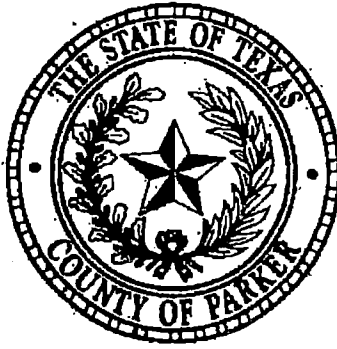




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Wossum Ranch Phase 6

Description Lot 5-9, 10X, 11-15, Block 5

Filed in Plat Cabinet G slide # 204

File Date 4-8-2026 Instrument Date 4-2-2024

of pages 2

Official Public Record Filed
Recorded on: 04/08/2026 09:40:52 AM
Doc # 202609646
Lila Deakle, County Clerk
Parker County Texas



SURVEYOR:



BARTON CHAPA
SURVEYING

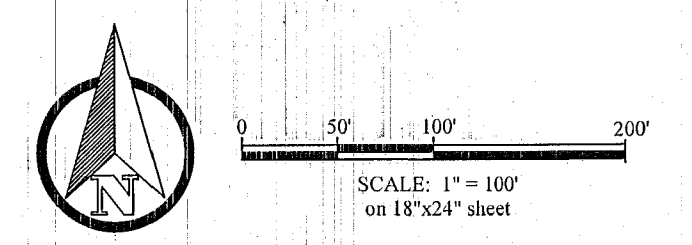
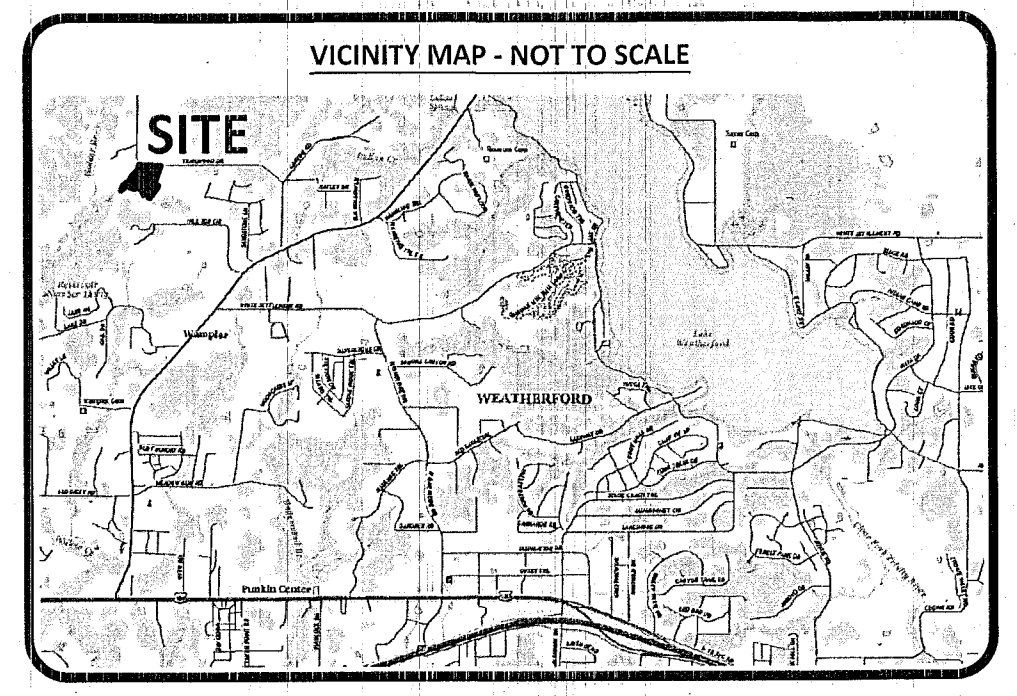
3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474
John H. Barton III, RPLS# 6737

ENGINEER

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jbishop@jordanengineering.com
(817)594-0400

OWNER/DEVELOPER

Richard Green D/B/A
Castlemont Homes
127 Sunny Oaks Court
Weatherford, TX 76087
rbhomes@gmx.com
(817) 454-3972



