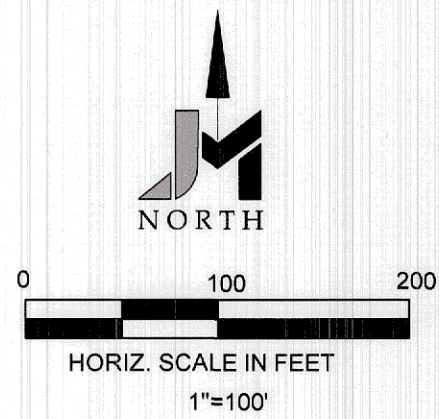
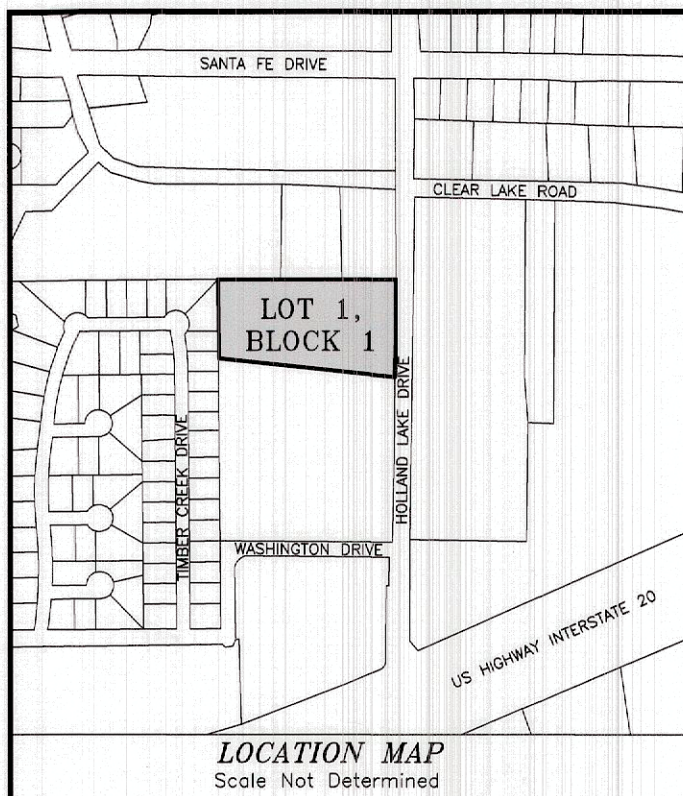




202602931 PLAT Total Pages: 1

○ SET 1/2" REBAR ROD WITH CAP
● FOUND REBAR ROD AS DESCRIBED IN OWNER'S DEDICATION

POB POINT OF BEGINNING
O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS, PARKER CO., TX

PROPERTY OWNER:
WEATHERFORD CHAMBER
OF COMMERCE
P.O. BOX 310,
WEATHERFORD, TX 76086

SURVEYOR:
MARK T. BROWN, R.P.L.S.
JACOB AND MARTIN
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880

APPROVAL BY THE PLANNING & ZONING COMMISSION		APPROVAL BY CITY COUNCIL	
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.		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 16 th DAY OF November 2025.		DATED THIS 16 th DAY OF November 2025.	
11-06-25 [Signature] CHAIRMAN		11-06-25 [Signature] MAYOR	
ATTES: [Signature] SECRETARY		ATTES: [Signature] SECRETARY	

OWNER'S DEDICATION

THE STATE OF TEXAS §
COUNTY OF PARKER §

11/04/25

DATE

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "WEATHERFORD CHAMBER ADDITION", AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, CHAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
WEATHERFORD CHAMBER OF COMMERCE, PRESIDENT TAMMY GAZZOLA

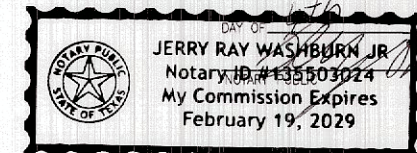
THE STATE OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

Tammy Gazzola

KNOWN TO ME TO BE THE PERSON AND OWNER WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING 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 16th DAY OF November 2025



SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



[Signature] Mark T. Brown

SIGNATURE

MARK T. BROWN

(PRINT)

REGISTERED PROFESSIONAL LAND SURVEYOR

OCTOBER 28, 2025

DATE

FINAL PLAT LOT 1, BLOCK 1, WEATHERFORD CHAMBER ADDITION

BEING 5.001 ACRES OF LAND,
IN THE E. MILLER SURVEY,
ABSTRACT 873,
IN THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

