



Job No. 202403012
209 Eden Road
Plot Date: 03/16/2024 2:30 pm
0" 25' 50"
Scale: 1" = 50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.92'	1140.00'	6°58'55"	S(N) 86°31'32" E(W)	138.83'

LINE	BEARING	DISTANCE
L1	N(S) 68°51'06" W(E)	109.90'

11310.001.001.00
11310.001.002.00

Called 0.9754 Acres
Parker County, Texas
Document No. 201732012
Official Public Records, Parker County, Texas
Rick Williamson Memorial Highway
Concrete Roadway

(Record Bearing & Distance - N 90°00'00" W 205.70')
N(S) 89°59'01" E(W) 205.43'

1/2" Iron Rod Found W/ Cap Marked
"1519 Surveying"

1/2" Iron Rod Found

3/8" Spike Set W/
Cap Marked "JRP 5959"

Called 0.0409 Acres
Parker County, Texas
Document No. 201702144
Official Public Records, Parker County, Texas

Remainder of Called 4.940 Acres
Tanglewood Subdivision, Inc.
Volume 1966, Page 144-145
Official Public Records, Parker County, Texas

(Record Bearing - N 30°43'00" E)
N(S) 20°21'14" E(W) 147.51'
Buried Wire & No Chain Wire Fence

Portion of Lot 1
CMM Properties Subdivision
Plat Cabinet B, Slide 396
Parker County, Texas

Lot 1-R, Block 1
2.396 Acres
within
T. & P. R. Co. SURVEY
S-141, A-1447

Kay Street
50' Right of Way - Not in Use
(Unimproved)
(Record Bearing & Distance - N 69°20'00" W 200.40')
N(S) 69°30'52" W(E) 200.56'

Water Well

3/8" Iron Rod Found

(Record Bearing & Distance - N 20°43'00" E)
N(S) 20°35'59" E(W) 195.34'
(Record Bearing & Distance - N 20°43'00" E)
N(S) 20°35'59" E(W) 195.34'

Water Well

3/8" Iron Rod Found

Effie Street
50' Right of Way - Gravel Roadway
(Record Bearing & Distance - N 20°43'00" E)
N(S) 20°35'59" E(W) 145.65'

Water Well

3/8" Iron Rod Found

(Record Bearing & Distance - N 20°43'00" E)
N(S) 20°35'59" E(W) 145.65'

Called 0.3677 Acres
Gregory C. Childer and wife,
Volume 2683, Page 1503
Official Public Records, Parker County, Texas

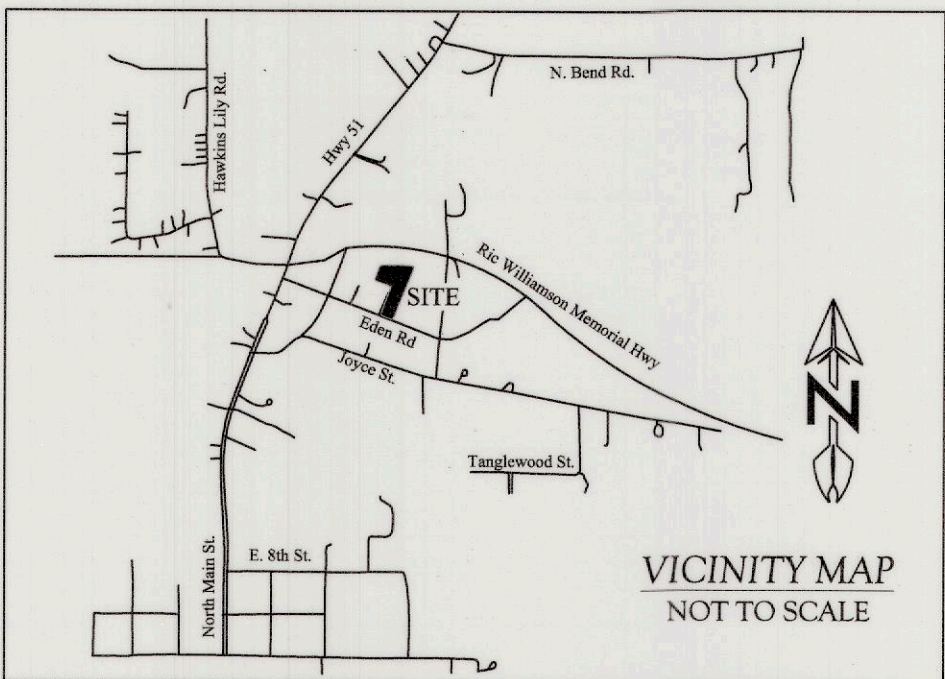
(Record Bearing & Distance - S 20°43'00" E)
S(N) 20°35'59" E(W) 144.11'
(Record Bearing & Distance - S 20°43'00" E)
S(N) 20°35'59" E(W) 144.11'

