

BRUCE J. TOMPKINS &
BRENDA JONES TOMPKINS
VOL. 1735 PG. 1747
O.P.R.P.C.T.

RICHARD GREEN D/B/A
CASTLEMONT HOMES
DOC.# 2018-22171
O.P.R.P.C.T.

202534772 PLAT Total Pages: 2

ROMONA OCHOA &
FRANCISCO OCHOA
DOC.# 2014-19816
O.P.R.P.C.T.

MITCHEL J, FLOYD
DOC.# 2014-06586
O.P.R.P.C.T.

PARKER COUNTY, TEXAS
DOC.# 201731513, O.P.R.P.C.T.

MITCHEL J, FLOYD
DOC.# 2014-06586
O.P.R.P.C.T.

15.7X20' EASEMENT TO CROSSTEX
NORTH TEXAS GATHERING, LP, VOL.
2855, PG. 588, O.P.R.P.C.T.

E. A. LITTLE
VOL. 283 PG. 334
O.P.R.P.C.T.

APPARENT LOCATION, 40' EASEMENT
TO SOUTHWESTERN GAS PIPELINE
VOL. 1131, PG. 1139, O.P.R.P.C.T.
(SHOWN 20' EITHER SIDE OF PIPELINE,
NO DEFINED AREA IN DOCUMENT)

50' EASEMENT TO CROSSTEX NORTH
TEXAS GATHERING, LP, VOL. 2522,
PG. 46, O.P.R.P.C.T.

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT



0 50' 100' 200'
SCALE: 1" = 100'
on 18"x24" sheet

LEGEND OF ABBREVIATIONS

- 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



**BARTON CHAPA
SURVEYING**

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

ENGINEER

Kenneth Dees, P.E., CFM
Firm# 19516
1751 River Run, Ste. 200
Fort Worth, TX 76107
kendees@chalkmountainbuilders.com
(800) 610-4541 x101

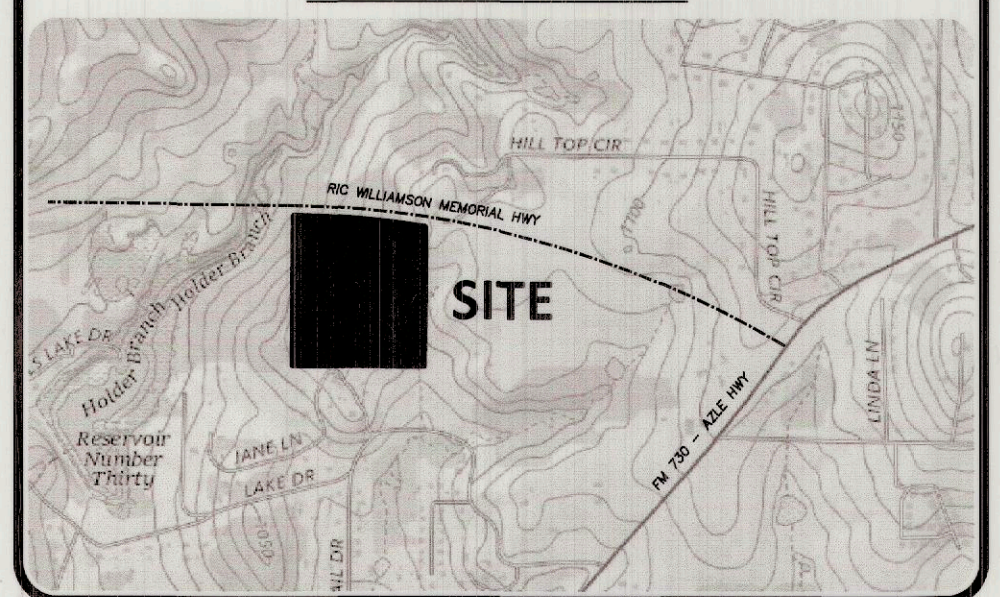
OWNER

City of Weatherford, Texas
303 Palo Pinto Street
Weatherford, TX 76086
817-598-4000

