202515297 PLAT Total Pages: 1

LEGAL DESCRIPTION

Of a 21.263 acres tract of land out of the Jacob Aaron Survey, Abstract No. 15, Parker County, Texas; being part of a certain 25.968 acres tract described in Document No. 202318674 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Trailwood Drive (paved) and in the east line of said 25.968 acres tract for the southeast and beginning corner of this tract. Whence a 4" steel post at the southeast corner of said 25.968 acres tract bears S. 01 deg. 15 min. 34 sec. W. 3.87 feet and the southeast corner of said Jacob Aaron Survey is called to bear S. 01 deg. 15 min. 34 sec. W. 18.37 feet.

Thence N. 89 deg. 32 min. 17 sec. W. 530.51 feet along the north right of way line of said Trailwood Drive to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 89 deg. 37 min. 28 sec. W. 664.54 feet along the north right of way line of said Trailwood Drive to a set 1/2" iron rod with cap (PRICE SURVEYING) in a westerly line of said 25.968 aces tract for the most southerly southwest corner of this tract.

Thence N. 13 deg. 25 min. 08 sec. W. 58.66 feet along said westerly line of said 25.968 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the southeast right of way line of Upper Denton Road (paved) for the most westerly southwest corner of this tract

Thence along the southeast and east right of way line of said Upper Denton Road the following courses and distances:

- N. 42 deg. 07 min. 39 sec. E. 858.27 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 38 deg. 34 min. 34 sec. E. 93.98 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northerly along the arc of a 39 deg. 48 min. 30 sec. curve to the left with a radius of 143.93 feet, a central angle of 33 deg. 07 min. 14 sec., a chord of N. 22 deg. 00 min. 57 sec. E. 82.05 feet and an arc length of 83.20 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 05 deg. 34 min. 59 sec. E. 52.46 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 01 deg. 17 min. 35 sec. W. 83.82 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 1 of UD Acres, according to plat recorded in Cabinet F, Slide 587 of the Plat Records for the most westerly northwest corner of this tract

Thence N. 87 deg. 50 min. 47 sec. E. 183.28 feet to a 2" steel post for a corner of this tract and said Lot 1.

Thence N. 87 deg. 10 min. 28 sec. E. 107.94 feet to a 2" steel post for a corner of this tract and said Lot 1.

Thence N. 88 deg. 01 min. 32 sec. E. 64.04 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Lot 1 for an ell corner of this tract.

Thence N. 01 deg. 12 min. 31 sec. E. 474.44 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 1 and in the south right of way line of said Upper Denton Road for the most northerly northwest corner of this tract.

Thence S. 89 deg. 55 min. 16 sec. E. 207.00 feet along the south right of way line of said Upper Denton Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 25.968 acres tract for the northeast corner of this tract. Whence a found 1/2" iron pipe at the northeast corner of said 25.968 acres tract bears N. 01 deg. 12 min. 31 sec. E. 5.31 feet.

Thence S. 01 deg. 12 min. 31 sec. W. 733.04 feet to a found 1/2" iron rod with cap (HARLAN) for a corner of this and said 25.968 acres tract.

Thence S. 01 deg. 15 min. 34 sec. W. 734.85 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, UPPER DENTON INTERESTS, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as UPPER DENTON RV RESORT. This plat being a subdivision of 21.263 acres out of the Jacob Aaron Survey, Abstract No. 15, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is within the Extraterritorial Jurisdiction of The City of Weatherford and that platting was deferred to Parker County on January 6, 2025.

EXECUTED THIS THE 2nd DAY OF June, 2025

BY: E.J. Huntley
E.J. HUNTLEY, Manager

KAREN CARLTON NOTARY PUBLIC STATE OF TEXAS ID # 13364230-7 EXPIRES 03-14-2026

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared E.J. HUNTLEY, 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 2nd day of June, 2025

Karen Carlton
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 9th DAY OF June, 2025.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515297
06/10/2025 09:41 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on SEPTEMBER 10, 2024.