PREPARED: 10/28/2025

SHEET 01 OF 01

OWNER'S DEDICATION

Whereas Weatherford Chamber of Commerce being the owner of the herein described tract of land which is more particularly described by metes and bounds as follows:

BEING 5.001 acres of land, being all of a 2.49-acre tract described in a General Warranty Deed to Weatherford Chamber of Commerce, recorded in Instrument Number 202528926, Official Public Records, Parker County, Texas, and all of a 2.487-acre tract (TRACT 1), and a 0.026-acre tract (TRACT 2) described in a General Warranty Gift Deed to Weatherford Chamber of Commerce, recorded in Instrument Number 202528927 of said Official Public Records. Said 5.001-acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a found 2 inch wood post (N=6,952,051.94' and E=2,190,989.68') being the northeast corner of ESTATES OF TIMBER CREEK, an addition to the City of Weatherford, Parker County, Texas, Recorded in Cabinet B, Slide 167, Plat Records, Parker County, Texas, and being the common northerly corner of LOT 18 and LOT 19, BLOCK B, ESTATES OF TIMBER CREEK, and being on the south line of a 8.515-acre tract described in Warranty Deed to John E. Westhoff, Trustee of the Brian P. Durant Lake Weatherford Development Trust and John E. Westhoff, Trustee of the S. Diane Durant Lake Weatherford Development Trust recorded in Volume 2701, Page 38, Official Public Records of said Parker County, and being the northwest corner of said 2.49-acre tract, and being the northwest corner of this described tract;

THENCE S 89°40'34" E 200.44 feet along the north line of said 2.49-acre tract and said south line of said 8.515-acre tract to a found 1/2 inch rebar rod marking the southeast corner of said 8.515-acre tract and the southwest corner of a called 1.78-acre tract, called Exhibit "B" and described in a Warranty Deed to John E. Westhoff, Trustee of the Durant Grant Trust "A" and John E. Westhoff, Trustee of the Durant Grant Trust "B" recorded in Volume 2620, Page 1775 of said Official Public Records;

THENCE N 89°53'15" E along the north line of said 2.49-acre tract and the south line of said 1.78-acre tract, at 231.32 feet pass a found 1 inch metal pipe marking the southeast corner of said 1.78-acre tract and the southwest corner of a called 1.75-acre tract described in said Warranty Deed recorded in Volume 2620, Page 1775, and continuing a total distance of 463.95 feet to a found 5/8-inch rebar rod in the west right-of-way line Holland Lake Drive (a variable width public road) and marking the southeast corner of said 1.75-acre tract and the northeast corner of said 2.49-acre tract and the northeast corner of this described tract;

THENCE S 00°01'34" E 221.27 feet along said west right-of-way line of Holland Lake Drive and the east line of said 2.49-acre tract to a 1000 nail marking the southeast corner of said 2.49-acre tract and the northeast corner of said 2.487-acre tract;

THENCE S 01°23'19" W 144.05 feet along said west right-of-way line of Holland Lake Drive same being the east line of said 2.487-acre tract, to a found 3/8-inch rebar rod marking the southeast corner of said 2.487-acre tract and the northeast corner of a called 9.609-acre tract described in a General Warranty Deed to John E. Westhoff, Trustee of the Durant Grant Trust A, John E. Westhoff, Trustee of the Durant Grant Trust B, recorded in Instrument No. 202422575 of said Official Public Records;