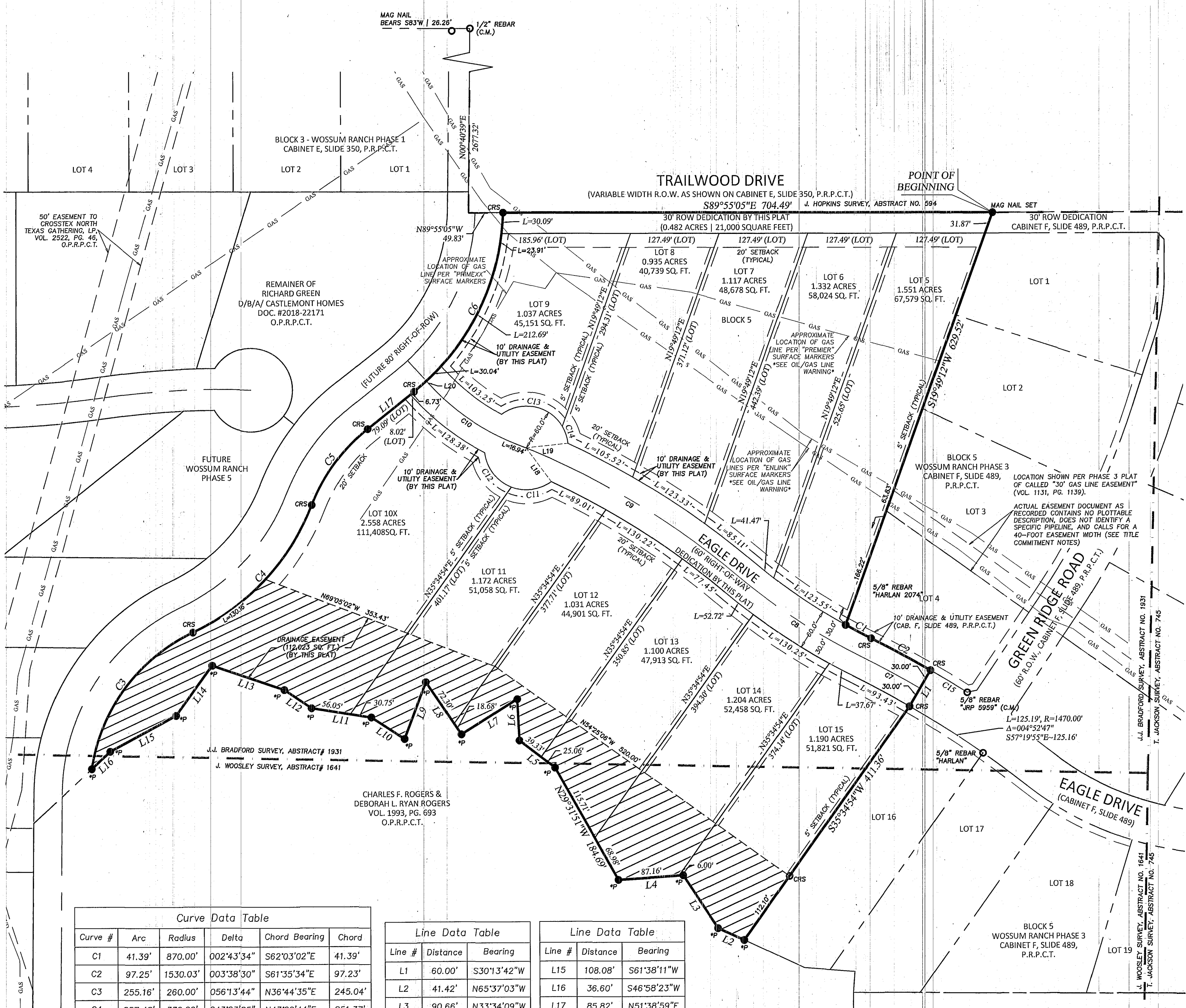
LEGEND OF LINETYPES	
	SUBJECT TRACT BOUNDARY
	ADJOINING TRACT BOUNDARY
	CENTER LINE
	EASEMENT
	APPROX. ABSTRACT LINE

LEGEND	
	D.R.P.C.T. DEED RECORDS, PARKER CO., TX
	P.R.P.C.T. PLAT RECORDS, PARKER CO., TX
	O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS, PARKER CO., TEXAS
	DOC.# DOCUMENT NUMBER
	C.M. CONTROLLING MONUMENT
	SQ. FT. SQUARE FEET
	ROW RIGHT OF WAY
	CRS CAPPED REBAR SET
	♦ GAS LINE MARKER

