

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, LORETTA JEAN CARDEN being the sole owner of 3.162 Acres situated in and being a portion of the Being all of Lot 1 and a portion of Lot 17 and Lot 18, Block 4, OAKWOOD ESTATES, an addition to Parker County, Texas, as recorded in Volume 361A, Page 29, Deed Records, Parker County, Texas and now being filed in Plat Cabinet A, Slide 312, Plat Records, Parker County, Texas and being all that certain Lot, Tract or Parcel of land conveyed to Loretta Jean Carden by deeds recorded in Volume 1848, Page 1325, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Oakwood Drive at the common corner of said Lot 1 and Lot 2, Block 4, said Oakwood Estates, said iron being the most southerly southwest corner of a tract of land conveyed to R. J. Casseals by deed recorded in Volume 1007, Page 1334, Real Records, Parker County, Texas;  
THENCE N 52°07'51" E, with said common line, 226.52 feet to the most easterly corner of said Lot 2 in the west line of said Lot 17 at the southwest corner of a tract of land conveyed to R. J. Casseals by deed recorded in Volume 1076, Page 711, Real Records, Parker County, Texas;  
THENCE N 89°41'11" E, with the south line of said R. J. Casseals Tract, 277.61 feet to an iron rod found in the west right of way line of High View Court;  
THENCE with the west right of way line of said High View Court the following courses and distances:  
S 12°34'16" E, 92.10 feet to an iron rod set at the beginning of a curve to the left with a radius of 183.31 feet and whose chord bears S 25°47'08" E, 83.81 feet;  
With said curve to the left through a central angle of 26°25'44" and a distance of 83.81 feet to an iron rod set in the northwest right of way line of Meadow Drive and a non-tangent curve to the left with a radius 1148.76 feet and whose chord bears S 46°47'43" W, 149.74 feet;  
THENCE with the northwest line of said Meadow Drive the following courses and distances:  
With said curve to the left through a central angle of 07°28'25" and a distance of 149.84 feet to an iron rod set;  
S 43°03'30" W, 170.92 feet to an iron rod set in the north right of way line of Wandering Lane;  
THENCE with the north line of said Wandering Lane the following courses and distances:  
N 54°09'17" W, 39.52 feet to an iron rod found at the beginning of a curve to the left with a radius of 282.63 feet and whose chord bears N 65°21' W, 109.75 feet;  
With said curve to the left through a central angle of 22°23'26" and a distance of 110.45 feet to an iron rod found;  
N 76°32'43" W, 175.01 feet to an "X" cut on a concrete transformer pad in the east right of way line of Oakwood Drive;  
THENCE with the east right of way line of the Oakwood Drive the following courses and distances:  
N 08°47'01" E, 87.64 feet to an iron rod found and beginning of a curve to the left with a radius of 222.11 feet and whose chord bears N 01°32'52" E, 55.95 feet;  
With said curve to the left through a central angle of 14°28'18" and a distance of 56.10 feet to the POINT OF BEGINNING and containing 3.162 acres (137755 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LORETTA JEAN CARDEN does hereby adopt this plat designating the hereinabove described real property as LOT 1R AND LOT 18R, BLOCK 4, A REPLAT OF LOT 1 AND A PORTION OF LOT 17 AND LOT 18, BLOCK 4, OAKWOOD ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 22 day of October, 2003.  
Loretta Jean Carden  
Loretta Jean Carden

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Loretta Jean Carden known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of October, 2003.  
Angela Winkle  
Notary Public in and for the State of Texas



THE STATE OF TEXAS )  
COUNTY OF PARKER )  
Loretta Jean Carden  
Being the declarant and grantor of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Loretta Jean Carden known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

TITLE \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
Notary Public in and for the State of Texas

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4800000000 EFFECTIVE DATE: 08/12/78 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATEMENT ACKNOWLEDGING VIOLABILITY TRIANGLES  
There shall be provided at the intersections of all public streets, visibility triangles as required by County Ordinance.  
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in this subdivision.

CITY OF WEATHERFORD  
Approved by the Mayor, Planning & Development Department  
Angela Winkle 10-22-03  
City Secretary

THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commissioners Court of Parker County Texas, this 22 day of October, 2003.

Commissioner of Precinct #1 Mark Smith  
Commissioner of Precinct #2 Albert  
Commissioner of Precinct #3 Clark J. Sims  
Commissioner of Precinct #4 Tom Webster

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have examined the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2874  
October, 2003



DEVELOPER:  
JEANIE CARDEN  
288 WANDERING LANE  
WEATHERFORD, TEXAS 76086  
817-596-0654

SCALE: 1" = 60'  
HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0660  
FAX: METRO(817) 341-2833

C-158

# LOT 1R AND LOT 18R, BLOCK 4 OAKWOOD ESTATES A REPLAT OF LOT 1 AND A PORTION OF LOT 17 AND LOT 18, BLOCK 4, OAKWOOD ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS

ACCT. NO: 10005  
SCH. DIST: VIE  
CITY: W  
MAP NO: H-15

