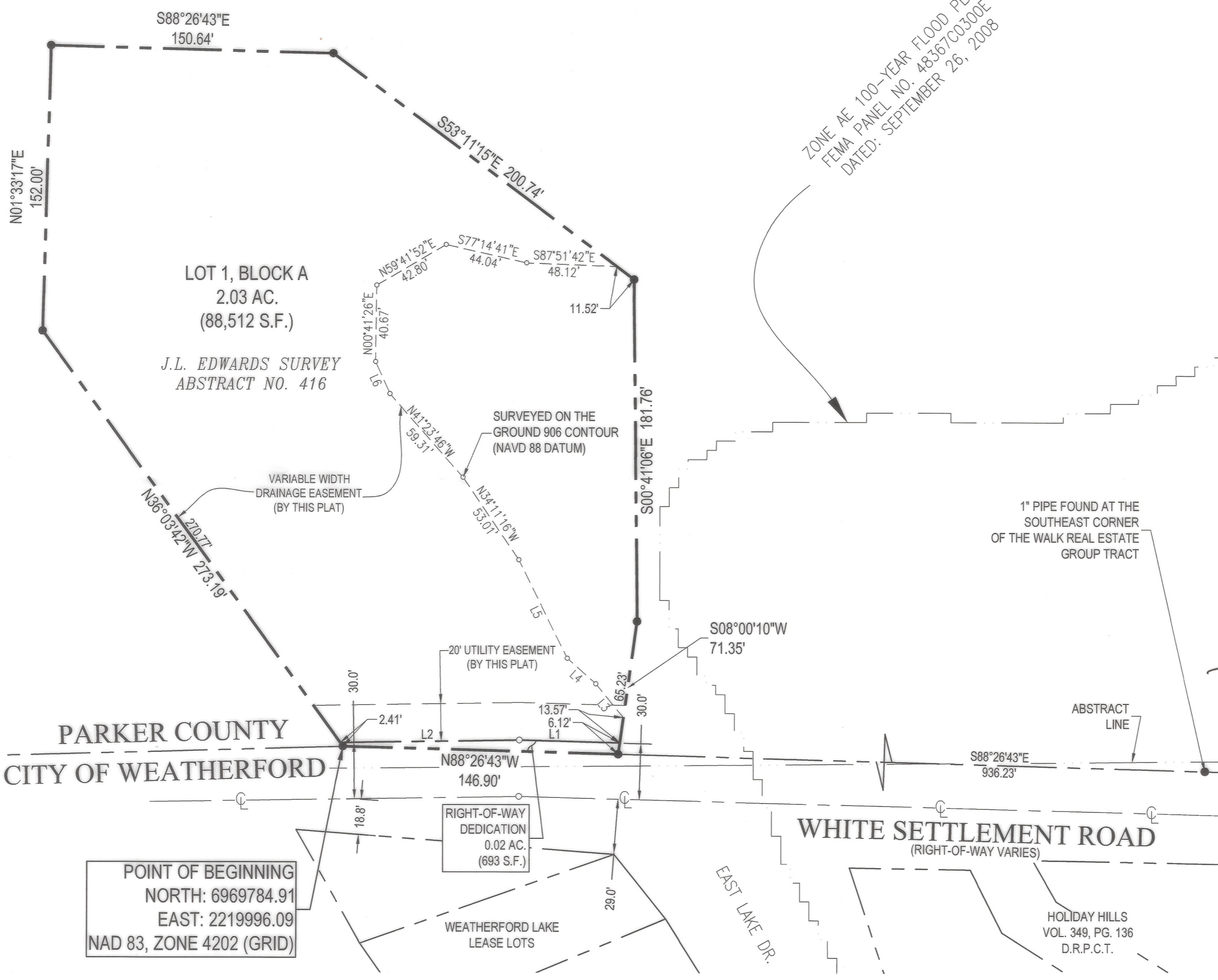
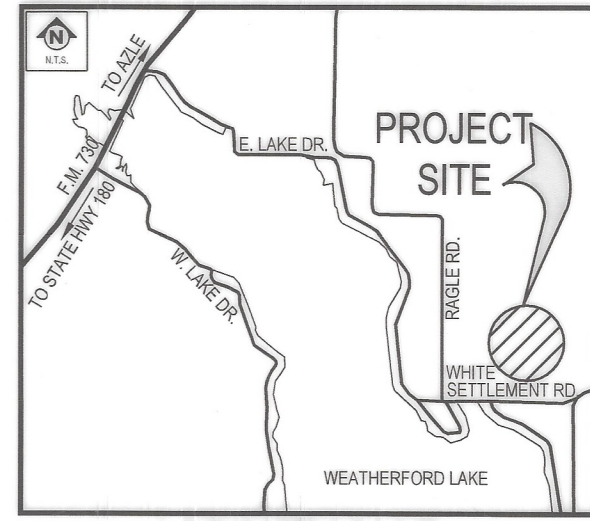


LINE TABLE

LINE No.	LENGTH	BEARING
L1	53.62	S88°36'00"E
L2	95.53	N89°08'21"E
L3	23.21	N39°29'23"W
L4	20.35	N48°21'50"W
L5	58.44	N26°29'27"W
L6	18.62	N24°15'47"W

202127866 PLAT Total Pages: 1  
 WILSON RANCH AND DEVELOPMENT, LLC  
 INST. NO. 202025436  
 O.P.R.P.C.T.



**DEDICATION**  
 State of Texas }  
 County of Parker }

WHEREAS, Wilson Ranch and Development, LLC., are the Owners of the herein described property to wit:

