

Whereas, Randall Morse, being the sole owner of a 10.814 acres tract of land out of the DESIDERIO DE LA CRUZ SURVEY, ABSTRACT No. 223, Parker County, Texas; being all of that certain tract as recorded in Doc. No. 201404975, and all of that certain tract as recorded in Doc. No. 202130161, Official Public Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found mag nail in Murlis Lake Circle at the northeast corner of said Doc. No. 202130161 for the northeast and beginning corner of this tract. Whence the northeast corner of said survey is calculated to bear N 23°58'02" E 726.84 feet.

THENCE S 19°49'53" W 263.41 feet to a found mag nail in said Murlis Lake Circle for a corner of this tract.

THENCE S 20°05'10" W 170.91 feet to a found mag nail in said Murlis Lake Circle at the southeast corner of said Doc. No. 201404975, for the eastern most southeast corner of this tract.

THENCE N 76°39'27" W 373.20 feet to a point in water at the northwest corner of that certain tract as recorded in V. 2143, P. 1171 for an interior ell corner of this tract.

THENCE S 08°10'40" W 221.39 feet to a found 1/2" iron rod in the north line of that certain Tract II as recorded in V. 2796, P. 1392, at the southwest corner of said V. 2143, P. 1171, for the southern most southeast corner of this tract.

THENCE N 75°33'22" W 559.67 feet to a found 3/8" iron rod in the east line of that certain tract as recorded in Doc. No. 201820043, at the northwest corner of said V. 2796, P. 1392, for the southwest corner of this tract.

THENCE N 07°43'21" E 149.89 feet to a found 1/2" iron rod in the east line of said Doc. No. 201820043, for a corner of this tract.

THENCE N 09°18'56" E 321.41 feet to a found 1/2" capped iron rod at the southwest corner of that certain tract as recorded in V. 2001, P. 134, for the northwest corner of this tract.

THENCE S 76°33'44" E 367.20 feet to a found 3/4" iron rod at the southwest corner of said Doc. No. 202130161, for a corner of this tract.

THENCE N 48°59'51" E 240.98 feet to a found 1/2" iron rod at the northwest corner of said Doc. No. 202130161, for a corner of this tract.

THENCE S 73°53'22" E 492.83 feet to the POINT OF BEGINNING.

LINE	BEARING	DISTANCE
L1	S 20°20'07" W	91.86'
L2	S 20°20'07" W	166.89'
L3	S 20°20'07" W	177.55'

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Micah Hamilton, 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.

*Micah Hamilton*  
Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
Field Date: June 18, 2021 - W2106013-P



**Surveyor's Notes:**

1) Currently this tract appears to be located within one or more of the following areas:  
Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)  
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0270E, dated September 26, 2008. For up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

All corners are found 1/2" iron rods, unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

5) With respect to the documents listed in Title Commitment No. 39593DFW the following easements and/or restrictions were reviewed for this survey:

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 264, P. 19; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

**City of Weatherford Notes:**

1) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 easement. 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, without the necessity at any time procuring permission from anyone.

