

WHEREAS, SHAY LYNN VOORHEES dba 3V PROPERTIES, BEING THE OWNER(S) OF A 2.405 ACRES (1/4 SECTION 14, BLOCK 1, YEOMAN'S ADDITION, AS SHOWN ON THE 1905 I.J. MYERS MAP OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOCK 20908262, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON PIPE SOUTH LINE OF AKARD STREET FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A POST CALLED TO BE 315.00 FEET EAST FROM THE INTERSECTION OF THE SOUTH LINE OF SAID EAST AKARD STREET AND THE EAST LINE OF BOIS D'ARC STREET (A PAVED SURFACE) BEARS S 89°52'15" E 84.45' FEET;

THENCE S 89°52'15" E 304.35' FEET ALONG THE SOUTH LINE OF SAID AKARD STREET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN A CURVE TO THE RIGHT WITH A RADIUS OF 23.85 FEET AND A CHORD WHICH BEARS S 76°54'31" E 51.45' FEET FOR A CORNER OF THIS TRACT;

THENCE ALONG THE SOUTH LINE OF SAID AKARD STREET AND CURVE TO THE RIGHT AN ARC DISTANCE OF 51.56 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CREEK KNOWN AS BLACK WARRIOR BRANCH FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE ALONG SAID BLACK WARRIOR BRANCH THE FOLLOWING COURSES AND DISTANCES:

S 89°52'15" E 26.53' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 26°20'05" W 89.86' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 10°33'16" E 26.53' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 11°19'56" W 44.09' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 03°08'43" W 7.91' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 03°06'50" W 48.29' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 34°54'39" W 5.99' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 7°26'28" W 35.27' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 66°00'17" W 59.12' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 43°41'59" W 79.11' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 41°51'29" W 54.71' FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 22°30'17" W 73.26' FEET TO A POINT AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF SAID BLACK WARRIOR BRANCH AND THE NORTH LINE OF EUREKA STREET (A PAVED SURFACE) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 87°53'37" W ALONG THE NORTH LINE OF SAID EUREKA STREET, AT 314.2 FEET PASSING A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN ALL 33.18 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°36'17" E 223.87' FEET TO A FOUND ANGLE IRON FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°51'48" E 32.88' FEET TO A FOUND 1/2" IRON ROD FOR INTERIOR ELL CORNER OF THIS TRACT.

THENCE N 00°32'40" E 194.01' FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRB)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHAY LYNN VOORHEES dba 3V PROPERTIES, ACTING HEREIN AS OWNER(S) HEREBY ADOPT THIS AMENDED PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1, EUREKA VILLAS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DOES 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 SYSTEMS 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 4<sup>th</sup> DAY OF February, 2019.

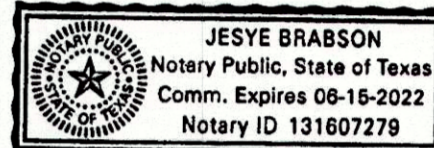
BY: *Shay Lynn Voorhees*  
NAME / TITLE

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 *Shay Lynn Voorhees*, 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 4<sup>th</sup> DAY OF February, 2019.

