

State of Texas §

County of Parker §

WHEREAS, **SJ SILVER RIDGE DEVELOPMENT, LP** is the owner of that certain 44.253 acres (1,927,665 square feet) of land in the Texas and Pacific Railway Company Survey, Abstract Number 1499 and in the John McCullough Survey, Abstract Number 911, City of Weatherford, Parker County, Texas; said 44.253 acres (1,927,665 square feet) of land being all of that certain described in a Warranty Deed with Vendor's Lien to SJ SILVER RIDGE DEVELOPMENT, LP (hereinafter referred to as SJ SILVER RIDGE tract), as recorded in Instrument Number 202035513, Deed Records, Parker County, Texas (D.R.P.C.T.) and being a portion of that certain tract of land described in a Special Warranty Deed to White Settlement & 730, L.P. (hereinafter referred to as White Settlement & 730 tract), as recorded in Volume 2041, Page 885, D.R.P.C.T.; said 44.253 acres (1,927,665 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in concrete for the Southeast corner of said SJ SILVER RIDGE tract, same being the Northeast corner of that certain tract of land described as Bedinger Place, Phase Three, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 96, Plat Records, Parker County, Texas (P.R.P.C.T.), same also being the West line of that certain tract of land described as Lot 2, Block 1, K. Taylor's Addition (hereinafter referred to as Lot 2), an addition in Parker County, Texas, according to the plat recorded in Cabinet E, Slide 644, P.R.P.C.T., from which a one-half inch iron rod found bears South 89 degrees 24 minutes 52 seconds West, a distance of 0.40 feet;

THENCE South 89 degrees 27 minutes 42 seconds West, pass at a distance of 429.98 feet, the Northerly Northwest corner of said Bedinger Place, Phase Three, same being the Northeast corner of that certain tract of land described as Bedinger Place, Phase Four B, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 616, P.R.P.C.T. and continue with said course and the common line between said SJ SILVER RIDGE tract and said Bedinger Place, Phase Four B for a total distance of 1494.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in concrete for the Southwest corner of said SJ SILVER RIDGE tract, same being the Southeast corner of that certain tract of land described in a Correction Deed to Charles Bedinger (hereinafter referred to as Bedinger tract), as recorded in Volume 1020, Page 14, D.R.P.C.T.;

THENCE North 00 degrees 27 minutes 14 seconds West with the common line between said SJ SILVER RIDGE tract and said Bedinger tract, pass at a distance of 655.00 feet, the Northeast corner of said Bedinger tract, same being the Southeast corner of that certain tract of land described in a Warranty Deed to Jerry A. Staggs and wife, Loletta Staggs (hereinafter referred to as Staggs tract), as recorded in Volume 1842, Page 18, D.R.P.C.T. and continue with said course and the common line between said SJ SILVER RIDGE tract and said Staggs tract, a distance of 1010.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Westerly Northwest of said SJ SILVER RIDGE tract, same being a Southerly corner of the remainder of that certain tract of land described in a Special Warranty Deed to White Settlement & 730, L.P. (hereinafter referred to as White Settlement & 730 tract), as recorded in Volume 2041, Page 885, D.R.P.C.T.;

THENCE North 41 degrees 23 minutes 11 seconds East with the common line between said SJ SILVER RIDGE tract and said White Settlement & 730 tract, a distance of 388.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 48 degrees 36 minutes 49 seconds West, crossing said White Settlement & 730 tract, a distance of 309.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 86 degrees 25 minutes 28 seconds West, continue crossing said White Settlement & 730 tract, a distance of 35.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northwesterly line of said White Settlement & 730 tract, same being the existing Southeasterly right-of-way line of F.M. Highway 730 (100' right-of-way), as recorded in Volume 257, Page 398, D.R.P.C.T.;

