

NOTES

1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FEMA COMMUNITY PANEL 48567C000E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORDED DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) WATER IS TO BE PROVIDED BY MUNICIPAL FACILITIES.

5) SEWERS IS TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM.

6) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED.

7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED BY THE TEXAS LOCAL GOVERNMENT CODE, SECTION 292.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

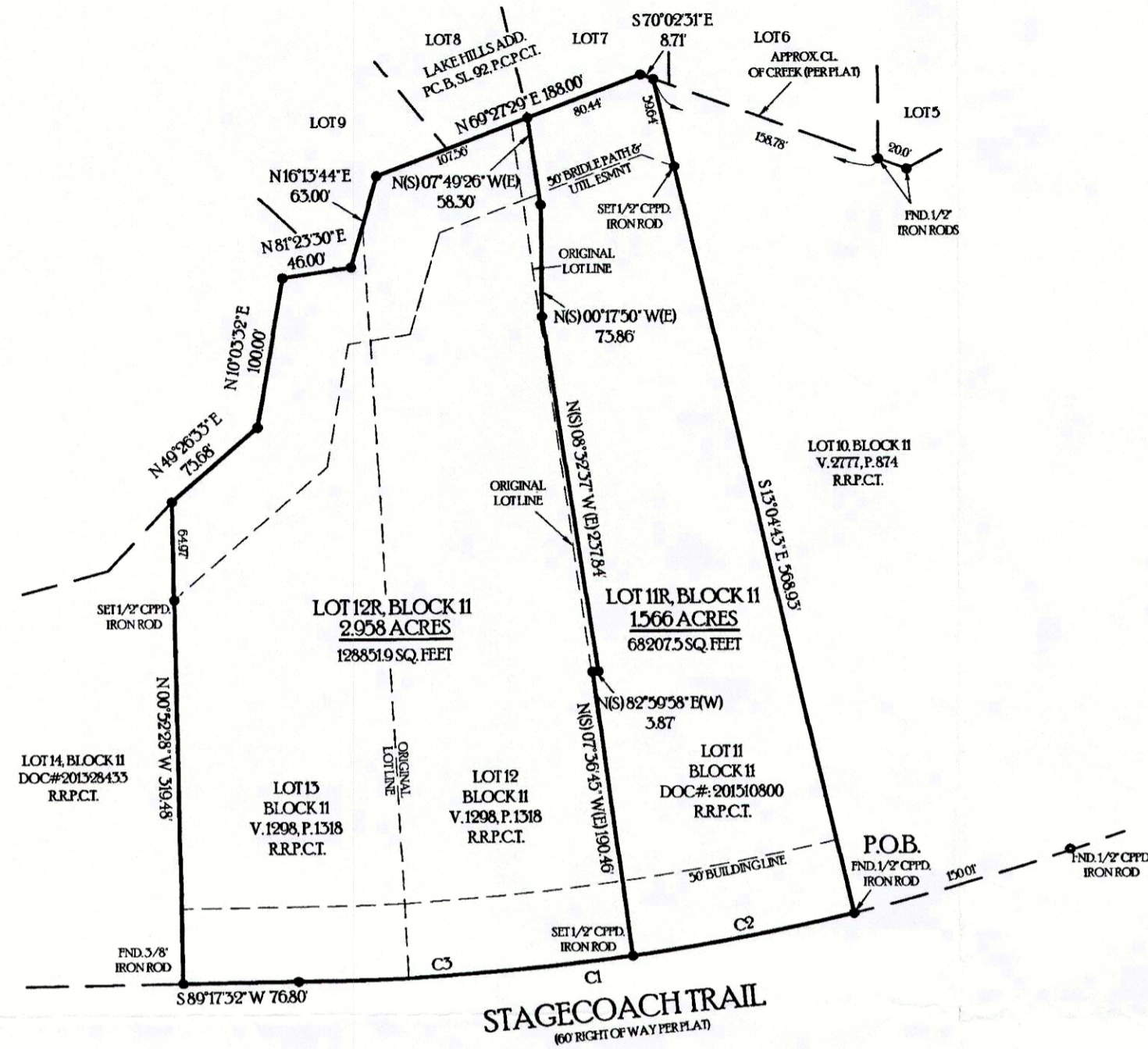
8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT NAD 83, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE, 4902.