FINAL PLAT
WOSSUM RANCH, PHASE 6

LOTS 5-9, 10X, 11-15, BLOCK 5
10 RESIDENTIAL LOTS AND 1 NONRESIDENTIAL LOT

15.969 ACRES SITUATED IN THE
J.J. BRADFORD SURVEY, ABSTRACT NO. 1931 AND
J. WOOSLEY SURVEY, ABSTRACT NO. 1641
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
DATE OF PRODUCTION: NOVEMBER 21, 2024
PAGE 1 OF 2



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	41.39'	870.00'	002°43'34"	S62°03'02"E	41.39'
C2	97.25'	1530.03'	003°38'30"	S61°35'34"E	97.23'
C3	255.16'	260.00'	056°13'44"	N36°44'35"E	245.04'
C4	257.48'	339.99'	043°23'25"	N43°09'44"E	251.37'
C5	136.96'	259.99'	030°10'57"	N36°33'30"E	135.38'
C6	296.12'	340.00'	049°54'07"	N26°41'55"E	286.85'
C7	95.34'	1500.00'	003°38'30"	N61°35'34"W	95.32'
C8	213.52'	900.00'	013°35'36"	N56°37'01"W	213.02'
C9	374.22'	1150.00'	018°38'41"	N59°08'33"W	372.57'
C10	150.83'	330.00'	026°11'15"	N55°22'16"W	149.52'
C11	60.04'	60.00'	057°20'12"	S82°21'01"W	57.57'
C12	65.59'	60.00'	062°37'57"	N37°39'54"W	62.37'
C13	100.32'	60.00'	095°48'11"	S78°17'37"E	89.04'
C14	25.19'	60.00'	024°03'26"	S18°21'48"E	25.01'
C15	61.47'	1530.00'	002°18'07"	N58°37'15"W	61.46'

Line Data Table		
Line #	Distance	Bearing
L1	60.00'	S30°13'42"W
L2	41.42'	N65°37'03"W
L3	90.66'	N33°34'09"W
L4	93.16'	S86°15'31"W
L5	64.39'	N52°04'09"W
L6	59.47'	N02°53'41"W
L7	94.83'	S58°00'49"W
L8	90.98'	N34°03'27"W
L9	87.31'	S20°43'38"W
L10	57.17'	N57°09'51"W
L11	86.80'	N81°00'19"W
L12	47.37'	N56°18'49"W
L13	109.53'	N71°10'59"W
L14	89.18'	S35°53'11"W

Line Data Table		
Line #	Distance	Bearing
L15	108.08'	S61°38'11"W
L16	36.60'	S46°58'23"W
L17	85.82'	N51°38'59"E
L18	60.00'	N36°19'05"W
L19	60.00'	S83°39'55"W
L20	6.76'	N42°16'39"W

G 264

19793
WE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS RICHARD GREEN D/B/A CASTLEMONT HOMES, is the owner of a tract situated in the J.J. Bradford survey, abstract number 1931 and the J. Woosley survey, abstract number 1641, City of Weatherford, Parker County, Texas, being part of the tract described in the deed to Richard Green D/B/A Castlemont Homes, recorded in document number 201822171, Official Public Records, Parker County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a Mag nail set in the asphalt pavement of Trailwood Drive, at the northwest corner of a 30' right of way dedication, according to the plat for Wossum Ranch, Phase 3, recorded in cabinet F, slide 489, Plat Records, Parker County, Texas;

THENCE with the west line of said Wossum Ranch, Phase 3, the following calls:

1. South 19 degrees 49 minutes 12 seconds West, a distance of 629.52 feet to a 5/8 inch rebar with cap stamped "HARLAN 2074" found at the southwest corner of Lot 4, Block 5, of said Wossum Ranch Phase 3, being the beginning of a curve to left, having a radius of 870.00 feet, a delta angle of 02 degrees 43 minutes 34 seconds, and a chord bearing and distance of South 62 degrees 03 minutes 02 seconds East, 41.39 feet;
2. Along said curve to the left, an arc length of 41.39 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set ("capped rebar set") at the beginning of a reverse curve, having a radius of 1,530.03 feet, a delta angle of 03 degrees 38 minutes 30 seconds, and a chord bearing and distance of South 61 degrees 35 minutes 34 seconds East, 97.23 feet;
3. Along said reverse curve, an arc length of 97.25 feet to a capped rebar set;
4. South 30 degrees 13 minutes 42 seconds West, a distance of 60.00 feet to a capped rebar set;
5. South 35 degrees 34 minutes 54 seconds West, a distance of 411.36 feet to a point in a creek, on the south line of said Green tract;