BY: *Jesy Brabson*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

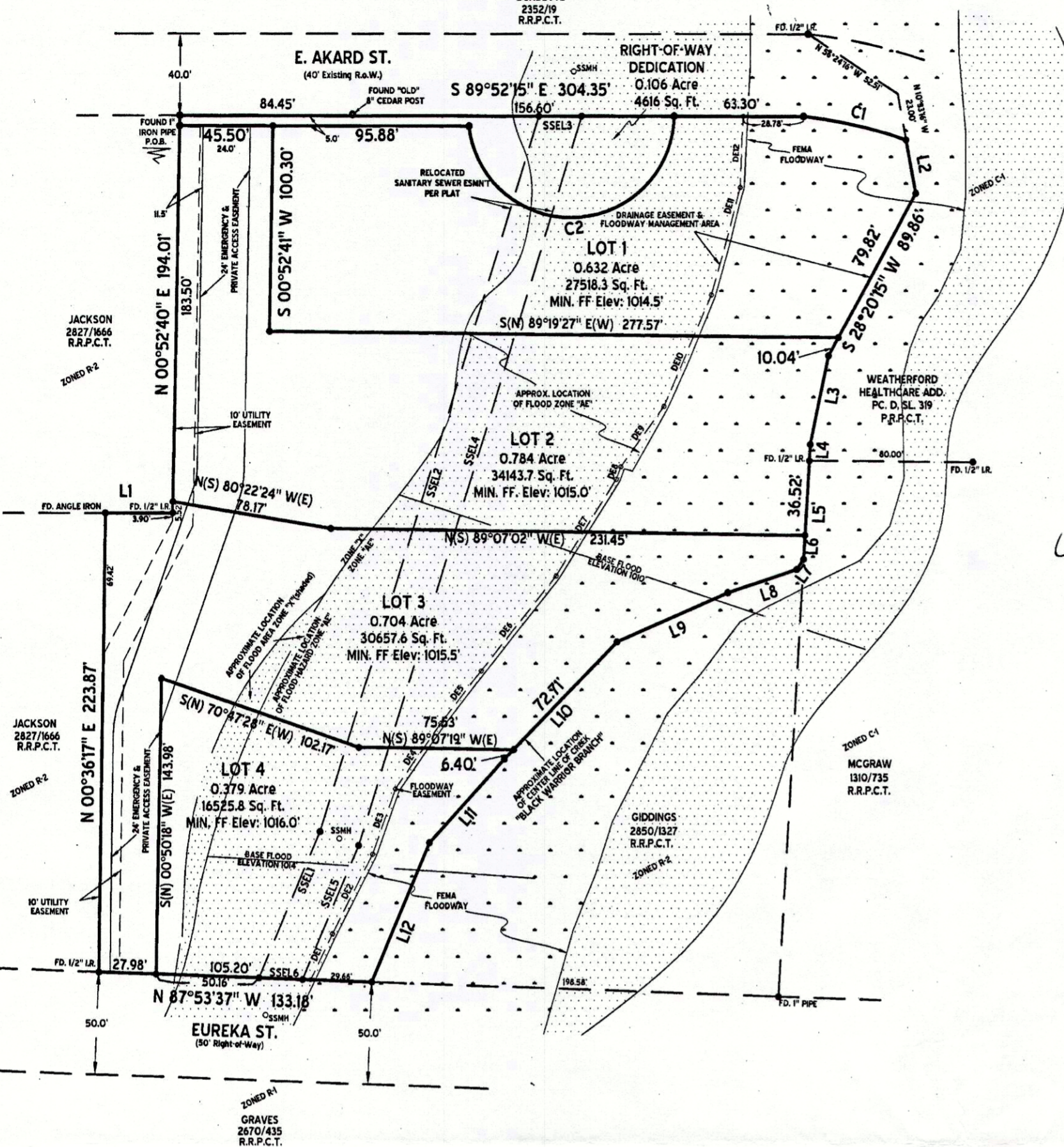
THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

*Kyle Rucker*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,  
TEXAS SURVEYING, INC., 104 S. WALNUT ST., WEATHERFORD, TX 76086  
DECEMBER 2019 - JN0151PR2-AMENDED



**NOTES:**

- 1) THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X"; ZONE "AE"; AND ZONE "AE" FLOODWAY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0270E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.
- 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) 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.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) 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.)
- 7) THIS TRACT IS CURRENTLY ZONED PD-PLANNED DEVELOPMENT FOR MULTIFAMILY.
- 8) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- 9) THE CURRENT ZONING FOR THIS TRACT IS DESIGNATED "PD".
- 10) MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED BY THE CITY OF WEATHERFORD ENGINEERING DEPT.
- 11) THERE SHALL EXIST A 5' UTILITY EASEMENT AROUND THE INSIDE PERIMETER OF ALL LOTS SHOWN HEREON.
- 12) THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST THE LOT LINES AND AREA CALCULATIONS FROM THE ORIGINAL CONFIGURATION TO ACCOUNT FOR THE LOCATION OF FUTURE BUILDING LOCATIONS (AS SHOWN) AND TO RELOCATE AN EXISTING SANITARY SEWER EASEMENT (AS SHOWN).
- 13) THE SANITARY SEWER EASEMENT AS RECORDED IN COUNTY CLERK'S FILE NOS. 201522378 & 201522379, O.R.P.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT PER THE CITY OF WEATHERFORD.



CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
C1	231.85'	51.56'	S76°54'31"E	51.45'	12°44'31"
C2	50.00'	151.74'	N87°15'33"E	99.86'	173°52'57"

LINE	BEARING	DISTANCE
L1	S 89°51'48" E	32.88'
L2	S 10°33'16" E	26.53'
L3	S 11°19'56" W	44.09'
L4	S 03°08'43" W	7.91'
L5	S 03°06'50" W	48.29'
L6	S 34°54'39" W	5.99'
L7	S 7°26'28" W	35.27'
L8	S 66°00'17" W	59.12'
L9	S 43°41'59" W	79.11'
L10	S 41°51'29" W	54.71'
L11	S 22°30'17" W	73.26'