9) THIS PROPERTY LIES WITHIN THE E.L.I. OF THE CITY OF WEATHERFORD. PER E.T.J. AGREEMENT SIGNED 7/1/2011 AND FILED IN BOOK 591, PAGE 1570, PARKER COUNTY COMMISSIONER COURT SIGNATURES ARE NOT REQUIRED.

10) SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

11) OWNER/DEVELOPERS DO HEREBY WAIVE 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 CONTROLS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	163285	573259	37178	S 83°27'30" W	13°04'56"
C2	163285	14975	14970	S 70°32'00" W	5°19'17"
C3	163285	22284	22267	S 86°05'08" W	7°40'09"



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS GEORGE BAILEY & GILDA PODELL, BEING THE OWNERS OF LOT 11, LOT 12 & LOT 13, BLOCK II, LAKESHORE HILLS ESTATES, THIRD FILING, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 597, PAGE 156, PLAT RECORDS, PARKER COUNTY, TEXAS AND BEING ALL THESE CERTAIN TRACTS OF LAND AS RECORDED IN VOLUME 597, PAGE 156 & DOC# 201528433 & DOC# 201528435, REAL RECORDS, PARKER COUNTY, TEXAS BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 1/2" IRON ROD IN THE NORTH LINE OF STAGECOACH TRAIL, 60' RIGHT OF WAY - PER PLAT FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT SAID IRON ROD BEING THE SOUTHERLY COMMON CORNER OF LOTS 10 & 11, BLOCK II, SAID LAKESHORE HILLS ESTATES AND BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 163285 FEET AND A LONG CHORD WHICH BEARS S 83°27'30" W 37178 FEET.

THENCE ALONG THE NORTH LINE OF SAID STAGECOACH TRAIL AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 572259 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 89°17'32" W 7680 FEET ALONG THE NORTH LINE OF SAID STAGECOACH TRAIL TO A POINT 3/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOTS 11, BLOCK II FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 07°29'28" W 39446 FEET TO A POINT IN THE SOUTH LINE OF LAKE HILLS ADDITION AS RECORDED IN PLAT CABINET B, SLIDE 92, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE OF SAID LAKE HILLS ADDITION (P.C.B. SL. 92, P.P.C.T.) AND THE CALLED CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES:

- N 49°03'33" E 7568 FEET TO A POINT FOR A CORNER OF THIS TRACT.
- N 10°12'22" E 5000 FEET TO A POINT FOR A CORNER OF THIS TRACT.
- N 82°25'50" E 46.00 FEET TO A POINT FOR A CORNER OF THIS TRACT.
- N 10°12'44" E 63.00 FEET TO A POINT FOR A CORNER OF THIS TRACT.
- N 69°27'29" E 18600 FEET TO A POINT FOR A CORNER OF THIS TRACT.
- S 70°02'31" E 871 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 17°04'43" E 56893 FEET TO THE POINT OF BEGINNING, CONTAINING 4594 ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GEORGE BAILEY & WIFE, ARLEEN BAILEY, ALONG WITH GILDA PODELL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 11R & 12R, BLOCK II, LAKESHORE HILLS ESTATES, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

George B. Bailey, Arleen Bailey, Gilda Podell
 DATE: 10/28/16
 DATE: 10/28/16

Gilda Podell
 DATE: 10/28/16

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 George B. Bailey KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING 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 28 DAY OF OCT, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 Gilda Podell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING 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 28 DAY OF OCT, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

THIS IS TO STATE THAT PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SURVEYOR'S ORDINANCE OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
 CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76066
 JULY 2016 - IN20050192