**LEGAL DESCRIPTION**  
 BEING 2.05 acres situated in the J.L. EDWARDS SURVEY, Abstract No. 416, City of Weatherford, Parker County, Texas, being a portion of that certain tract of land described in deed to The Walk Real Estate Group, L.L.C., recorded in Instrument Number 201829514, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1" pipe found at the southwest corner of said The Walk Real Estate Group tract, being the intersection of the north line of White Settlement Road (Right-of-Way varies) with the east line of Ragle Road (Right-of-Way varies);

THENCE N 88°23'18" E, along the north line of said White Settlement Road, being the south line of said The Walk Real Estate Group tract, a distance of 738.72 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the point of intersection in the south line of said The Walk Real Estate Group tract, being the POINT OF BEGINNING of the herein described tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6969784.91 and EAST: 2219996.09, with a combined scale factor of 0.999883181, reference;

THENCE N 36°03'42" W, leaving the north line of said White Settlement Road, across said The Walk Real Estate Group tract, a distance of 273.19 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE N 01°33'17" E, a distance of 152.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the northwest corner of the herein described tract;

THENCE S 88°26'43" E, a distance of 150.64 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 53°11'15" E, a distance of 200.74 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 00°41'06" E, a distance of 181.76 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 08°00'10" W, a distance of 71.35 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the north line of said White Settlement Road, being the south line of said The Walk Real Estate Group tract and being the southeast corner of the herein described tract, from which a 1" pipe found at the southeast corner of said The Walk Real Estate Group tract bears S 88°26'43" E, a distance of 936.23 feet, for reference;

THENCE N 88°26'43" W, along the north line of said White Settlement Road, a distance of 146.90 feet to the POINT OF BEGINNING and containing 2.05 acres (89,205 square feet) of land, more or less.

Do hereby dedicate the same to be known as Lots 1, Block A, LAKE SIDE PLACE, an Addition to Parker County, Texas and do hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

David Wilson, on behalf of Wilson Ranch and Development, LLC, Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

*David Wilson* 7-8-21  
 David Wilson Date

State of Texas }  
 County of Parker }

Before me, the undersigned authority on this day personally appeared David Wilson on behalf of Wilson Ranch and Development, LLC, know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 8<sup>th</sup> day of July, 2021.

*Cynthia Kay Scoggin*  
 Notary Public in and for the State of Texas

**CYNTHIA KAY SCOGGIN**  
 Notary ID #7404668  
 My Commission Expires September 5, 2022

POINT OF COMMENCING  
 1" PIPE FOUND AT THE INTERSECTION OF THE NORTH LINE OF WHITE SETTLEMENT ROAD WITH THE EAST LINE OF RAGLE ROAD

POINT OF BEGINNING  
 NORTH: 6969784.91  
 EAST: 2219996.09  
 NAD 83, ZONE 4202 (GRID)

STATE OF TEXAS }  
 COUNTY OF PARKER }

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Charles F. Stark* 7/17/21  
 Charles F. Stark, R.P.L.S. Date  
 Texas Registration No. 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

Approval by City Council.  
 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 13<sup>th</sup> day of July, 2021  
 By: *Malinda Nowell*  
 Mayor  
 ATTEST: *Malinda Nowell*  
 Secretary

Approval by the Planning and Zoning Commission  
 This plat has been submitted to and considered by the Planning and 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 13<sup>th</sup> day of July, 2021  
 By: *Malinda Nowell*  
 Chairman  
 ATTEST: *Malinda Nowell*  
 Secretary

COUNTY CLERK STAMP

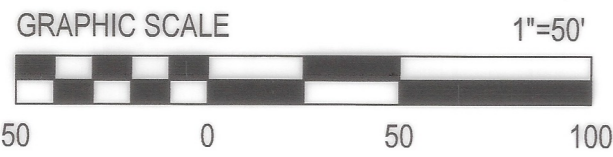
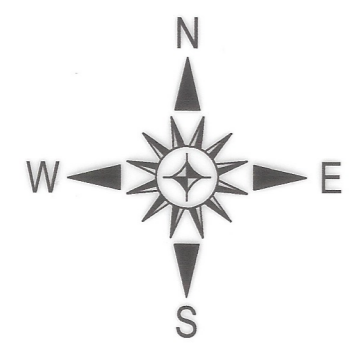
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202127866  
 07/15/2021 04:12 PM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

Minor Plat  
 Lot 1, Block A  
**LAKE SIDE PLACE**  
 An Addition to Parker County, Texas  
 within the City of Weatherford Extra-Territorial Jurisdiction

Being 2.05 Acres Situated in the  
 J.L. EDWARDS SURVEY, Abstract No. 416  
 City of Weatherford, Parker County, Texas

- GENERAL NOTES:
- ALL PRE EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
  - NO PRIVATE DOMESTIC WATER WELL(S) OR PRIVATE ONSITE SANITARY SEWER FACILITIES (OSSF) ARE PERMITTED ON THIS LOT.

FLOOD STATEMENT:  
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C300E, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



USER: C:\WORK\SWIFT... FILE NAME: N:\BARRON STARK\SHIFT ENG\396- THE WALK AT THE LAKE PRELIMINARY PH00 CAD\00 D\0308 PLAT\396-5664 LAKE SIDE PLACE LOT 1.BLK A FINAL PLAT.DWG  
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JOB No. 396-9564 DATE JAN. 2021	6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998 Texas Registered Survey Firm F-10158800 www.barronstark.com	<b>B</b> <b>Barron-Stark</b> Engineers	<b>OWNER:</b> WILSON RANCH AND DEVELOPMENT P.O. BOX 1327 WEATHERFORD TX. 76086 CONTACT: DAVID WILSON	FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD CABINET <u>F</u> , SLIDE <u>13</u> DATE <u>7/15/2021</u>
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