

202329263 PLAT Total Pages: 2

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	44°40'05"	62.00'	48.34'	S67°11'45"W	47.12'

#### LEGEND

B/L.....Building Line  
D&U.E.....Drainage & Utility Easement  
DE.....Drainage Easement  
D.R.P.C.T.....Deed Records, Parker County, Texas  
ESMT.....Easement  
IRF.....Found 1/2" Iron Rod  
CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"  
POB.....Point Of Beginning  
P.R.P.C.T.....Plat Records, Parker County, Texas  
WL.....Water Line

#### GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. Water Supply Source: Aqua Texas
7. Sewer Disposal: On-site septic.
8. Subject property is within the Weatherford ETJ Jurisdiction.
9. All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
10. No lot or parcel shown on this plat may be sold by metes and bounds(or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
11. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

LAND SURVEYOR:

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com  
TBPELS Firm #44, #10011300

**OWNER:**  
Douglas & Melissa Stiles  
1343 Arbour Green Trail  
O'Fallon, IL 62269

#### FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0265F, map date April 5, 2019, all of this parcel is within an area classified OTHER AREAS - Zone X (Area of Minimal Flood Hazard).

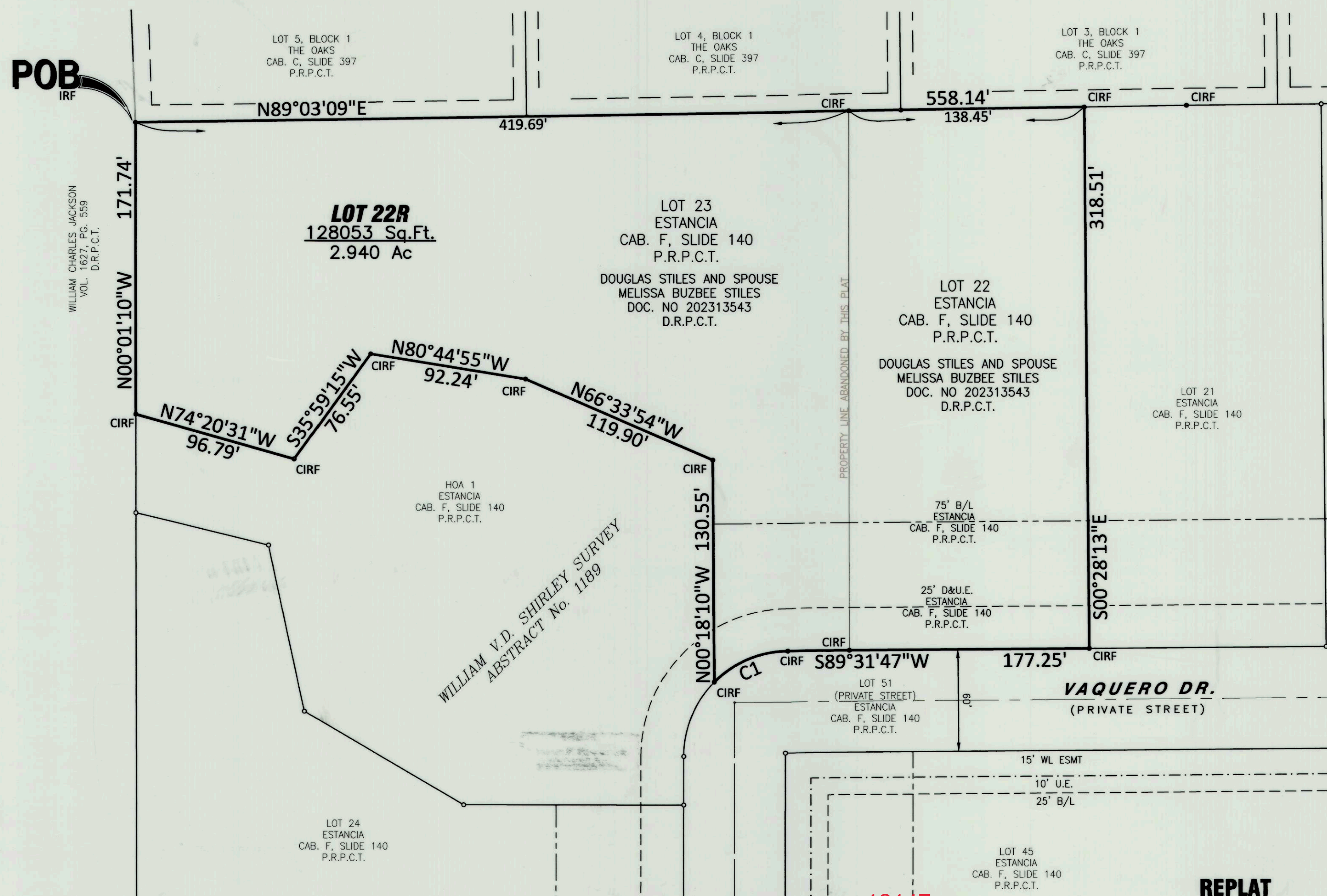
F599

The purpose of this Replat is to combine Lots 23 and 22 into one Lot called 22R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

## REPLAT LOT 22R ESTANCIA

BEING A 2.940 ACRE TRACT OF LAND SITUATED WITHIN  
WILLIAM SHIRLEY SURVEY, ABSTRACT NUMBER 1189, BEING ALL OF  
LOTS 22, & 23 ESTANCIA, AN ADDITION TO PARKER COUNTY, TEXAS AS  
SHOWN ON PLAT RECORDED IN CABINET F, SLIDE 140, P.R.P.C.T.

PARKER COUNTY, TEXAS  
OCTOBER 2023 SHEET 1 OF 2



12147.001.022.00  
12147.001.023.00

12147  
WE  
F-15



STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, Douglas Stiles and Melissa Buzbee Stiles being the owners of the hereon described property to wit:

BEING a tract of land situated in the William V.D. Shirley Survey, Abstract No. 1189, Parker County, Texas, and being all of Lots 23 and 22, Estancia, an addition to Parker County, Texas as shown on plat recorded in Cabinet F, Slide 140, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEING a tract of land situated in the William V.D. Shirley Survey, Abstract No. 1189, Parker County, Texas, and being all of Lots 23 and 22, Estancia, an addition to Parker County, Texas as shown on plat recorded in Cabinet F, Slide 140, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at 1/2-inch iron rod found for the northwest corner of said Lot 23, same being the southwest corner of Lot 5, Block 1, The Oaks, an addition to Parker County, Texas as shown on plat recorded in Cabinet C, Slide 397, P.R.P.C.T. and being in the east line of a tract of land described by deed to William Charles Jackson as recorded in Volume 1627, Page 559, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE North 89°03'09" East, with the common line between said Lot 23 and said The Oaks, passing at a distance of 419.69 feet a found 5/8-inch capped iron rod "BHB INC" (CIRF) for the northeast corner of said Lot 23, same being the northwest corner of aforesaid Lot 22, and now continuing with the common line between said Lot 22 and said The Oaks, in all for a total distance of 558.14 feet to a CIRF for the northeast corner said Lot 22, same being the northwest corner of Lot 21, of the aforementioned Estancia;

THENCE South 00°28'13" East, with the common line between said Lots 21 and 22, a distance of 318.51 feet to a CIRF for the southeast corner of said Lot 22, same being the southwest of said Lot 21 and being in the north right-of-way line of Vaquero Drive (a 60-foot private right-of-way);

THENCE South 89°31'47" West, with the common line between said Lot 22 and the said north right-of-way line, passing at a distance of 141.05 feet to a CIRF for the southwest corner of Lot 22, same being the southeast corner of the aforementioned Lot 23, and now continuing with the common line between the said north right-of-way line and said Lot 23, in all for a total of 177.25 feet to a CIRF;