THENCE North 41 degrees 27 minutes 45 seconds East with the common line between said White Settlement & 730 tract and the existing Southeasterly right-of-way line of said F.M. Highway 730, a distance of 150.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 03 degrees 34 minutes 33 seconds East, departing the existing Southeasterly right-of-way line of said F.M. Highway 730 and crossing said White Settlement & 730 tract, a distance of 35.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 48 degrees 36 minutes 49 seconds East, continue crossing said White Settlement & 730 tract, a distance of 479.63 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 27 minutes 42 seconds East, continue crossing said White Settlement & 730 tract, a distance of 594.94 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in concrete for corner;

THENCE South 00 degrees 32 minutes 18 seconds East, continue crossing said White Settlement & 730 tract, a distance of 100.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in concrete for corner, same being the North line of said SJ SILVER RIDGE tract;

THENCE with the common line between said SJ SILVER RIDGE tract and said White Settlement & 730 tract for the following **18** courses:

1. South 77 degrees 23 minutes 33 seconds East, a distance of 632.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. South 32 degrees 48 minutes 19 seconds East, a distance of 65.88 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. South 14 degrees 48 minutes 53 seconds West, a distance of 108.46 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
4. South 10 degrees 28 minutes 40 seconds East, a distance of 26.02 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
5. South 04 degrees 03 minutes 49 seconds West, a distance of 52.98 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
6. South 13 degrees 48 minutes 51 seconds West, a distance of 47.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
7. South 55degrees 43minutes 23seconds West, a distance of 26.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

PREPARED BY: PROJECT NO. 9092-20-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Continued:

8. South 88 degrees 03 minutes 36 seconds West, a distance of 29.97 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
9. North 73 degrees 18 minutes 47 seconds West, a distance of 18.37 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
10. North 78 degrees 45 minutes 55 seconds West, a distance of 25.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
11. South 75 degrees 37 minutes 03 seconds West, a distance of 19.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
12. South 56 degrees 30 minutes 39 seconds West, a distance of 26.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
13. South 28 degrees 33 minutes 00 seconds West, a distance of 12.12 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
14. South 06 degrees 16 minutes 16 seconds East, a distance of 16.08 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
15. South 24 degrees 57 minutes 55 seconds East, a distance of 11.31 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
16. South 36 degrees 38 minutes 34 seconds East, a distance of 25.32 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
17. South 01 degree 16 minutes 16 seconds West, a distance of 11.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
18. South 66 degrees 03 minutes 41 seconds East, a distance of 65.71 feet to a five-eighths inch iron rod found for the Northwesterly corner of the aforesaid Lot 2;

THENCE South 09 degrees 08 minutes 23 seconds West with the common line between said SJ SILVER RIDGE tract and said Lot 2, a distance of 620.89 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 44.253 acres (1,927,665 square feet) of land and being the same property as described in a Correction Instrument to SJ SILVER RIDGE DEVELOPMENT, LP, as recorded in Instrument Number 202507273, Official Public Records, Parker County, Texas.

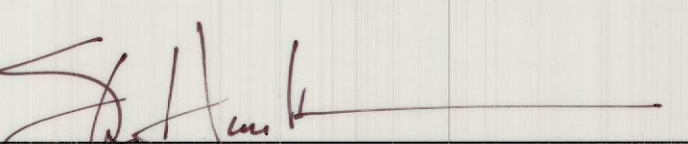
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **SJ SILVER RIDGE DEVELOPMENT, LP**, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the here described property as **WATERFORD PARK**, an addition to 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 use 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 remove 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.

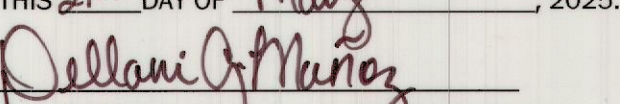
WITNESS, my hand, this the 21st day of May, 2025.

