

STATE OF TEXAS  
COUNTY OF PARKER

201903401 PLAT Total Pages: 1

WHEREAS, CHRISTINA BONNEAU, BEING THE OWNER(S) OF A 7.584 ACRES TRACT OF LAND OUT OF THE JOHN EASLEY SURVEY, ABSTRACT NO. 430, PARKER COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC# 201806199, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" IN CONCRETE IN THE SOUTH LINE OF CARTRIGHT PARK ROAD (PAVED - A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 211, PAGE 35, DEED RECORDS, PARKER COUNTY, TEXAS, BEARS N 89°52'39" W 462.14 FEET.

THENCE S 89°52'39" E 325.98 FEET ALONG THE SOUTH LINE OF SAID CARTRIGHT PARK ROAD TO A FOUND 100-D NAIL FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°04'41" W 1013.97 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 71°02'09" W 386.56 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 02°38'20" E 889.99 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

*Kyle Rucker*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,  
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086  
NOVEMBER 27, 2018 - JN181126P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINA BONNEAU, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1 BONNEAU ESTATES, AN ADDITION TO THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO(ES) 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS MY HAND, THIS THE 8<sup>th</sup> DAY OF Feb, 2019.

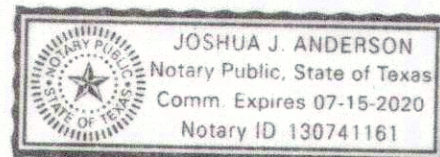
BY: *Christina Bonneau*  
NAME / TITLE

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 Christina Bonneau, WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8<sup>th</sup> DAY OF Feb, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



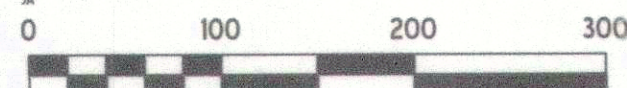
JOHN EASLEY SURVEY  
ABSTRACT No. 430

PLATT  
V. 211, P. 35  
D.R.P.C.T.

PLATT  
V. 211, P. 35  
D.R.P.C.T.

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST.  
WEATHERFORD, TX, 76086  
817-594-0400

OWNER/DEVELOPER:  
CHRISTINA BONNEAU  
117 CARTWRIGHT PARK RD.  
WEATHERFORD, TX 76088  
817-881-2149



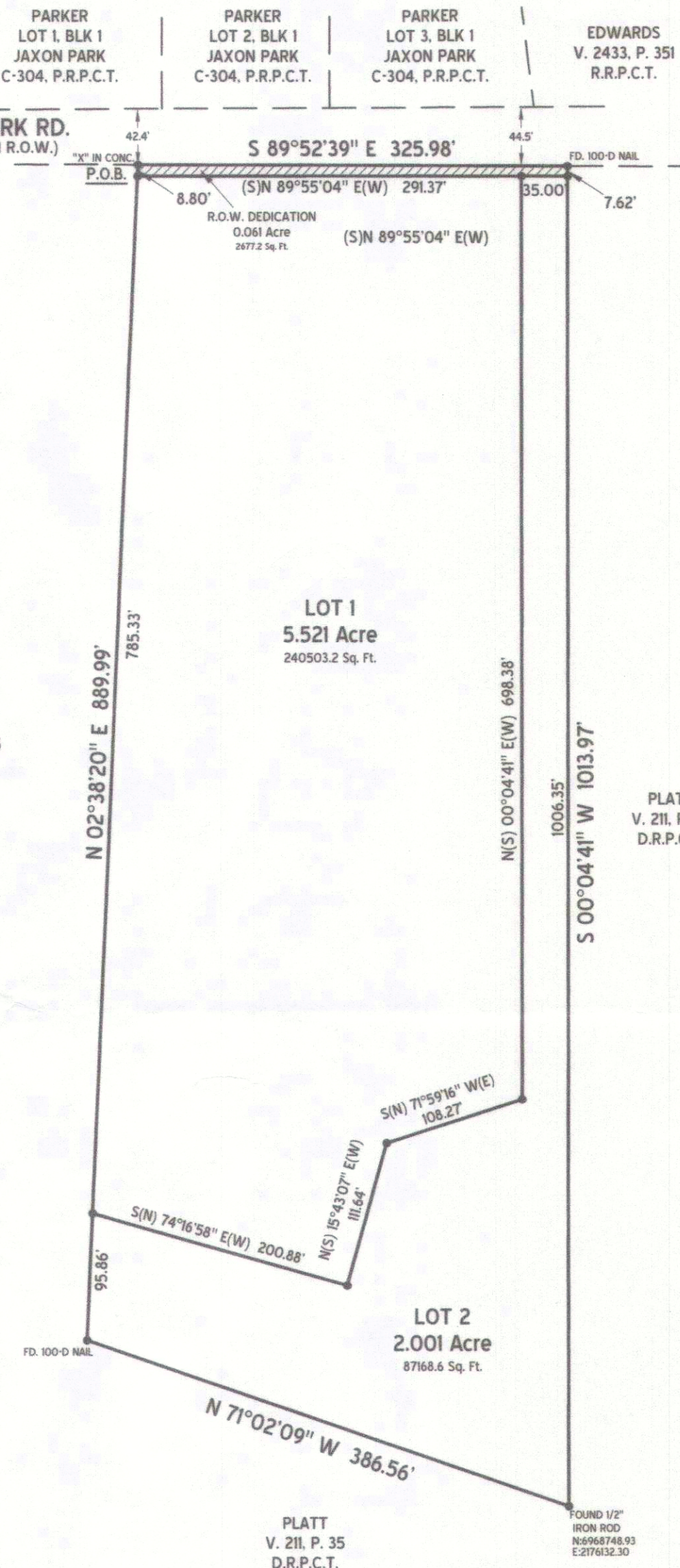
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

