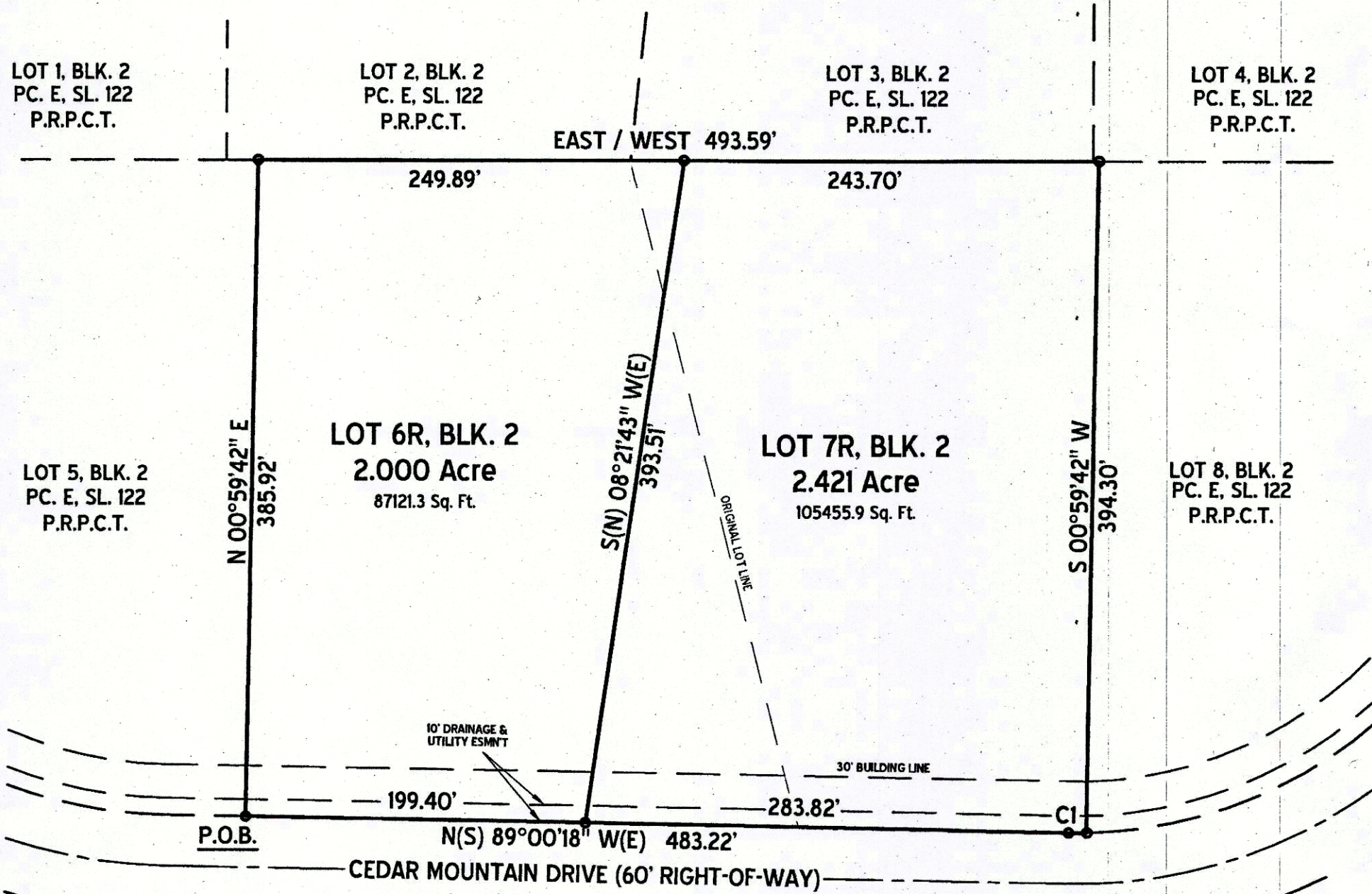


CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
CI	270.00'	10.31'	S 89°54'05" W	10.31'	2°11'14"

201829584 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER



WHEREAS, THURMAN DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF LOTS 6 & 7, BLOCK 2, CEDAR MOUNTAIN ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 122, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE NORTH LINE OF CEDAR MOUNTAIN DRIVE (A 60' R.O.W.) AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, CEDAR MOUNTAIN ESTATES, AS RECORDED IN PLAT CABINET E, SLIDE 122, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 00°59'42" E 385.92 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE EAST 493.59 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°59'42" W 394.30 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE NORTH LINE OF CEDAR MOUNTAIN DRIVE (A 60' R.O.W.) FOR THE SOUTHWEST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET AND A CHORD WHICH BEARS S 89°54'05" W 10.31 FEET.

THENCE ALONG SAID CURVE TO THE RIGHT AND THE NORTH LINE OF CEDAR MOUNTAIN DRIVE AN ARC DISTANCE OF 10.31 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

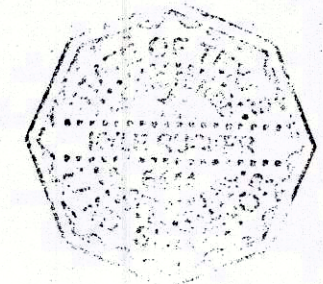
THENCE N 89°00'18" W 483.22 FEET ALONG THE NORTH LINE OF CEDAR MOUNTAIN DRIVE (A 60' R.O.W.) TO THE POINT OF BEGINNING.

