

LINE BEARING	DISTANCE
L1 N 02°21'01" W	27.40'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.92	245.00	11°54'30"	S 76°37'10" E	50.83
C2	28.00	20.00	80°13'23"	S 42°27'43" E	25.77
C3	404.24	175.00	132°21'01"	N 63°49'29" E	320.17
C4	171.48	175.00	156°08'35"	N 25°43'16" E	114.70
C5	232.76	175.00	176°12'26"	S 88°08'13" E	215.98

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

RECOMMENDED BY:  
*[Signature]*  
 CITY PLANNER, CITY OF WEATHERFORD

8-20-19  
 DATE

APPROVED BY:  
*[Signature]*  
 MAYOR/CITY MANAGER, CITY OF WEATHERFORD

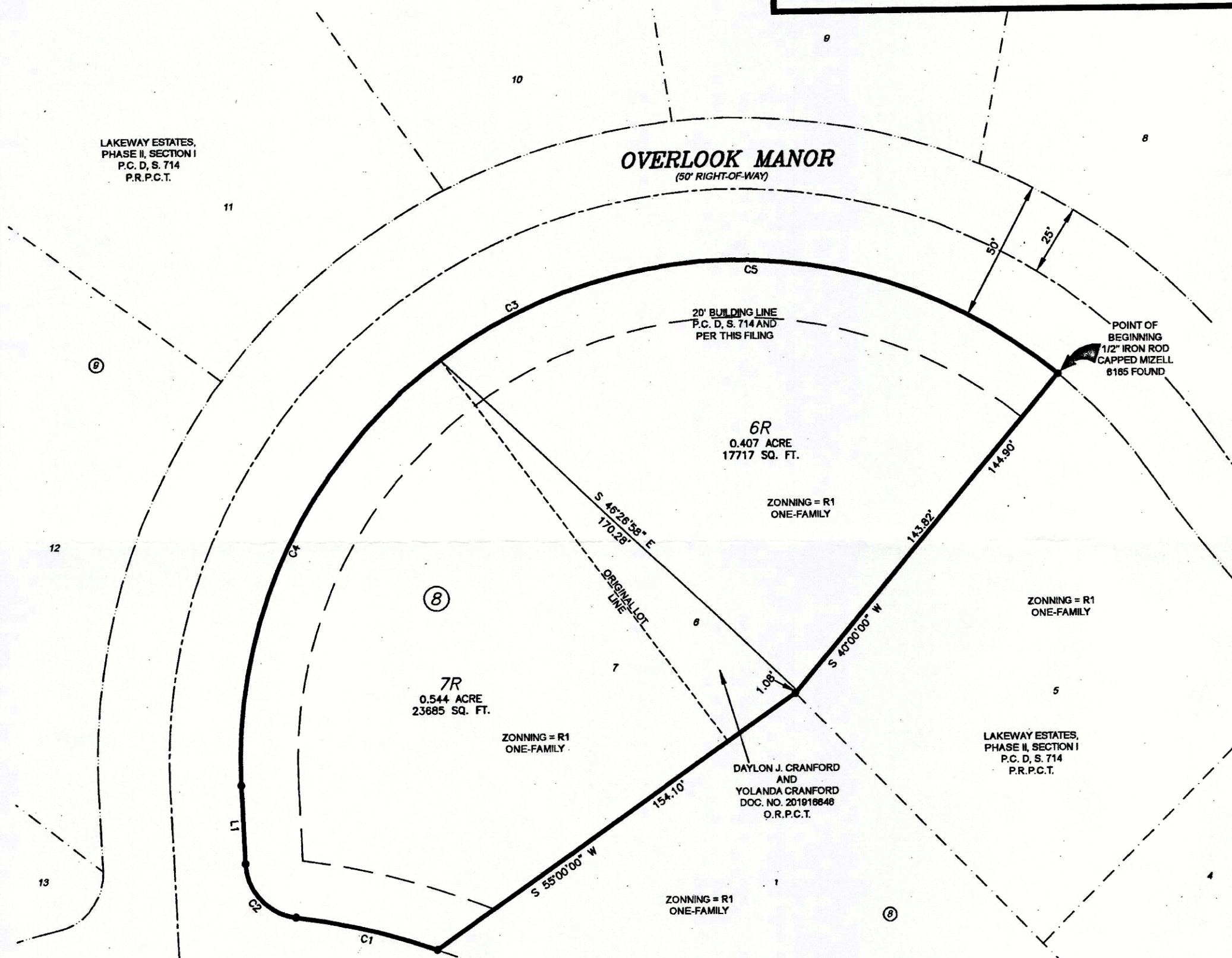
8-21-19  
 DATE

ATTEST:  
*[Signature]*  
 CITY SECRETARY, CITY OF WEATHERFORD

8/21/19  
 DATE

LAKEWAY ESTATES, PHASE II, SECTION I, P.C.D. S. 714 P.R.P.C.T.

OVERLOOK MANOR (50' RIGHT-OF-WAY)



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.