Called 0.37 Acres
Gregory C. Childer and wife,
Volume 2683, Page 1503
Official Public Records, Parker County, Texas

Eden Road
50' Right of Way - Asphalt Roadway
L1

1/2" Iron Rod Found

***PLAT NOTE:**
THE PURPOSE OF THIS AMENDED PLAT IS TO CLARIFY LOT 1R AS BEING ONLY A PORTION OF LOT 1, BLOCK 1, CMM PROPERTIES SUBDIVISION, AS ORIGINALLY RECORDED IN PLAT CABINET B, SLIDE 396, PLAT RECORDS, PARKER COUNTY, TEXAS AND ALL OF VOLUME 2683, PAGE 1603, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.



AMENDED PLAT OF

LOT 1-R, BLOCK 1, CMM PROPERTIES SUBDIVISION
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, CMM PROPERTIES SUBDIVISION, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 396, PLAT RECORDS, PARKER COUNTY, TEXAS AND ALL OF VOLUME 2683, PAGE 1603, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

2.396 ACRES OF LAND LOCATED IN SECTION 141, T. & P. R. Co. SURVEY, A-1447. BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOCUMENT 202402600 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EDEN ROAD AND THE EAST RIGHT OF WAY LINE OF EFFIE STREET, AND BEING THE SOUTHWEST CORNER OF SAID CALLED 0.3677 ACRES TRACT;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF EFFIE STREET THE FOLLOWING COURSES AND DISTANCES:

- N 20°35'59" E - 145.65 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID CALLED 0.3677 ACRES TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1;

- N 20°35'59" E - 195.32 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING AT THE INTERSECTION OF EAST RIGHT OF WAY LINE OF EFFIE STREET AND THE NORTH RIGHT OF WAY LINE OF KAY STREET, AND BEING AN ELL CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF KAY STREET, N 69°30'32" W - 200.56 FEET TO A 5/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF THE REMAINDER OF A CALLED 4.940 ACRES TRACT AS DESCRIBED IN VOLUME 1966, PAGE 1445 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 4.940 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 20°21'14" E - 147.51 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "1519 SURVEYING", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.9754 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201732012 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTH RIGHT OF WAY LINE OF RICK WILLIAMSON MEMORIAL HIGHWAY;

THENCE ALONG THE COMMON LINE OF CALLED 0.9754 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, AND ALONG THE SOUTH RIGHT OF WAY LINE OF RICK WILLIAMSON MEMORIAL HIGHWAY THE FOLLOWING COURSES AND DISTANCES:

- N 89°59'01" E - 205.43 FEET TO A 1/2 INCH IRON ROD FOUND;
- WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 138.92 FEET, A RADIUS OF 1140.02 FEET, A CHORD BEARING OF S 86°31'32" E, AND A CHORD LENGTH OF 138.83 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE WEST LINE OF THE REMAINDER OF LOT 2, BLOCK A, NOAH'S PLACE ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 638 RECORDED IN SAID PLAT RECORDS, AND BEING IN THE EAST LINE OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID NOAH'S PLACE, S 22°19'29" W - 456.46 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, THE NORTHEAST CORNER OF SAID CALLED 0.3677 ACRES TRACT, AND THE NORTHWEST CORNER OF A CALLED 0.37 ACRES TRACT AS DESCRIBED IN VOLUME 1480, PAGE 928 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 0.37 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 20°38'46" W - 146.11 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF EDEN ROAD AND BEING THE SOUTHEAST CORNER OF SAID CALLED 0.3677 ACRES TRACT;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF EDEN ROAD, N 68°51'06" W - 109.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.396 ACRES OF LAND.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

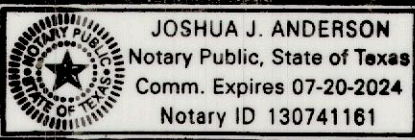
OWNER - SIGNATURE
Anna L. Ganes
OWNER - PRINTED
ANNA L. GANES

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Anna L. Ganes*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 16 DAY OF March, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE

16 DAY OF March, 2024.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Jack Little
COMMISSIONER PRECINCT #2

Jim Walden
COMMISSIONER PRECINCT #3

Paula
COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202414903
06/11/2024 09:16 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER(S)

Triangle G Ventures LLC
2209 Tanglewood Street
Weatherford, Texas 76085

SURVEYOR

Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctumaps.com

Justin Rene Parenteau
20240316

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361-813-1888
JUSTIN@NOCTUMAPS.COM



CABINET F, SLIDE 129