OWNER/DEVELOPER

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

VICINITY MAP - NOT TO SCALE



STREET LENGTH TABLE

WOSSUM ROAD	1643.52' (CENTERLINE) OF WHICH 652.72' (ARE PUBLIC)
WOSSUM COURT	608.04' (CENTERLINE)

19793
WE
21641.005.003.00
21641.005.000.00 SP
21641.005.000.20

FINAL PLAT WOSSUM RANCH, PHASE VII

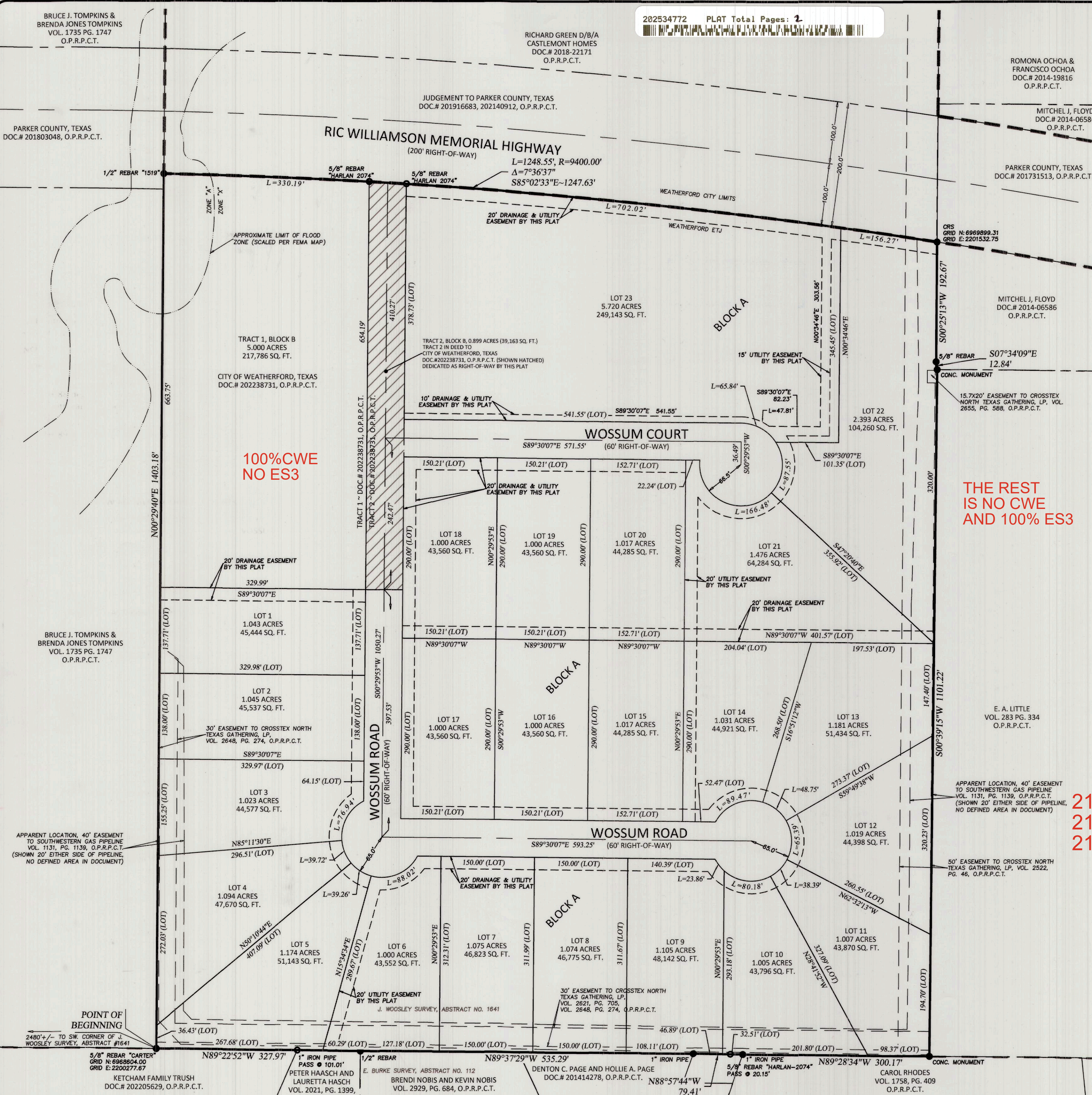
LOTS 1-23, BLOCK A, TRACT 1 AND TRACT 2, BLOCK B
21 RESIDENTIAL LOTS, 2 NONRESIDENTIAL TRACTS, AND 2
NONRESIDENTIAL LOTS