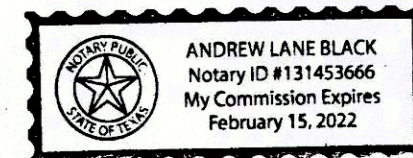
*[Signature]*  
 Stephen Mizell RPLS 6165  
 Prepared June 30, 2019  
 Revised July 19, 2019 (city comments)  
 Revised August 16, 2019 (city sig. block)

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 19th day of August 2019

*[Signature]*  
 Notary Public, Tarrant County, Texas



My Commission Expires Feb. 15, 2022

STATE OF TEXAS }  
 COUNTY OF PARKER }

201921690 PLAT Total Pages: 1

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

FIELD NOTES:

0.951 acre, being Lots 6 and 7, Block 8, 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 that certain tract of land described in deed to Daylon J. Cranford and Yolanda Cranford by deed recorded in Document Number 201916646, Official Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped MIZELL 6165, the westernmost corner of said Lot 6 and the northernmost corner of Lot 5, Block 8, said LAKEWAY ESTATES, PHASE II, SECTION I, in the southerly line of OVERLOOK MANOR (a 50' Right-of-Way);

THENCE S 40°00'00" W, along the common line of said Lots 5 and 6, at 143.82 feet passing a 1/2" iron rod capped MIZELL 6165 found, the easternmost corner of said Cranford tract, continuing along the common line of said Lots 5 and 6 and said Cranford tract, in all, a distance of 144.90 feet to a 1/2" iron rod capped MIZELL 6165 found, the westernmost corner of said Lot 5, the northernmost corner of Lot 6, Block 8, said LAKEWAY ESTATES, PHASE II, SECTION I;

THENCE S 55°00'00" W, along the common line of said Lots 6 and 8 and said Cranford tract, at 29.24 feet passing the most southerly southwest corner of said Lot 6, the most easterly corner of said Lot 7, and the most southerly southwest corner of said Cranford tract, continuing along the common line of said Lots 7 and 8, in all, a distance of 154.10 feet to a 1/2" iron rod capped MIZELL 6165 in the northerly line of MARINA LINK (a 50' Right-of-Way), at the beginning of a curve to the left whose radius is 245.00 feet and whose long chord bears N 76°37'10" W, 50.83 feet;

THENCE along said curve, in a westerly direction, along the common line of said Lot 7 and MARINA LINK, through a central angle of 11°54'30", a distance of 50.92 feet to a 1/2" iron rod capped MIZELL 6165 at the end of said curve, at the beginning of a curve to the right whose radius is 20.00 feet and whose long chord bears N 42°27'43" W, 25.77 feet;

THENCE along said curve, in a northerly direction, through a central angle of 80°13'23", a distance of 28.00 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve, in the southeasterly line of said OVERLOOK MANOR;

THENCE N 02°21'01" W, along the common line of said Lot 7 and OVERLOOK MANOR, 27.40 feet to a 1/2" iron rod capped MIZELL 6165 found at the beginning of a curve to the right whose radius is 175.00 feet and whose long chord bears N 63°49'29" E, 320.17 feet;

THENCE along said curve, in an easterly direction, along the common line of said Lot 7 and OVERLOOK MANOR, at 171.48 feet passing a 1/2" iron rod capped MIZELL 6165, the most northerly corner of said Lot 7, the most westerly corner of said Lot 6, and the northwest corner of said Cranford tract, continuing along the common line of said Lot 6 and OVERLOOK MANOR, in all, a distance of 404.24 feet to the POINT OF BEGINNING and containing 0.951 acre (41,402 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MATKS, LLC; Daylon J. Cranford; and Yolanda Cranford, do hereby adopt this Plat of the hereinabove described real property to be designated as...

Lots 6R and 7R, Block 8, LAKEWAY ESTATES, PHASE II, SECTION I

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

EXECUTED this 19 day of August 2019

*[Signature]*  
 Tony Aaron, Authorized Representative (Lot 6R)  
*[Signature]*  
 Daylon J. Cranford (Lot 7R)  
*[Signature]*  
 Yolanda Cranford (Lot 7R)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*[Signature]*  
 Lila Deakle  
 201921690  
 08/21/2019 01:09 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

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 forgoing 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 19 day of August 2019

*[Signature]*  
 Notary Public, Tarrant County, Texas  
 My Commission Expires 09-17-2022

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Daylon J. Cranford, known to me to be the person whose name is subscribed to the above and forgoing 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 19 day of August 2019

*[Signature]*  
 Notary Public, Parker County, Texas  
 My Commission Expires 09-17-2022

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Yolanda Cranford, known to me to be the person whose name is subscribed to the above and forgoing 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 19 day of August 2019

*[Signature]*  
 Notary Public, Parker County, Texas  
 My Commission Expires 09-17-2022

NOTES:

BEARINGS CORRELATED TO PLAT (P.C.D. S. 714) CALL S 40°00'00" W ALONG NORTHWEST LINE OF LOT 5, BLOCK 8.

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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0300E 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: 2

THE PURPOSE OF THIS REPLAT IS TO MOVE THE LOCATION OF THE PROPERTY LINE BETWEEN LOTS 6 AND 7, BLOCK 8 TO THE NEW LOCATION SHOWN HEREON.

14451-008-006-00  
 14451-008-007-00  
 ACCT. NO.: 14451  
 SCH. DIST.: WE  
 CITY: CWE  
 MAP NO.: 5-14

Replat  
 Lots 6R and 7R, Block 8,  
 LAKEWAY ESTATES,  
 PHASE II, SECTION I,  
 Being a revision of Lots 6 and 7, Block 8  
 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.

E-353

OWNER/DEVELOPER  
 (LOT 6R)  
 MATKS, L.L.C.  
 800 F.M. RD. 5  
 ALEDO, TX 76008  
 PH. 817-992-6338  
 FAX 817-441-2094

OWNER/DEVELOPER  
 (LOT 7R)  
 DAYLON J. CRANFORD AND  
 YOLANDA CRANFORD  
 3508 MARINA LINK  
 WEATHERFORD, TX 76087

TEXAS GEOSPATIAL  
 STEPHENSON.COM  
 4918 BEN DAY MURRAIN RD.  
 FT. WORTH, TX 76126  
 817-819-7587  
 FIRM NO. 10083300