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)

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
DATE: OCTOBER, 2018 - JN08092Replat6-7



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THURMAN DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 6R & 7R, BLOCK 2, CEDAR MOUNTAIN 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 6th DAY OF November, 2018.

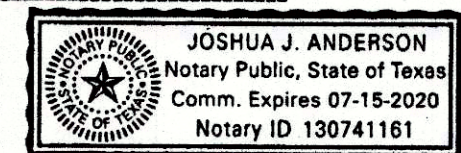
BY: *[Signature]*
NAME / TITLE: Sole member

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 Kyle Rucker, KNOWN TO ME TO BE THE PERSON 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 6th DAY OF Nov, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 11065
SCH. DIST.: WE
CITY: K-11
MAP NO.: NWE

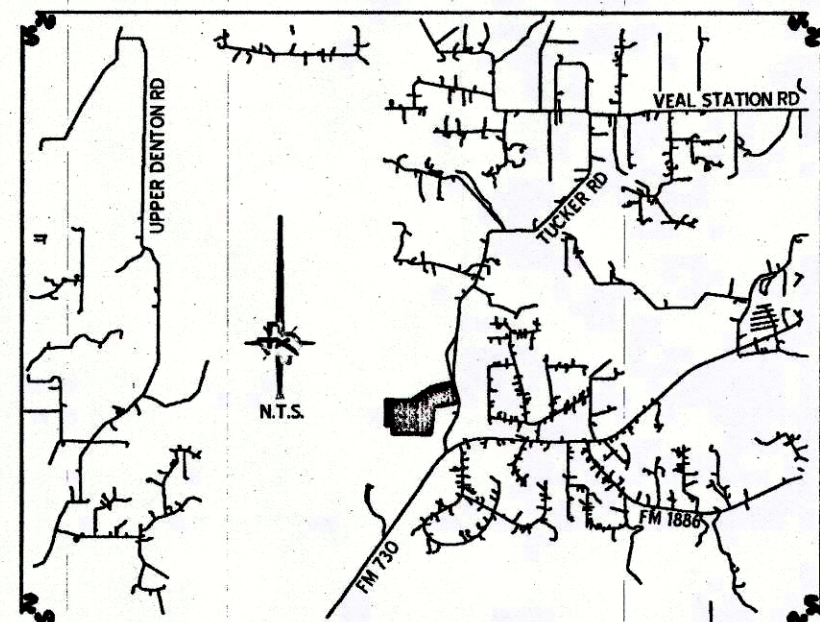
STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:
[Signature]
CITY PLANNER
DATE OF RECOMMENDATION: 11-13-18

APPROVED BY:
[Signature]
MAYOR/CITY MANAGER
DATE OF APPROVAL: 11-15-18

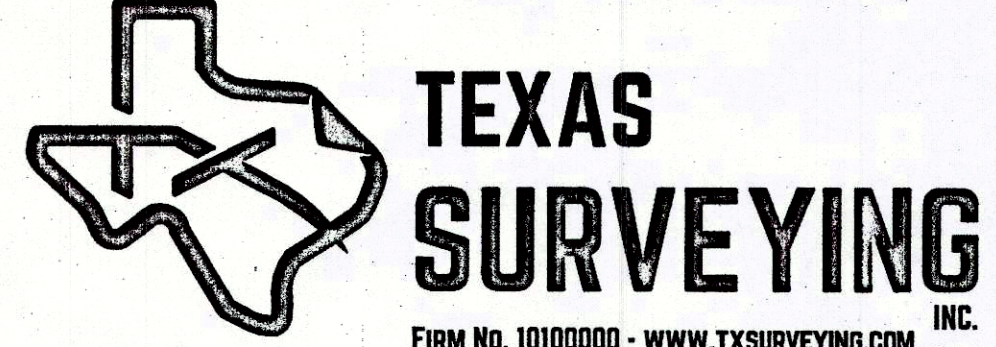
ATTEST:
[Signature]
CITY SECRETARY
DATE: 11/16/18

- GENERAL NOTES:
- WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 794-2482 THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY: SUBJECT TO THE FOLLOWING BLANKET EASEMENT(S) AND/OR DOCUMENT(S): V. 875, P. 329, V. 1758, P. 755 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S) DO(ES) NOT AFFECT THIS TRACT: V. 254, P. 164, O.P.R.P.C.T. ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD, TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER, TEXAS UTILITY LOCATION SERVICES (TEXAS808) AND THE SURVEYOR'S PROFESSIONAL OPINION.
 - 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.I.R.M. COMMUNITY PANEL 48367C0300E, 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.
 - APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRIS.ORG)
 - 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 (OSSF's) & PERMITTED THROUGH THE PARKER COUNTY HEALTH DEPARTMENT.
 - THIS PROPERTY IS LOCATED IN THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
 - 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.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
201829584
11/21/2018 02:07 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

REPLAT OF
LOTS 6R & 7R, BLOCK 2
CEDAR MOUNTAIN ESTATES
AN ADDITION TO THE ETJ OF THE
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
BEING A 4.421 ACRES REPLAT OF LOTS 6 & 7, BLOCK 2, CEDAR MOUNTAIN ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 122, PLAT RECORDS, PARKER COUNTY, TEXAS,
OCTOBER 2018



CAB. E, SL. 187

11065.003.006.00 11065.003.007.00