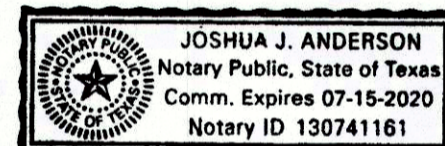
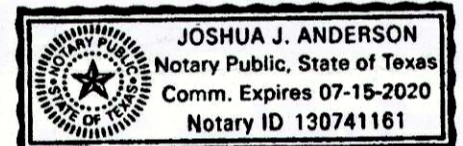
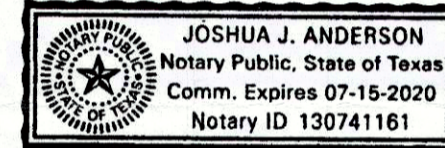
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Arleen Bailey KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING 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 28 DAY OF OCT, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

COUNTY OF PARKER

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

RECOMMENDED BY:

[Signature] 11-10-16
 CITY PLANNER DATE OF APPROVAL

RECOMMENDATION

APPROVED BY:

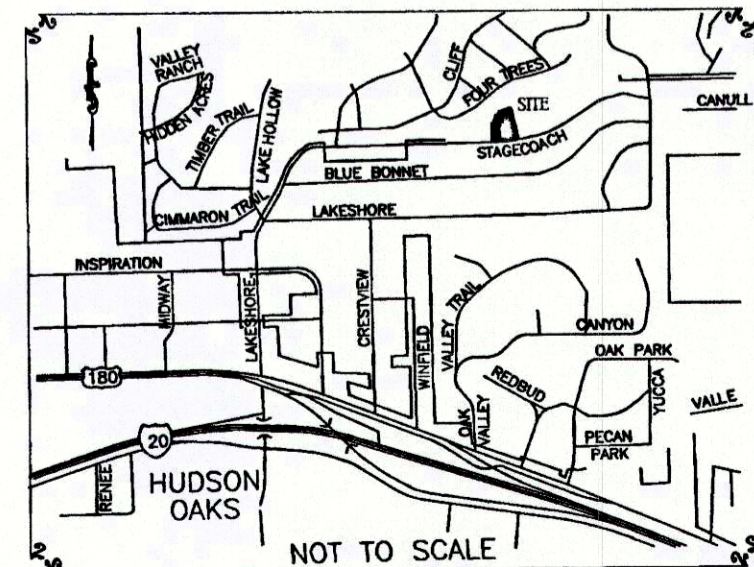
[Signature] 10-3-16
 CITY MANOR DATE OF APPROVAL

ATTEST:

[Signature] 11/3/16
 CITY SECRETARY DATE

THE PURPOSE OF THIS REPLAT IS TO ALTER THE ORIGINAL DIVIDING LOT LINE OF LOTS 11 & 12, BLOCK II, AND TO CONSOLIDATE LOTS 12 & 13, BLOCK II, INTO A SINGLE RESIDENTIAL LOT.

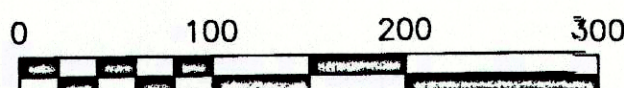
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 201625990
 11/14/2016 12:27 PM
 Fee: 78.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT



AMENDING REPLAT OF
 LOTS 11R & 12R, BLOCK II
 LAKESHORE HILLS ESTATES
 BEING A REPLAT OF LOTS 11, 12, & 13, BLOCK II
 LAKESHORE HILLS ESTATES, THIRD FILING
 AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD,
 PARKER COUNTY, TEXAS
 ACCORDING TO THE PLAT AS RECORDED IN
 VOLUME 297, PAGE 156, PLAT RECORDS
 PARKER COUNTY, TEXAS
 JULY 2016

CARTER SURVEYING
 & MAPPING, INC.
 110 A PALO PINTO STREET - WEATHERFORD, TEXAS
 (714) 817-594-0400 - (714) 817-594-0403

ACCT. NO.: 14430
 SCH. DIST.: WE
 CITY: K-15
 MAP NO.:



D-634

14430. 011. 011.00
 14430. 011. 012.00
 14430. 011. 013.00