THENCE with the south line of said Green tract, the following calls:

1. North 65 degrees 37 minutes 03 seconds West, a distance of 41.42 feet;
2. North 33 degrees 34 minutes 09 seconds West, a distance of 90.66 feet;
3. South 86 degrees 15 minutes 31 seconds West, a distance of 93.16 feet;
4. North 29 degrees 31 minutes 51 seconds West, a distance of 184.69 feet;
5. North 52 degrees 04 minutes 09 seconds West, a distance of 64.39 feet;
6. North 02 degrees 53 minutes 41 seconds West, a distance of 59.47 feet;
7. South 58 degrees 00 minutes 49 seconds West, a distance of 94.83 feet;
8. North 34 degrees 03 minutes 27 seconds West, a distance of 90.98 feet;
9. South 20 degrees 43 minutes 38 seconds West, a distance of 87.31 feet;
10. North 57 degrees 09 minutes 51 seconds West, a distance of 57.17 feet;
11. North 81 degrees 00 minutes 19 seconds West, a distance of 86.80 feet;
12. North 56 degrees 18 minutes 49 seconds West, a distance of 47.37 feet;
13. North 71 degrees 10 minutes 59 seconds West, a distance of 109.53 feet;
14. South 35 degrees 53 minutes 11 seconds West, a distance of 89.18 feet;
15. South 61 degrees 38 minutes 11 seconds West, a distance of 108.08 feet;
16. South 46 degrees 58 minutes 23 seconds West, a distance of 36.60 feet to a point being the beginning of a curve to the right, having a radius of 260.00 feet, a delta angle of 56 degrees 13 minutes 44 seconds, and a chord bearing and distance of North 36 degrees 44 minutes 35 seconds East, 245.04 feet;

THENCE through the interior of said Green tract, the following calls:

1. Along said curve to the right, an arc length of 255.16 feet to a capped rebar set at the beginning of a reverse curve, having a radius of 339.99 feet, a delta angle of 43 degrees 23 minutes 25 seconds, and a chord bearing and distance of North 43 degrees 09 minutes 44 seconds East, 251.37 feet;
2. Along said reverse curve, an arc length of 257.48 feet to a capped rebar set at the beginning of a reverse curve, having a radius of 259.99 feet, a delta angle of 30 degrees 10 minutes 57 seconds, and a chord bearing and distance of North 36 degrees 33 minutes 30 seconds East, 135.38 feet;
3. Along said reverse curve, an arc length 136.96 feet to a capped rebar set;
4. THENCE North 51 degrees 38 minutes 59 seconds East, a distance of 85.82 feet to a capped rebar set at the beginning of a curve to the left, having a radius of 340.00 feet, a delta angle of 49 degrees 54 minutes 07 seconds, and a chord bearing and distance of North 26 degrees 41 minutes 55 seconds East, 286.85 feet;
5. Along said curve to the left, an arc length of 296.12 feet to a capped rebar set on the easternmost north line of said Green tract;

THENCE South 89 degrees 55 minutes 05 seconds East, with the easternmost north line of said Green tract, a distance of 704.49 feet, returning to the POINT OF BEGINNING and enclosing 15.969 acres (695,617 square feet) of land, more or less.

STATE OF TEXAS §
COUNTY OF PARKER §

Date: April 2nd, 2026

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the WOSSUM RANCH, PHASE 6 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.

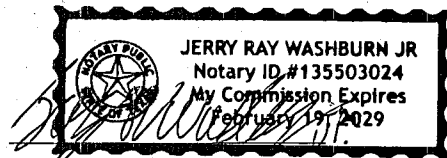

RICHARD GREEN D/B/A CASTLEMONT HOMES, OWNER

Official Public Record Filed
Recorded on: 04/08/2026 09:40:52 AM
Doc # 202609646
Lila Deakle, County Clerk
Parker County Texas

G 264

STATE OF TEXAS §
COUNTY OF Parker §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared April 2nd, 2026, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.