201903401  
02/14/2019 12:30 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CAB. **E**, SLIDE **239**



PLATT  
V. 211, P. 35  
D.R.P.C.T.

FOUND 1/2" IRON ROD  
N6968748.93  
E2176132.30

**GENERAL NOTES:**

- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0265E, DATED 09/26/2008, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- ALL CORNERS SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
- 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 AVAILABILITY.
- WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
- INDIVIDUAL LOTS TO BE SERVICED BY PRIVATE ON-SITE SEPTIC FACILITIES (OSSFS) & PERMITTED THROUGH THE PARKER COUNTY HEALTH DEPARTMENT.
- THIS PROPERTY IS LOCATED IN THE E.T.J. OF THE CITY OF WEATHERFORD.
- 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.
- WE DO HEREBY WAIVE ALL CLAIMS FOR DAMAGE AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS OR ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:

*[Signature]*  
CITY PLANNER, CITY OF WEATHERFORD

2-12-19  
DATE OF RECOMMENDATION

APPROVED BY:

*[Signature]*  
MAYOR/CITY MANAGER, CITY OF WEATHERFORD

2/13/19  
DATE OF APPROVAL

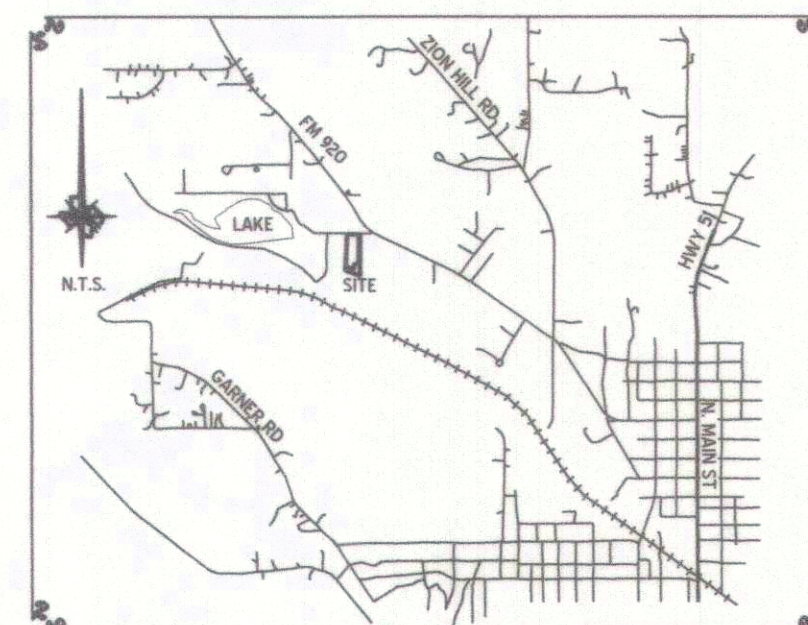
ATTEST:

*[Signature]*  
CITY SECRETARY, CITY OF WEATHERFORD

2/13/19  
DATE

ACC# 10594  
SCH. PC  
CITY: 6-14  
MAP # 20430.002.005.00

20430.002.005.00  
20430.002.000.00



**MINOR PLAT**  
LOTS 1 & 2, BLOCK 1  
BONNEAU ESTATES  
AN ADDITION TO THE ETJ OF THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS

BEING A 7.584 ACRES TRACT OF LAND OUT OF THE JOHN EASLEY SURVEY, ABSTRACT No. 430, PARKER COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201806199, OFFICIAL RECORDS, PARKER COUNTY, TEXAS.

JANUARY 2019