39.099 ACRES SITUATED IN THE
J. WOOSLEY SURVEY, ABSTRACT NO. 1641

ETJ OF THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

DATE OF PRODUCTION: MAY 8, 2024
PAGE 1 OF 2

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STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS Richard Green D/B/A CASTLEMONT HOMES, and The City of Weatherford, Texas are the owners of a tract situated in 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, recorded in document number 2018-22171, Official Public Records, Parker County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch rebar with cap stamped "CARTER" found at the southernmost southwest corner of said Green tract;

THENCE with the west line of said Green tract, NORTH 00 degrees 29 minutes 40 seconds EAST, a distance of 1,403.18 feet to a 1/2 inch rebar with cap stamped "1519" found at the southwest corner of the tract described in the judgement to Parker County, Texas, recorded in document number 201916683 and 202140912, of said Official Public Records, same being the south right-of-way of Ric Williamson Memorial Highway (200-foot right-of-way), being the beginning of a non-tangent curve to the right, concave to the south, having a radius of 9,400.00 feet, a central angle of 07 degrees 36 minutes 37 seconds, and a chord bearing and distance of SOUTH 85 degrees 02 minutes 33 seconds EAST, 1,247.63 feet;

THENCE with said south right-of-way, along the arc of said curve, an arc distance of 1,248.55 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set on the east line of said Green tract;

THENCE with the east line of said Green tract, SOUTH 00 degrees 25 minutes 13 seconds WEST, a distance of 192.67 feet to a 5/8 inch rebar found;

THENCE with the east line of said Green tract, SOUTH 07 degrees 34 minutes 09 seconds EAST, a distance of 12.84 feet to a concrete monument found;

THENCE with the east line of said Green tract, SOUTH 00 degrees 39 minutes 15 seconds WEST, a distance of 1,101.22 feet to a concrete monument found;

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

1. NORTH 89 degrees 28 minutes 34 seconds WEST, a distance of 300.17 feet to a 1 inch iron pipe found;
2. NORTH 88 degrees 57 minutes 44 seconds WEST, passing at a distance of 20.15 feet a 5/8 inch rebar with cap stamped "HARLAN", continuing for a total distance of 79.41 feet to a 1 inch iron pipe found;
3. NORTH 89 degrees 37 minutes 29 seconds WEST, a distance of 535.29 feet to a 1/2 inch rebar found;
4. NORTH 89 degrees 22 minutes 52 seconds WEST, passing at a distance of 101.01 feet a 1 inch iron pipe found, continuing for a total distance of 327.97 feet, returning to the POINT OF BEGINNING and enclosing 39.099 acres (1,703,133 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

We, Richard Green D/B/A Castlemont Homes, and City of Weatherford, Texas, the undersigned owners of the land shown on this plat, and designated herein as **WOSSUM RANCH, PHASE VII**, a subdivision in Parker County, Texas, and whose names are 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 Parker County, Texas.