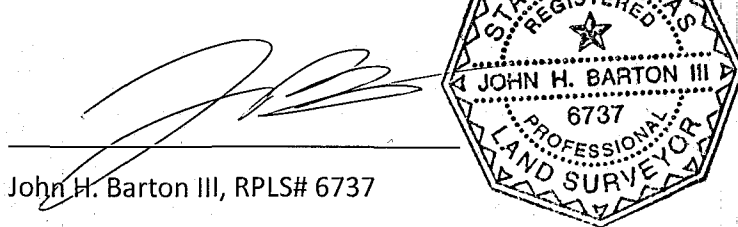
Notary Public in and for

the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

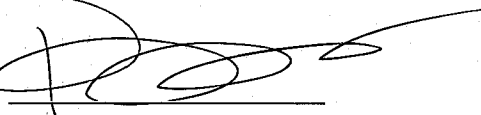
Date of Plat/Map: July 2, 2025



John H. Barton III, RPLS# 6737

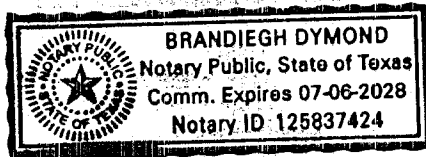
STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H. Barton III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.



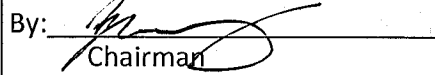
Notary Public in and for

the State of Texas

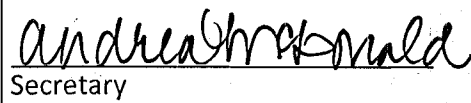


This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 2nd day of April, 2026.

By: 
Chairman

Attest:

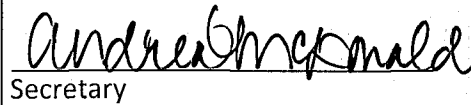

Secretary

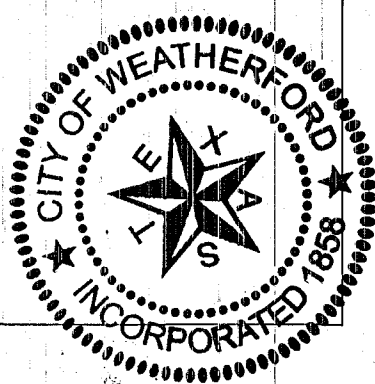
This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 7th day of April, 2026.

By: 
Mayor

Attest:


Secretary



OIL/GAS LINE WARNING

MULTIPLE GAS LINE EASEMENTS (LISTED IN "TITLE COMMITMENT NOTES") EXIST WHICH CONTAIN NO PLOTTABLE EASEMENT AREA DESCRIPTION. MANY OF THESE EASEMENTS CLAIM TO BE FOR "A PIPELINE", AND ARE OF VARYING WIDTHS, WITHOUT BEING SPECIFIC AS TO WHICH PIPELINE THE EASEMENT IS CENTERED ON. DUE TO MULTIPLE PIPELINES EXISTING, AND SPARSE SURFACE EVIDENCE BEING PRESENT, SURVEYOR CANNOT DETERMINE WITH CERTAINTY WHICH EASEMENTS APPLY TO WHICH PIPELINES, NOR THEIR EXACT LOCATION(S). ANYONE VIEWING THIS PLAT IS ADVISED THAT EXCAVATION, A PRIVATE UTILITY LOCATION SERVICE, OR COORDINATION WITH THE HOLDER(S) OF THE EASEMENT MAY BE NECESSARY TO IDENTIFY THE PIPELINE SUBJECT TO EACH EASEMENT, AND DETERMINE ITS EXACT LOCATION. GAS LINES SHOWN HEREON ARE APPROXIMATE, AND BASED UPON GIS DATA SHOWN ON TEXAS RAILROAD COMMISSION GIS MAPS, TOGETHER WITH THE LIMITED SURFACE EVIDENCE PRESENT.