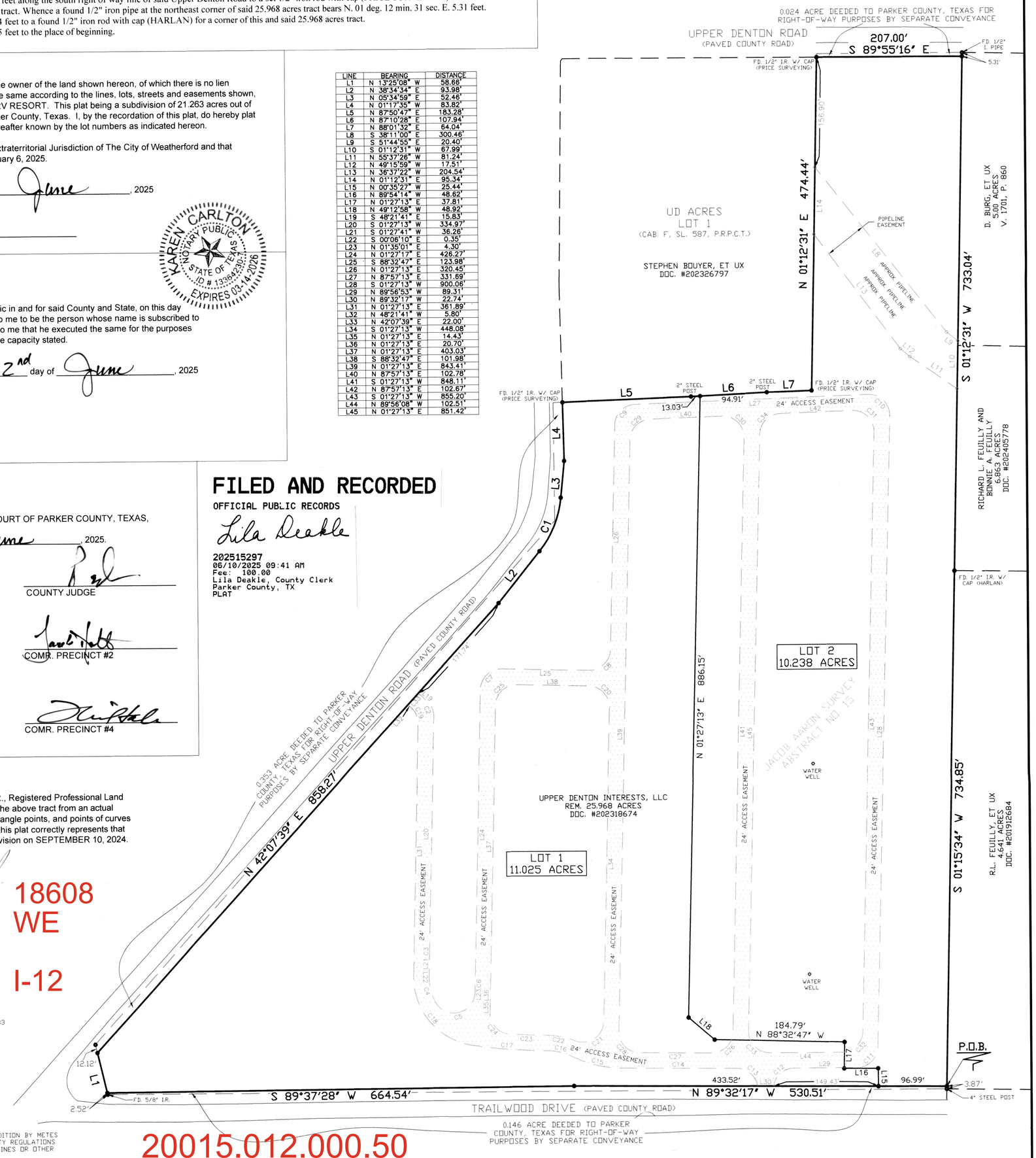
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24929 23663.crd FN240915
FN250114 FN250116 FN250118

18608
WE

I-12

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	39°48'30"	143.93'	33°07'14"	N 22°00'57" E	82.05'	83.20'
C2	190°59'09"	30.00'	49°48'54"	S 23°27'14" E	25.27'	26.08'
C3	234°55'47"	6.00'	2°12'53"	S 02°34'08" W	0.23'	0.23'
C4	74°17'12"	77.13'	26°42'48"	S 13°33'51" E	35.64'	35.96'
C5	190°59'09"	30.00'	151°37'27"	N 77°16'01" E	58.17'	79.39'
C6	183°58'35"	31.14'	1°42'51"	N 00°51'40" E	0.93'	0.93'
C7	190°59'09"	30.00'	89°59'55"	N 46°27'15" E	42.43'	47.12'
C8	190°59'09"	30.00'	90°00'00"	N 46°27'13" E	42.43'	47.12'
C9	190°59'09"	30.00'	86°30'00"	N 44°42'13" E	41.11'	45.29'
C10	190°59'09"	30.00'	93°30'00"	S 45°17'47" E	43.70'	48.96'
C11	190°59'09"	30.00'	88°35'54"	S 45°45'10" W	41.90'	46.39'
C12	190°59'09"	30.00'	81°09'53"	S 49°28'10" W	39.03'	42.50'
C13	190°59'09"	30.00'	80°30'00"	N 49°15'02" W	38.77'	42.15'
C14	0°05'00"	68701.94'	0°08'26"	N 89°25'49" W	168.63'	168.63'
C15	35°47'15"	160.10'	22°46'46"	N 76°16'49" W	63.23'	63.65'
C16	66°30'25"	86.15'	30°58'30"	N 76°38'48" W	46.01'	46.57'
C17	8°11'41"	699.18'	8°36'04"	N 85°03'30" W	104.86'	104.96'
C18	57°47'59"	99.13'	78°46'55"	N 39°24'09" W	125.82'	136.30'
C19	190°59'09"	30.00'	49°48'54"	N 23°27'14" W	25.27'	26.08'
C20	190°59'09"	30.00'	90°00'00"	S 43°32'47" E	42.43'	47.12'
C21	190°59'09"	30.00'	110°53'22"	S 56°53'54" W	49.41'	58.06
C22	52°58'41"	108.15'	24°10'35"	N 79°44'43" W	45.30'	45.63'
C23	8°27'40"	677.18'	4°05'05"	N 87°16'28" W	48.27'	48.28'
C24	190°59'09"	30.00'	86°41'08"	N 41°53'21" W	41.18'	45.39'
C25	190°59'09"	30.00'	90°00'00"	N 46°27'13" E	42.43'	47.12'
C26	190°59'09"	30.00'	89°04'31"	S 45°59'28" W	42.08'	46.64'
C27	0°05'00"	68679.94'	0°05'08"	N 89°25'42" W	102.64'	102.64'
C28	190°59'09"	30.00'	90°50'21"	N 43°57'57" W	42.74'	47.56'
C29	190°59'09"	30.00'	86°30'00"	N 44°42'13" E	41.11'	45.29'
C30	190°59'09"	30.00'	93°30'00"	S 45°17'47" E	43.70'	48.96'
C31	190°59'09"	30.00'	93°30'00"	S 45°17'47" E	43.70'	48.96'
C32	190°59'09"	30.00'	88°36'39"	S 45°45'32" W	41.91'	46.40
C33	190°59'09"	30.00'	91°23'21"	N 44°14'28" W	42.94'	47.85'
C34	190°59'09"	30.00'	86°30'00"	N 44°42'13" E	41.11'	45.29'