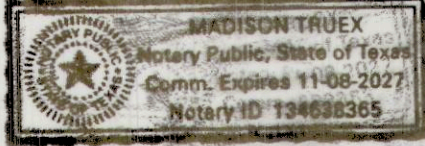
RICHARD GREEN D/B/A CASTLEMONT HOMES


Richard Green, Owner

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 Richard Green 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.

Madison Truex 12/19/25
Notary Public in and for Date
the State of Texas



CITY OF WEATHERFORD, TEXAS, OWNER

James Hotopp James Hotopp City Manager
Authorized Representative Print Name/Title

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 James Hotopp 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.

Krista Peacock 12/22/25
Notary Public in and for Date
the State of Texas



SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision, and that the corner monuments marked "SET" were properly placed under my supervision.

John H. Barton III
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.

Brandiegh Dymond 12/14/2025
Notary Public in and for Date
the State of Texas



19793
WE

21641.005.003.00
21641.005.000.00 SP
21641.005.000.20

STATE OF TEXAS §
COUNTY OF PARKER §

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS ON THIS 27 DAY OF December, 2025

COUNTY JUDGE

George A. Conley
COMMISSIONER, PRECINCT #1

Sam Wald
COMMISSIONER, PRECINCT #3

Jason Holt
COMMISSIONER, PRECINCT #2

Shirika
COMMISSIONER, PRECINCT #4

CULVERT TABLE

LOT ID	CULVERT SIZE	CULVERT QUANTITY	FLOWLINE DEPTH	HORIZONTAL DISTANCE FROM PAVEMENT
	(IN)	(EA)	(FT)	(FT)
1	24	1	3.00	8
2	18	1	2.00	8
3	18	1	2.00	8
4	18	1	2.00	8
5	18	1	2.00	8
6	18	1	2.00	8
7	18	1	2.00	8
8	18	1	2.00	8
9	18	1	2.00	8
10	18	1	2.00	8
11	18	1	2.00	8
12	18	1	2.00	8
13	18	1	2.00	8
14	24	1	3.00	8
15	24	1	3.00	8
16	24	1	3.00	8
17	24	1	3.00	8
18	24	1	3.00	8
19	24	1	3.00	8
20	24	1	3.00	8
21	24	1	3.00	8
22	24	1	3.00	8
23	24	1	3.00	8
24	18	1	2.00	8
25	18	1	2.00	8

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202534772
12/23/2025 09:20 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

PLAT NOTES

1. WATER IS TO BE PROVIDED BY CITY OF WEATHERFORD (817) 598-4000.
2. SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
3. THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF WEATHERFORD PER CITY OF WEATHERFORD GIS ZONING MAP.
4. SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE SHALL BE PROPER COORDINATION BETWEEN THE DEVELOPER AND UNITED STATES POSTAL SERVICE TO ENSURE MAIL DELIVERY SERVICES TO ALL RESIDENTIAL LOTS SHOWN.
6. THERE WILL BE 653 LINEAR FEET (CENTERLINE) OF PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT, REMAINING STREETS ARE PRIVATE.
7. LOTS 22, 23, AND "TRACTS 1-2" SHALL NOT BE USED FOR RESIDENTIAL PURPOSES.
8. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.
9. DRIVEWAY SPACING FOR LOTS FRONTING RIC WILLIAMSON MEMORIAL HIGHWAY SHALL BE 360 FEET.
10. LANDOWNERS SHALL DISPLAY REFLECTIVE HOUSE NUMBERS LOCATED NEAR DRIVEWAY/MAILBOX WHICH ARE VISIBLE AND LEGIBLE FROM THE PUBLIC ROAD BOTH DAY AND NIGHT

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 "A" AND "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.



BARTON CHAPA
SURVEYING

5200 State Highway 121
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Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

ENGINEER

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1751 River Run, Ste. 200
Fort Worth, TX 76107
kendes@chalkmountainbuilders.com
(800) 610-4541 x101

OWNER

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