LINE	BEARING	DISTANCE
DE1	N 25°21'30" E	24.43'
DE2	N 26°32'47" E	43.46'
DE3	S 19°04'23" W	33.71'
DE4	S 34°42'46" W	38.86'
DE5	S 37°21'19" W	32.22'
DE6	S 38°14'41" W	58.92'
DE7	S 33°37'17" W	55.50'
DE8	N 20°11'09" E	6.52'
DE9	N 35°32'54" E	36.05'
DE10	S 22°52'56" W	59.14'
DE11	S 15°36'17" W	54.07'
DE12	S 02°19'47" W	35.06'

LINE	BEARING	DISTANCE
SSEL1	N 22°37'00" E	77.08'
SSEL2	S 16°50'24" W	364.74'
SSEL3	S 89°52'15" E	20.88'
SSEL4	N 16°50'24" E	371.75'
SSEL5	N 22°37'00" E	70.61'
SSEL6	N 87°53'37" W	21.35'

RECOMMENDED BY: *[Signature]* 2-4-19  
CITY PLANNER DATE OF RECOMMENDATION

APPROVED BY: *[Signature]* 2-5-19  
MAYOR/CITY MANAGER DATE OF APPROVAL

ATTEST: *Molinda Nowell* 2/6/19  
CITY SECRETARY DATE

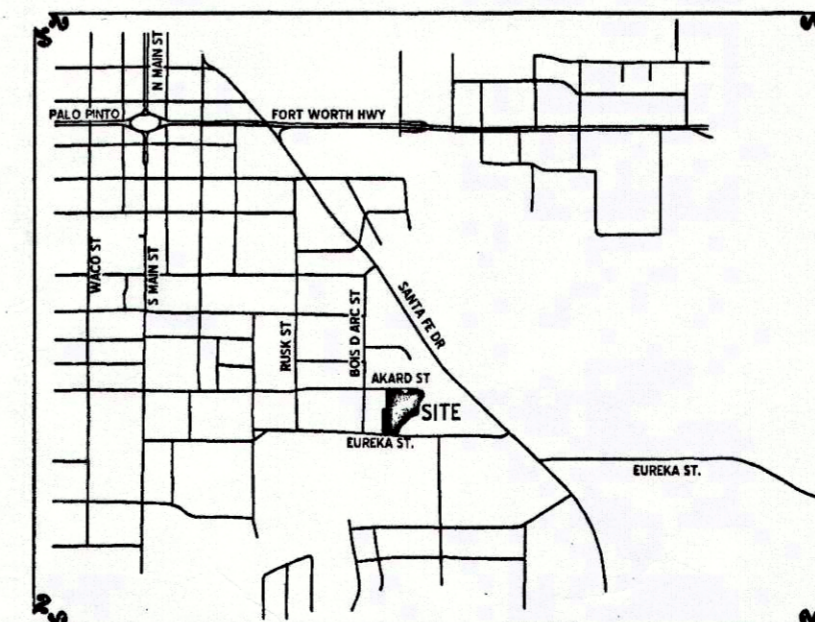
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ACCT. NO.: 12163  
SCH. DIST.: WE  
CITY: CWE  
MAP NO.: H-15

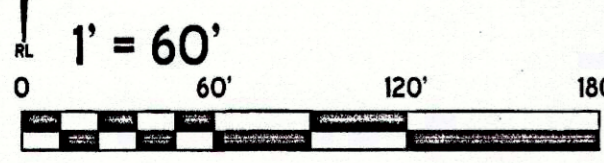
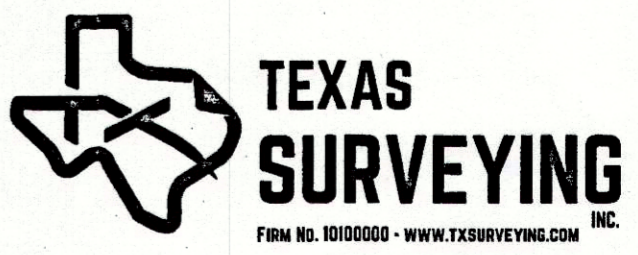
SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST  
WEATHERFORD, TX, 76086  
817-594-0400

OWNER/DEVELOPER:  
SHAY LYNN VOORHEES dba  
3V PROPERTIES  
801 BRIARWOOD ST.  
WEATHERFORD, TX, 76087

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201926905  
10/08/2019 01:32 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



**AMENDED PLAT OF LOTS 1-4, BLOCK 1 EUREKA VILLAS ADDITION PLAT CABINET E, SLIDE 133**  
A 2.544 ACRES TRACT OF LAND BEING A PORTION OF BLOCK 19, YEOMAN'S ADDITION, AS SHOWN ON THE 1905 I.J. MYERS MAP OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.  
JANUARY 2019



PLAT CABINET **E**, SLIDE **392**