LINE	BEARING	DISTANCE
L1	N 13°25'08" W	58.66'
L2	N 38°34'34" E	93.98'
L3	N 05°34'59" E	52.46'
L4	N 01°17'35" W	83.82'
L5	N 87°50'47" E	183.28'
L6	N 87°10'28" E	107.94'
L7	N 88°01'32" E	64.04'
L8	S 38°11'00" E	300.46'
L9	S 51°44'55" E	20.40'
L10	S 01°12'31" W	67.99'
L11	N 55°37'26" W	81.24'
L12	N 49°15'59" W	17.51'
L13	N 36°37'22" W	204.54'
L14	N 01°12'31" E	95.34'
L15	N 00°35'27" W	25.44'
L16	N 89°54'14" W	48.62'
L17	N 01°27'13" E	37.81'
L18	N 49°12'58" W	48.92'
L19	S 48°21'41" E	15.83'
L20	S 01°27'13" W	334.97'
L21	S 01°27'41" W	36.26'
L22	S 00°06'10" E	0.35'
L23	N 01°35'01" E	4.30'
L24	N 01°27'17" E	426.27'
L25	S 88°32'47" E	123.98'
L26	N 01°27'13" E	320.45'
L27	N 87°57'13" E	331.69'
L28	S 01°27'13" W	900.06'
L29	N 89°56'53" W	89.31'
L30	N 89°32'17" W	22.74'
L31	N 01°27'13" E	361.89'
L32	N 48°21'41" W	5.80'
L33	N 42°07'39" E	22.00'
L34	S 01°27'13" W	448.08'
L35	N 01°27'13" E	14.43'
L36	N 01°27'13" E	20.70'
L37	N 01°27'13" E	403.03'
L38	S 88°32'47" E	101.98'
L39	N 01°27'13" E	843.41'
L40	N 87°57'13" E	102.78'
L41	S 01°27'13" W	848.11'
L42	N 87°57'13" E	102.67'
L43	S 01°27'13" W	855.20'
L44	N 89°56'08" W	102.51'
L45	N 01°27'13" E	851.42'



20015.012.000.50

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0300E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH A GROUNDWATER STUDY DATED MAY 6, 2025 AND A CERTIFICATION NO. OF UTGCD REPORT 25-008

NOTE: WATER IS SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES APPROVED BY TCEQ

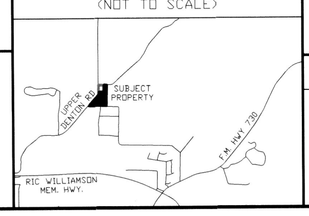
NOTE: LOT 1 AND LOT 2 REQUIRE A 24' CULVERT PER COUNTY COMMISSIONER

NOTE: SPEED LIMIT ON UPPER DENTON ROAD IS 40 MPH
SPEED LIMIT ON TRAILWOOD DRIVE IS 35 MPH

0 100 200 300

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 121
DATE 6-10-2025

VICINITY MAP
(NOT TO SCALE)



DEVELOPER
UPPER DENTON INTERESTS, LLC
1620 TIDWELL ROAD
WEATHERFORD, TX 76087
PH. 713-305-9072

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT

UPPER DENTON RV RESORT

LOT 1 & LOT 2

BEING A SUBDIVISION OF 21.263 ACRES OUT OF THE JACOB AARON SURVEY, ABSTRACT NO. 15, PARKER COUNTY, TEXAS

PLAT DATE: JUNE 2, 2025