



LOCATION MAP
NOT TO SCALE
KEY MAP 249S

METES AND BOUNDS:

BEING a 1.2605 acre (54,906 square feet) tract of land, being all of a tract of land conveyed to Dana Anderson (Dana Lynn Hobdy), by deed recorded in Volume 2298, Page 1933 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), said 1.2605 acre tract lying in the Benjamin Thomas Survey, Abstract Number 1563, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod, marking the northeast corner of the herein described tract, and being the northwest corner of called 0.62 acre tract of land (called Tract 1) conveyed to Cielo Rose, LLC, by deed recorded under Clerk's File Number (C.F.N.) 202022273 of the O.P.R.P.C.T., and marking a point on the south line of Ranger Highway;

THENCE South 00°34'13" West, with the east line of the herein described tract and the west line of said 0.65 acre tract, a distance of 360.33 feet to a set 5/8 inch iron rod with cap inscribed "Core Land Surveying", being a point on an interior corner of a called 10.0 acre tract of land (called Tract 2) conveyed to Cielo Rose, LLC, by deed recorded under C.F.N. 202022273 of the O.P.R.P.C.T.;

THENCE South 58°24'24" West, with the south line of the herein described tract, a distance of 180.00 feet to a set 5/8 inch iron rod with cap inscribed "Core Land Surveying" at the southwest corner of the herein described tract, being an exterior corner of said 10.0 acre tract, and being a point on the east line of Rick Williamson Memorial Highway;

THENCE North 00°34'13" East, with the west line of the herein described tract and the east line of said Rick Williamson Memorial Highway, a distance of 360.33 feet to a set 5/8 inch iron rod with cap inscribed "Core Land Surveying", and being the northwest corner of the herein described tract;

THENCE North 58°24'24" East, with the north line of the herein described tract, a distance of 180.00 feet to the POINT OF BEGINNING and containing a computed 1.2605 acres (54,906 square feet) of land.

GENERAL NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 1.000044543.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Right of Way Deed dated September 6, 1907, and recorded under PARKER County Clerk's File Volume 210, Page 459, of the Deed Records of PARKER County, Texas, affects property but is blanket in nature.

THE STATE OF TEXAS
COUNTY OF PARKER

Date 2-5-2025

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the ~~Benjamin Thomas~~ 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, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

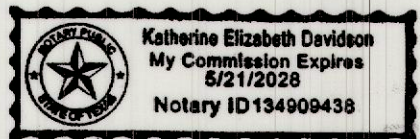
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

Dana Anderson
Signature of Owner

THE 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 Dana Anderson known to me to be the person whose name is subscribed to the above and forgoing 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 this the 5 day of February, 2025
Katherine Davidson
Notary Public in and for The State of Texas



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.

Tommy Q. Burks
Registered Public Surveyor



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 for approval.

Dated this the 4th day of February, 2025

By: Bruce C. Updegraff
Chairman

Attest:
Andrea McDonald
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 4th day of February, 2025

By: Paul Richard
Mayor

Attest:
Andrea McDonald
Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

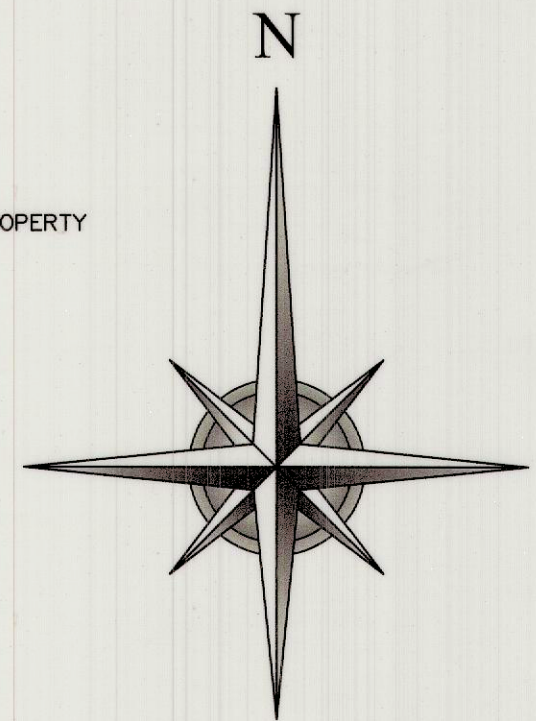
Lila Deakle

202503294
02/07/2025 02:07 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

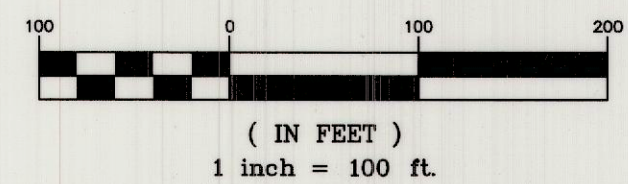
G-055

LEGEND / ABBREVIATIONS

B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
P.C.T.	PARKER COUNTY, TEXAS
P.C.M.R.	PARKER COUNTY MAP RECORDS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
PG.	PAGE
R.O.W.	RIGHT OF WAY
RP	REAL PROPERTY
VOL.	VOLUME
○	PROPERTY MARKER



GRAPHIC SCALE



16561
WE
CWE
G-15

21563.011.000.00

FINAL PLAT
RANGER AT WEATHERFORD
A 1.2605 ACRES (54,906 SQ. FT.)
BEING A PORTION OF THE
BENJAMIN THOMAS SURVEY
ABSTRACT 1563
LOT1 BLOCK 1
DECEMBER 2024

SURVEYOR:
WT GROUP

Surveying & Engineering with Precision, Pace and Passion.
10210 Grogans Mill Road, Suite 120
The Woodlands, TX 77380
T: 224.828.1208
wtengineering.com
TBPLS REG NO. 10194560

OWNER:
ANDERSON, DANA
1701 RANGER HIGHWAY
WEATHERFORD, TX. 76088

ENGINEER:
JAMIE RODRIGUEZ
825 TOWN AND COUNTRY
LANE SUIT 1125
HOUSTON TX. 77024
(281)293-7511

DEVELOPER:
1421 GROUP, LLC
789 JENKINS RD.
ALEDO, TX. 76008
817-385-7775

N:\2024\U24-00160-1701 Ranger Highway, Weatherford\DWG\U24-00160-1701 Ranger Hwy Weatherford-PrelimPlat_CL (003).dwg