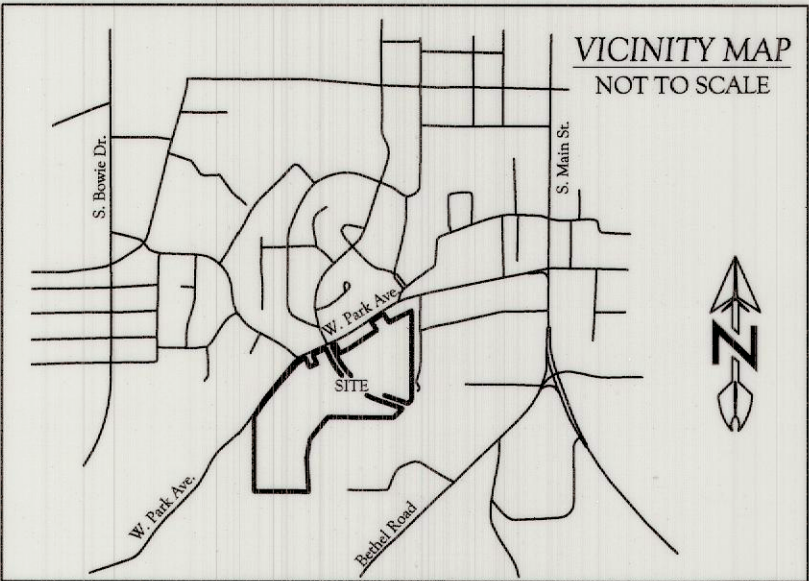
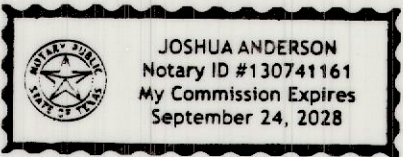
Richard Cummings
OWNER - PRINTED

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Richard Cummings, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 17 DAY OF Sept, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0385E, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYORS NOTES
1) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
2) ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS, TO THE SURVEYORS KNOWLEDGE, HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
3) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
1917 S. INTERSTATE 35 AUSTIN, TEXAS 78741 WEBSITE: HTTP://TELS.TEXAS.GOV EMAIL: INFO@PELS.TEXAS.GOV PHONE: 512-440-7723

OWNER/DEVELOPER(S)

First Baptist Church of
Weatherford
306 Palo Pinto Street
Weatherford, Texas 76086
Phone No. 817-594-5457

SURVEYOR

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202525957
09/24/2025 02:43 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT LOTS 1 & 2, BLOCK 1 PARK HILL WEST

BEING A 44.327 ACRES ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. BEING A PART OF THE L. & G. N. R.R. Co. SURVEY, A-1819 AND THE N. WHITE SURVEY, A-1671, PARKER COUNTY, TEXAS AND A PORTION OF LOTS 6 & 7 AND ALL OF LOT 8, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 363-A, PAGE 9, PLAT RECORDS, PARKER COUNTY, TEXAS

CABINET G, SLIDE 174