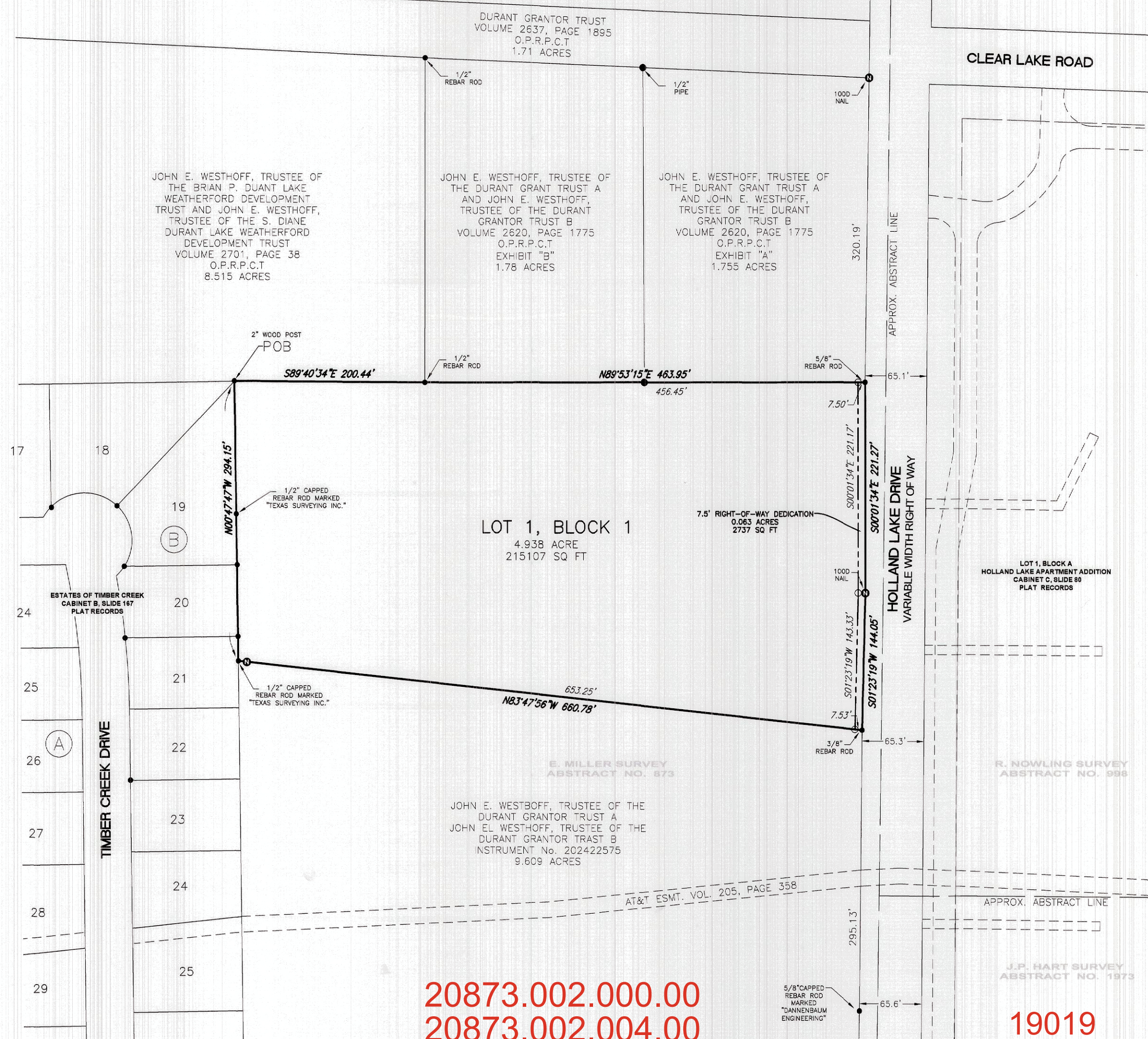
THENCE N 83°47'56" W along the southerly line of said 2.487-acre tract, same being the northerly line of said 9.609-acre tract, at 651.52 feet pass a found 1000 nail for the southwest corner of said 2.487-acre tract and the southeast corner of said 0.026-acre tract, and continuing a total distance of 660.78 feet to a found 1/2-inch rebar rod with cap stamped "TEXAS SURVEYING INC" marking the southwest corner of said 0.026-acre tract and the northwest corner of said 9.609-acre tract and being in the east line of LOT 21, BLOCK B, of said ESTATES OF TIMBER CREEK;

THENCE N 00°47'47" W along the east line of said ESTATES OF TIMBER CREEK and the west line of said 0.026-acre, at 154.30 feet pass a found 1/2-inch rebar rod with cap stamped "TEXAS SURVEYING INC" marking the northwest corner of said 0.026-acre tract and the southwest corner of said 2.49-acre tract, and continuing a total distance of 294.15 feet along the west line of said 2.49-acre tract and the east line of said ESTATES OF TIMBER CREEK to said POINT OF BEGINNING, with said tract containing 5.001 acres (217844 square feet, more or less) of land.

NOTES:

1. NOTICE: 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.
2. OWNER AT TIME OF PLATTING: Weatherford Chamber of Commerce
3. BUILDING SETBACK:
All building setback lines within this addition shall conform to the current Zoning Ordinances of the City of Weatherford, Texas.
4. FLOOD STATEMENT:
No portion of this block lies within the 100-YEAR FLOODPLAIN according to Parker County FEMA Insurance Rate Map No. 48367C0385F (April 5, 2019)

5. Bearings and distances shown hereon are relative to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00015488.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature] Lila Deakle

202602931
02/04/2025 01:52 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880
4920 S. LOOP 289, STE 106
LUBBOCK, TX 79414
806-368-6375

G 243