S.U.E/LOCATION OF UNDERGROUND UTILITIES WAS OUTSIDE THE SURVEYOR'S SCOPE OF WORK, AND NO DETAILED UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED. SURVEYOR ALSO REQUESTED CLIENT TO HAVE PIPELINES MORE CLEARLY MARKED AND/OR IDENTIFIED, BUT NO FURTHER MARKINGS WERE PRESENT UPON MOBILIZING. ANYONE PERFORMING CONSTRUCTION ACTIVITIES ON THESE LOTS SHALL INDEPENDENTLY DETERMINE THE EXACT LOCATION OF UNDERGROUND LINES, AND CONTACT THE OWNER/OPERATOR TO DETERMINE EXACT LOCATION OF EASEMENTS OR RESTRICTED BUILDING AREAS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES OR EXCAVATION.

SURVEYOR:



BARTON CHAPA
SURVEYING

3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474
John H. Barton III, RPLS# 6737

ENGINEER

William Jordan Bishop, P.E.# 118755
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(817)594-0400

OWNER/DEVELOPER

Richard Green D/B/A
Castlemont Homes
127 Sunny Oaks Court
Weatherford, TX 76087
rbhomes@grmx.com
(817) 454-3972

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83).
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0300E, with an effective date of 09/26/2008, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. All pre-existing easements and/or dedications that the surveyor has been advised of via title commitment issued by North American Title Insurance Company, GF# 14764-18-03746, Effective Date 05/18/2018 have been vacated or incorporated into the creation of this plat. Those easements which are blanket in style, or do not contain a plottable description are referenced hereon.
5. The surveyor has relied upon the above-described title commitment for encumbrance research, and has performed no independent abstract or title search.
6. Gas line easement herein dedicated is 20' from the approximate location (per surface markings, and Texas Railroad Commission GIS map) of each pipeline marked or shown on said GIS map.

TITLE COMMITMENT NOTES

The following easements and dedications were disclosed to the surveyor in the title commitment referenced in "SURVEYOR'S NOTES". The surveyor's encumbrance research was limited to this commitment, and the surveyor has relied on this title commitment and its associated title search in full.

item 10(f): Easement to Southwestern Gas Pipeline, Inc., recorded in volume 1131, page 1139 (easement contains a description which includes the subject tract, contains no plottable easement area description, and is based on the location of an underground pipeline. Location of underground utilities was outside the scope of work for this project. Anyone with an interest in this property is advised to contact the holder of this easement and/or a private utility location service to identify the specific pipeline subject to this easement, and determine its underground

location - which will reveal the exact location of the 40' easement. Not shown hereon.

item 10(g): Easement to Southwestern Gas Pipeline, recorded in volume 2312, page 915 (easement contains a description which includes the subject tract, contains no plottable easement area description, and is based on the location of an underground pipeline. Location of underground utilities was outside the scope of work for this project. Anyone with an interest in this property is advised to contact the holder of this easement and/or a private utility location service to identify the specific pipeline subject to this easement, and determine its underground location - which will reveal the exact location of the 30' easement. Not shown hereon.)

item 10(h): Easement to Carrizo Oil and Gas, Inc., recorded in volume 2381, page 246 (not situated on the subject tract, not shown hereon)

item 10(i): Agreement to North Texas Gathering, LP, recorded in volume 2522, page 46 (easement not situated on the subject tract, shown hereon for reference)

item 10(j): Agreement to Southwestern Gas Pipeline, Inc., recorded in volume 2523, page 1942 (easement contains a description which includes the subject tract, is blanket in style/no plottable easement area description, not shown hereon)

item 10(k): Agreement to Southwestern Gas Pipeline, Inc., recorded in volume 2552, page 933 (easement contains a description which includes the subject tract, is blanket in style/no plottable easement area description, not shown hereon)

item 10(l): Agreement to Crosstex North Texas Gathering, LP, recorded in volume 2621, page 705 (easement not situated on the subject tract, not shown hereon)

item 10(m): Agreement to Crosstex North Texas Gathering, LP, recorded in volume 2655, page 588 (easement not situated on the subject tract, not shown hereon)

item 10(n): Agreement to Southwestern Gas Pipeline, Inc., recorded in volume 2693, page 1308 (document contains a description which includes the subject tract, is blanket in style/no plottable easement area description, not shown hereon)

19793

WE

FINAL PLAT
WOSSUM RANCH, PHASE 6

LOTS 5-9, 10X, 11-15, BLOCK 5
10 RESIDENTIAL LOTS AND 1 NONRESIDENTIAL LOT

15.969 ACRES SITUATED IN THE
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PAGE 2 OF 2