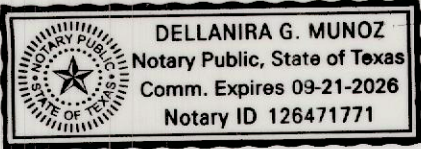
SJ SILVER RIDGE DEVELOPMENT, LP
BY: **SJ SILVER RIDGE, LLC, a Texas limited liability company**, its general partner and manager


Name: **Steve Hawkins, Manager and President**

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Steve Hawkins**, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 21st DAY OF May, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS



20911.002.000.50
21499.001.020.00

6114

GENERAL NOTES:

1. BASIS OF BEARINGS is Texas Coordinate System, North American Datum of 1983 (CORS), Texas North Central Zone (4202).

All distances shown herein are surface distances.

2. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

3. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

4. All "X" Lots shown on this plat are Open Space and Access Easements and dedicated to the Home Owner's Association (HOA).

5. All street intersections have a 25' x 25' Visibility, Access & Maintenance and Sidewalk Easements.

6. All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

7. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48367C0300E, dated September 26, 2008. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

8. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

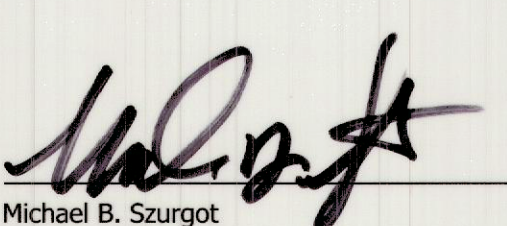
9. **SOURCE BENCHMARK:** City of Weatherford Monument 32, being an aluminum disk in concrete found at the intersection of F.M. 730 and Valley Lane.

Elevation = 1030.74'

SURVEYOR'S STATEMENT:

I, Michael B. Szurgot, a Registered Professional Land Surveyor, licensed by 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.

Dated this the 21st day of MAY, 2025.

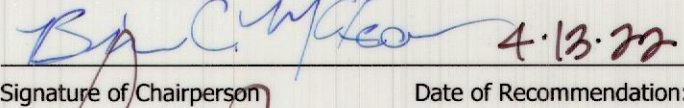

Michael B. Szurgot

Registered Professional Land Surveyor

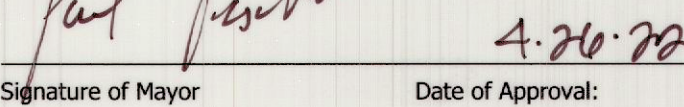
Texas Registration No. 4418

CITY APPROVAL OF FINAL PLAT

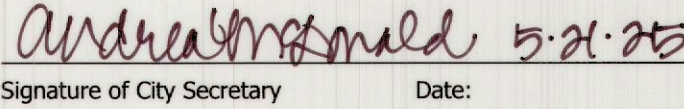
RECOMMENDED BY:


Signature of Chairperson Date of Recommendation: 4.13.22

APPROVED BY:


Signature of Mayor Date of Approval: 4.26.22

ATTEST:


Signature of City Secretary Date: 5.21.25

FINAL PLAT

OF

WATERFORD PARK

LOTS 1 - 32 & 33X, BLOCK A; LOTS 1 - 24, BLOCK B; LOTS 1 - 24, BLOCK C; LOTS 1 - 7, BLOCK D; LOTS 1 - 10, 11X, 12 - 24, BLOCK E; LOTS 1 - 25, BLOCK F; LOTS 1 - 2, BLOCK G; LOT 1X, BLOCK H; LOT 1X, BLOCK I & LOT 1X, BLOCK J

BEING 44.253 ACRES OUT OF THE
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
ABSTRACT NO. 1499 AND

JOHN McCULLOUGH SURVEY, ABSTRACT NUMBER 911
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
137 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS

PREPARATION DATE: FEBRUARY 2021

REVISION DATE: MARCH 2025
SHEET 3 OF 4

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SJ SILVER RIDGE DEVELOPMENT, LP
7201 HAWKINS VIEW DRIVE, SUITE 101
FORT WORTH, TEXAS 76132-3935