

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

RECOMMENDED BY: *[Signature]* 4-15-2020
CITY PLANNER, CITY OF WEATHERFORD DATE

APPROVED BY: *[Signature]* 4-15-2020
MAYOR/CITY MANAGER, CITY OF WEATHERFORD DATE

ATTEST: *[Signature]* 4/15/20
CITY SECRETARY, CITY OF WEATHERFORD DATE

KNOW ALL MEN BY THESE PRESENTS, That MATKS, LLC, acting by and through, the undersigned, its duly authorized agent; James J. Gloub; and Charlene M. Gloub are the owners of the following described real property to wit:

FIELD NOTES:

1.191 acrs, being Lot 13, Block 7, LAKEWAY ESTATES, PHASE II, SECTION I, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet D, Slide 714, Plat Records, Parker County, Texas, and Lot 7, Block 7, LAKEWAY ESTATES, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet D, Slide 17, Plat Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped MIZELL 6165 found, the northwest corner of said Lot 13, the northeast corner of Lot 14, Block 7, said LAKEWAY ESTATES, PHASE II, SECTION I, in the south line of MARINA LINK (a 50' Right-of-Way), at the beginning of a curve to the left whose radius is 125.00 feet and whose long chord bears N 70°15'27" E 90.02 feet

THENCE along said curve, along the common line of said Lot 13 and MARINA LINK, in a northeasterly direction, through a central angle of 42°12'44", a distance of 92.09 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve, the most northerly northeast corner of said Lot 13, the most westerly corner of Lot 12, Block 7, said LAKEWAY ESTATES, PHASE II, SECTION I;

THENCE S 45°27'25" E, along the common line of said Lots 13 and 12, 25.07 feet to a 1/2" iron rod capped MIZELL 6165 found;

THENCE S 84°50'45" E, along the common line of said Lots 13 and 12, 134.87 feet to a 1/2" iron rod capped MIZELL 6165 found, an all corner of said Lot 12, in the north line of said Lot 7;

THENCE N 63°40'31" E, along the common line of said Lots 12 and 7, 166.80 feet to a 1/2" iron rod capped MIZELL 6165 found for the northeast corner of said Lot 7 and for the northeast corner of Lot 8, Block 7, said LAKEWAY ESTATES;

THENCE S 51°34'19" E, along the common line of said Lots 7 and 8, 117.47 feet to a 1/2" iron rod capped MIZELL 6165 found for the southeast corner of said Lot 7 and for the southwest corner of said Lot 8, in the north line of LAKEWAY DRIVE (a 60' Right-of-Way);

THENCE along the common line of said Lot 7 and LAKEWAY DRIVE as follows:

S 71°12'24" W, 64.58 feet to a 1/2" iron rod capped MIZELL 6165 found at the beginning of a curve to the left whose radius is 325.00 feet and whose long chord bears S 65°15'14" W, 67.41 feet;

Along said curve, in a southwesterly direction, through a central angle of 11°54'21", a distance of 67.53 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve;

S 59°18'04" W, 106.93 feet to a 1/2" iron rod capped MIZELL 6165 found at the beginning of a curve to the left whose radius is 625.00 feet and whose long chord bears S 54°35'35" W, 102.59 feet;

Along said curve, in a southwesterly direction, through a central angle of 09°24'57", a distance of 102.71 feet to a 1/2" iron rod capped MIZELL 6165 found for the southwest corner of said Lot 7 and for the most easterly corner of Lot 6, Block 7, said LAKEWAY ESTATES;

THENCE N 48°06'53" W, along the common line of said Lots 7 and 6, 124.70 feet to a 1/2" iron rod capped MIZELL 6165 found for the northwest corner of said Lot 7, for the most northerly corner of said Lot 6, in the south line of said Lot 13;

THENCE S 63°40'31" W, along the common line of said Lots 13 and 6, 31.82 feet to a 1/2" iron rod capped MIZELL 6165 found;

THENCE S 48°01'54" W, along the common line of said Lots 13 and 6, 115.82 feet to a 1/2" iron rod capped MIZELL 6165 found, the southwest corner of said Lot 13 and the southeast corner of said Lot 14;

THENCE N 03°34'13" E, along the common line of said Lots 13 and 14, 162.61 feet to the POINT OF BEGINNING and containing 1.191 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That MATKS, LLC; James J. Gloub; and Charlene M. Gloub, do hereby adopt this Plat of the hereinabove described real property to be designated as...