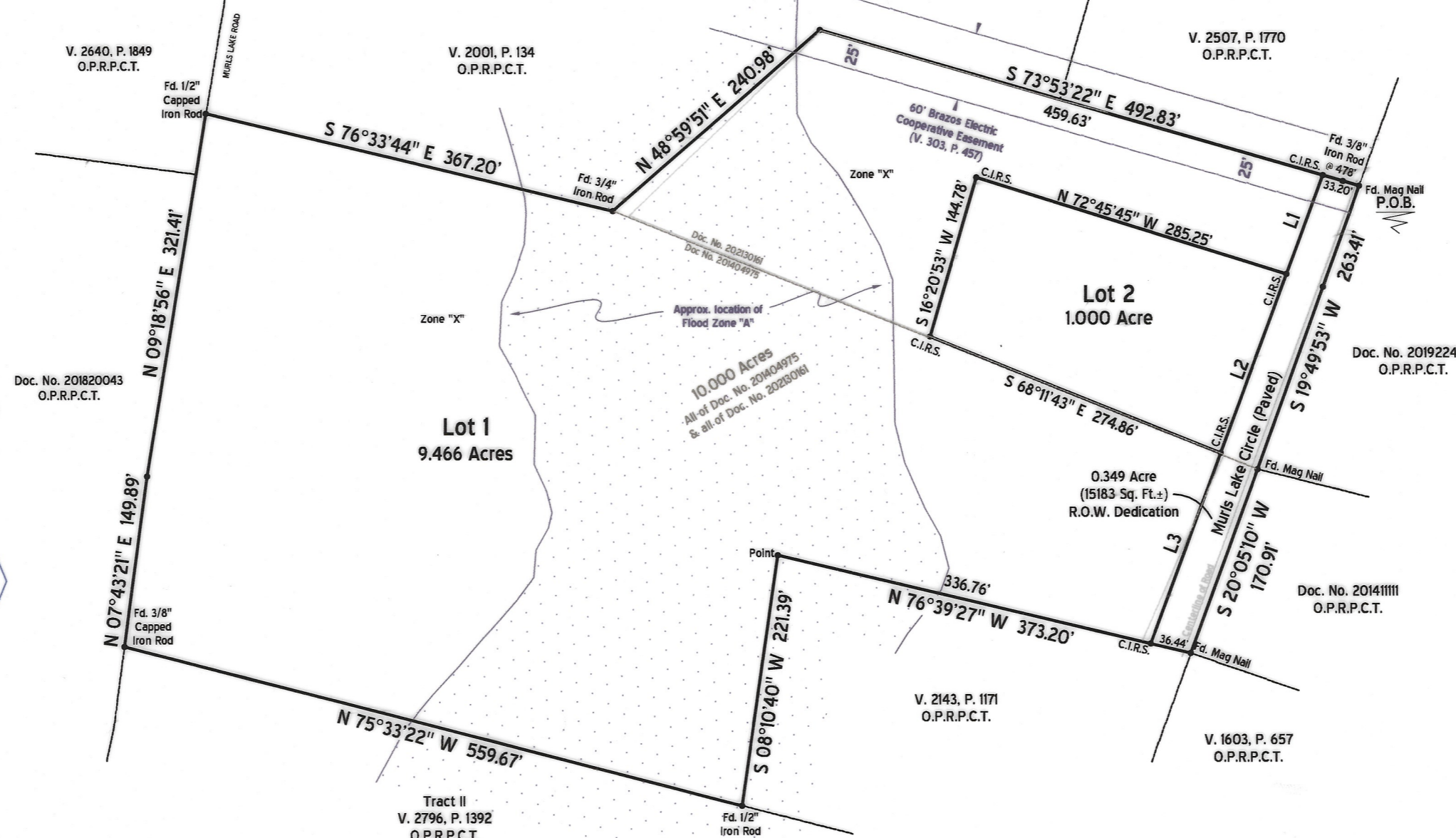
2) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

3) Special 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.

4) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

5) The owner/developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

6) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



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 3 day of March, 2022.

By: *[Signature]*  
Chairman

ATTEST:  
*Malinda Nowell*  
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 3 day of March, 2022.

By: *[Signature]*  
Mayor

ATTEST:  
*Malinda Nowell*  
Secretary

Now, Therefore, Know All Men By These Presents:

that Randall Morse, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Circle M Ranch, an addition to the City of Weatherford Extraterritorial Jurisdiction, 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 28<sup>th</sup> day of February, 2022.

By: *[Signature]*  
Randall Morse

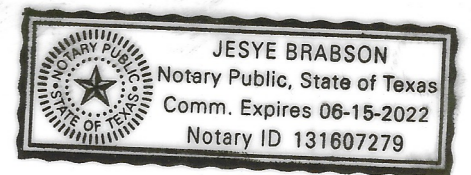
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Randall Morse, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 28<sup>th</sup> day of February, 2022.