THENCE continuing with said common line and being along a curve to the left having a central angle of 44°40'05", a radius of 62.00 feet, an arc length of 48.34 feet, and a chord which bears South 67°11'45" West, a distance of 47.12 feet to a CIRF for the most southerly southwest corner of said Lot 23, same being the most easterly southeast corner of HOA 1 of the aforementioned Estancia;

THENCE with the common line between said Lot 23 and the said HOA 1, the following courses and distances:

- North 00°18'10" West distance of 130.55 feet to a CIRF;
- North 66°33'54" West, a distance of 119.90 feet to a CIRF;
- North 80°44'55" West, a distance of 92.24 feet to a CIRF;
- South 35°59'15" West, a distance of 76.55 feet to a CIRF;
- North 74°20'31" West, a distance of 96.79 feet to a CIRF for the southwest corner of said Lot 23, same being in the aforementioned east line;
- THENCE North 00°01'10" West, with the common line between said Lot 23 and the said east line, a distance of 171.74 feet to the POINT OF BEGINNING and containing 128,053 feet or 2.940 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §

THAT, Douglas Stiles and Melissa Buzbee Stiles do hereby adopt this plat designating the herein described property as LOT 22R, ESTANCIA, an addition to Parker County, Texas (the County), and does hereby dedicate to the County:

- (i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and
- (ii) for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots shown hereon are private. Lot 51 shown hereon is a private street and is NOT dedicated for use as a public street or right-of-way, the public shall have no right to use any portion of said Lot 51. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports.

LAND SURVEYOR:

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

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OWNER:  
Douglas & Melissa Stiles  
1343 Arbour Green Trail  
O'Fallon, IL 62269

Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association ") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "Estancia", dated 1-11-2022 recorded in County Clerk Document Number: 202201264 of the Land Records of Parker County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 5 day of October, 2023.

BY:

Douglas Stiles

Douglas Stiles  
Douglas Stiles, Owner

STATE OF Illinois §  
COUNTY OF St. Clair §

BEFORE ME, Shawn Fitzpatrick, notary public, State of Illinois, on this day, personally appeared Douglas Stiles, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 5th day of October, 2023.

Shawn Fitzpatrick  
Notary Public, State of Illinois

WITNESS, my hand, this the 5th day of October, 2023.

BY:

Melissa Buzbee Stiles

Melissa Buzbee Stiles  
Melissa Buzbee Stiles, Owner

STATE OF Illinois §  
COUNTY OF St. Clair §

BEFORE ME, Shawn Fitzpatrick, notary public, State of Illinois, on this day, personally appeared Melissa Buzbee Stiles, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 5th day of October, 2023.

Shawn Fitzpatrick  
Notary Public, State of Illinois

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

Toby G. Stock  
Toby G. Stock  
State of Texas Registered Professional Land Surveyor  
No. 6412  
Date: October 3, 2023



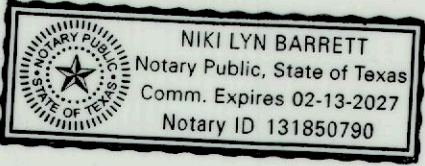
STATE OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared, Toby G. Stock, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 3 day of October, 2023

Niki Lyn Barrett 02-13-2027  
Notary Public in and for the State of Texas  
My commission expires



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Dated this the 7 day of November, 2023.

By Mon Johnson  
Development & Neighborhood Services Staff

ATTEST

Gamie Moon  
Development & Neighborhood Services Staff

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202329263  
11/09/2023 12:26 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

The purpose of this Replat is to combine Lots 23 and 22 into one Lot called 22R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

REPLAT  
LOT 22R  
ESTANCIA

BEING A 2.940 ACRE TRACT OF LAND SITUATED WITHIN  
WILLIAM SHIRLEY SURVEY, ABSTRACT NUMBER 1189, BEING ALL OF  
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PARKER COUNTY, TEXAS  
OCTOBER 2023 SHEET 2 OF 2