Lot 13R, Block 7, LAKEWAY ESTATES, PHASE II, SECTION I

and do hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this 15th day of April, 2020

[Signature]
Tony Aaron, Authorized Representative (Lot 13, Block 7)

[Signature]
James J. Gloub (Lot 7, Block 7)

[Signature]
Charlene M. Gloub (Lot 7, Block 7)

STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority on this day personally appeared Tony Aaron, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 15th day of April, 2020

TRACY SCOTT
Notary Public, State of Texas
Comm. Expires 06-30-2024
Notary ID: 1933808-6

[Signature]
Tracy Scott
Notary Public, Tarrant County, Texas
My Commission Expires...

STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority on this day personally appeared James J. Gloub, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 15th day of April, 2020

TRACY SCOTT
Notary Public, State of Texas
Comm. Expires 06-30-2023
Notary ID: 1933808-6

[Signature]
Tracy Scott
Notary Public, Parker County, Texas
My Commission Expires...

STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority on this day personally appeared Charlene M. Gloub, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 15th day of April, 2020

TRACY SCOTT
Notary Public, State of Texas
Comm. Expires 06-30-2023
Notary ID: 1933808-6

[Signature]
Tracy Scott
Notary Public, Parker County, Texas
My Commission Expires...

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

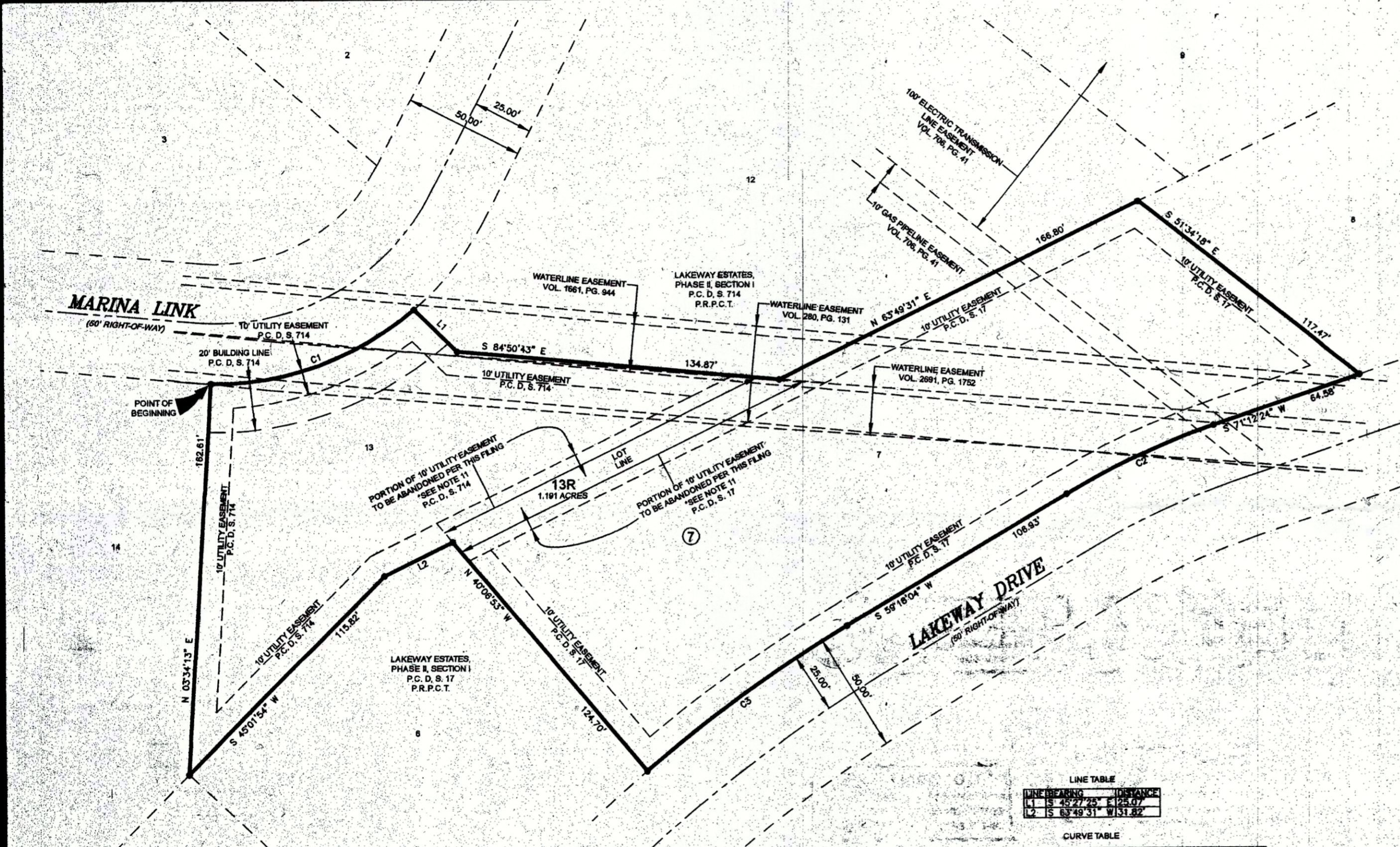
[Signature]
Lila Deakle
Notary Public, Parker County, Texas