*[Signature]*  
Notary Public in and for the State of Texas



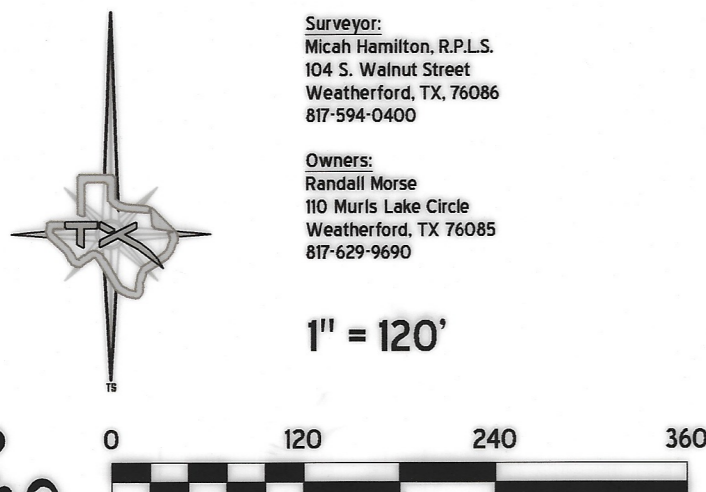
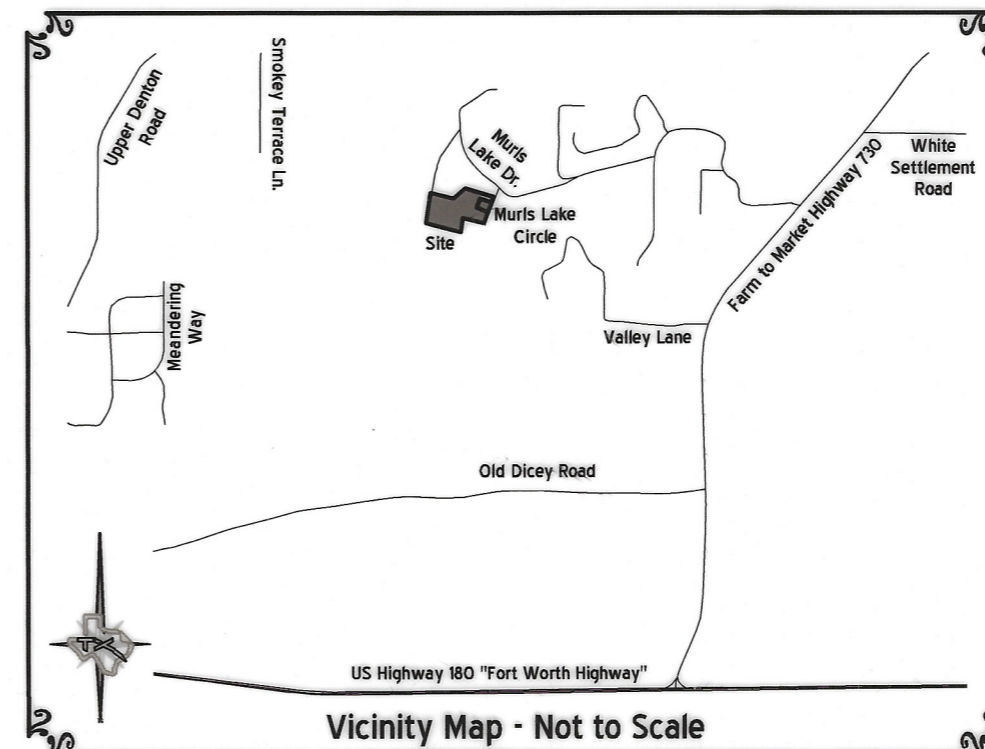
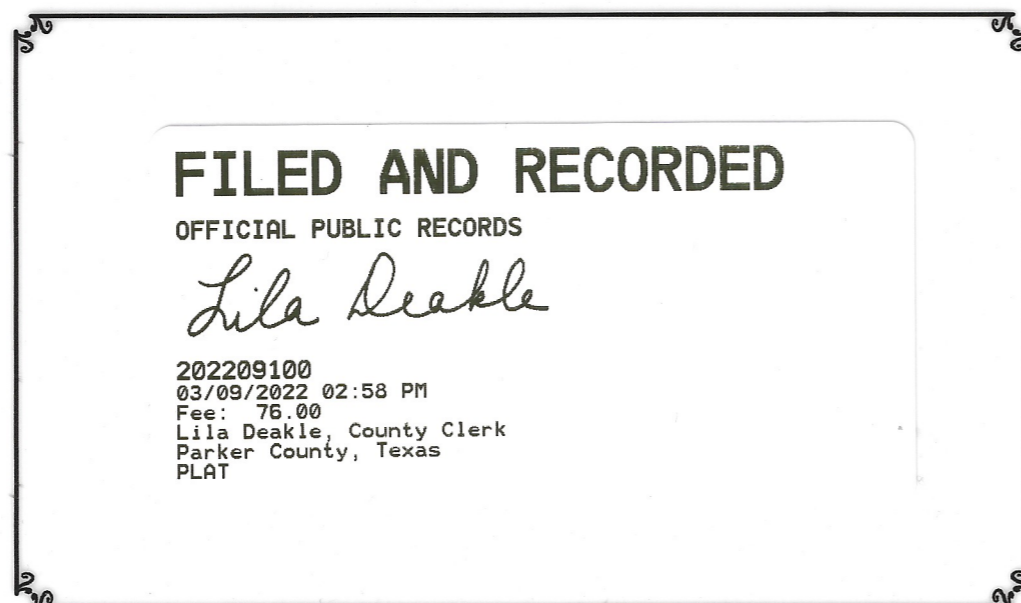
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**Final Plat**  
**Lot 1 and Lot 2**  
**Circle M Ranch**  
an Addition to the City of  
Weatherford Extraterritorial  
Jurisdiction, Parker County, Texas  
Being a 10.814 acres tract of land out  
of the DESIDERIO DE LA CRUZ SURVEY,  
ABSTRACT No. 223, Parker County, Texas.

February 2022

WEATHERFORD BRANCH - 817-594-0400



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