202010610
04/17/2020 01:05 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

14451-007-013-00
14453-007-007-00
E-498

ACCT. NO.: 14451
SCH. DIST.: WE
CITY: CWE
MAP NO.: J-14

Minor Plat
Lot 13R, Block 7,
LAKEWAY ESTATES,
PHASE II, SECTION I,
Being a revision of Lot 13, Block 7,
LAKEWAY ESTATES,
PHASE II, SECTION I,
an Addition to the City of Weatherford, Parker County,
Texas, according to the Plat thereof recorded in Cabinet D,
Slide 714, Plat Records, Parker County, Texas
and
Lot 7, Block 7,
LAKEWAY ESTATES,
an Addition to the City of Weatherford, Parker County,
Texas, according to the Plat thereof recorded in Cabinet D,
Slide 17, Plat Records, Parker County, Texas
Plat prepared February 28, 2020.



- NOTES:
- BEARINGS CORRELATED TO PLAT (P.C. D. S. 714) CALL N 03°34'13" E ALONG WEST LINE OF LOT 13, BLOCK 7.
 - SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
 - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
 - NO IMPROVEMENTS SHOWN.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C03000 DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
 - 1/2" IRON RODS CAPPED MIZELL 6165 AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF WEATHERFORD BEFORE DIGGING, TRENCHING, OR EXCAVATING.
 - THERE SHALL EXIST ALONG ALL LOT LINES AND LOT FRONTAGE A 10 FOOT UTILITY EASEMENT.
 - NUMBER OF LOTS: 1
 - THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 7, BLOCK 7, LAKEWAY ESTATES AND LOT 13, BLOCK 7, LAKEWAY ESTATES, PHASE II, SECTION I INTO ONE LOT.
 - THIS FILING ONLY ABANDONS THE PORTION OF THE PLATTED 10' UTILITY EASEMENT ACCORDING TO PLAT CABINET D, SLIDE 714 AND PLAT CABINET D, SLIDE 17, PLAT RECORDS, PARKER COUNTY, TEXAS, THAT IS ALONG THE COMMON LOT LINE BETWEEN LOT 13, BLOCK 7 AND LOT 7, BLOCK 7.

LINE TABLE

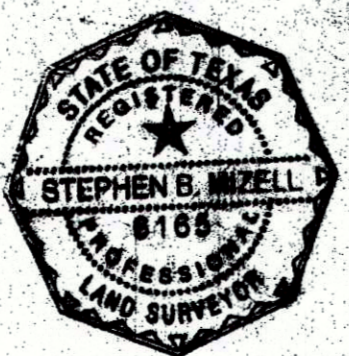
LINE BEARING	DISTANCE
13 S 84°50'45" E	134.87
7 S 59°18'04" W	106.93
13 S 63°40'31" W	31.82

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA ANGLE	ARC LENGTH
C1	N 70°15'27" E	90.02	125.00	42°12'44"	92.09
C2	S 65°15'14" W	67.41	325.00	11°54'21"	67.53
C3	S 54°35'35" W	102.59	625.00	9°24'57"	102.71

KNOW ALL MEN BY THESE PRESENTS: That I, Stephen Mizell, 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.

[Signature]
Stephen Mizell RPLS 6165
Prepared February 28, 2020
Revised March 17, 2020 (city comments)
Revised March 24, 2020 (city comments)



SCALE 1" = 40'

TEXAS GEOSPATIAL
STEPHEN@TXGEO.COM
4913 BEN DAY MURRIN RD.
FT. WORTH, TX 76128
817-518-7987
TBPES FIRM NO. 10083300

OWNER/DEVELOPER
(LOT 13)
MATKS, L.L.C.
800 F.M. RD. 5
ALEDO, TX 76008
PH. 817-992-6338
FAX 817-441-2094

OWNER/DEVELOPER
(LOT 7)
JAMES J. GLAUB AND
CHARLENE M. GLAUB
3525 LAKEWAY DRIVE
WEATHERFORD, TX 76087

STATE OF TEXAS |
COUNTY OF TARRANT |

BEFORE ME, the undersigned authority on this day personally appeared Stephen Mizell, Registered Professional Land Surveyor, Texas Registration No. 6165.

GIVEN UNDER MY HAND AND SEAL OF THIS 20th day of April, 2020

[Signature]
Tracy Scott
Notary Public, Tarrant County, Texas
My Commission Expires...