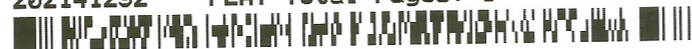


202141292 PLAT Total Pages: 1



VICINITY MAP NTS

This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Dated this the 15th day of October

By: *[Signature]*
Development & Neighborhood Services Staff

ATTEST: *[Signature]*
Secretary

State of Texas
County of Parker
Date 5 October, 2021

I (we) the undersigned, owner(s) of the land shown on this plat, and designated herein as Lot 1R1 and Lot 1R2 of Block 2 of Lakeshore Hills Estates, a subdivision to the City of Weatherford, Texas, and being a replat of Lot 1, Block 2 of said Lakeshore Hills Estate and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

[Signature]
JUSTIN LEE O'DELL
[Signature]
ASHLEY O'DELL

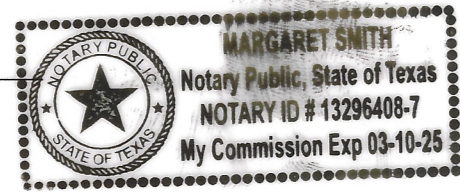
State of Texas
County of Taylor

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared Ashley O'Dell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 5 day of October, 2021

[Signature]
Notary Public in and for the State of

State of Texas
County of Taylor



Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared Justin Odell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the 5 day of October, 2021

[Signature]
Notary Public in and for the State of

STATE OF TEXAS
COUNTY OF PARKER

I, the undersigned, a registered professional land surveyor in the State of Texas hereby certify that the above and foregoing plat represents an on the ground survey, conducted under my supervision in February of 2021 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

DATE OF SIGNATURE: September 28, 2021

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484



CROWLEY SURVEYING
FRN: 10194203
4521 FM2181 #230-484
CORINTH, TEXAS 76210
(469) 850-2757 OFFICE
(940) 567-2155 FAX

14430.002.001.00

NOTES:
1) BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202

2) ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT

3) ACCORDING TO MAP NO. 48367C0300E, DATED 09/28/2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PARKER COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

14430
WE
K-15

LEGEND

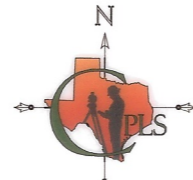
- = LOT LINE
 - = BOUNDARY LINE
 - = MONUMENT FOUND (AS MARKED)
 - = 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 6484"
- P.R.P.C.T. = PLAT RECORDS OF PARKER COUNTY, TEXAS
D.R.P.C.T. = DEED RECORDS OF PARKER COUNTY, TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

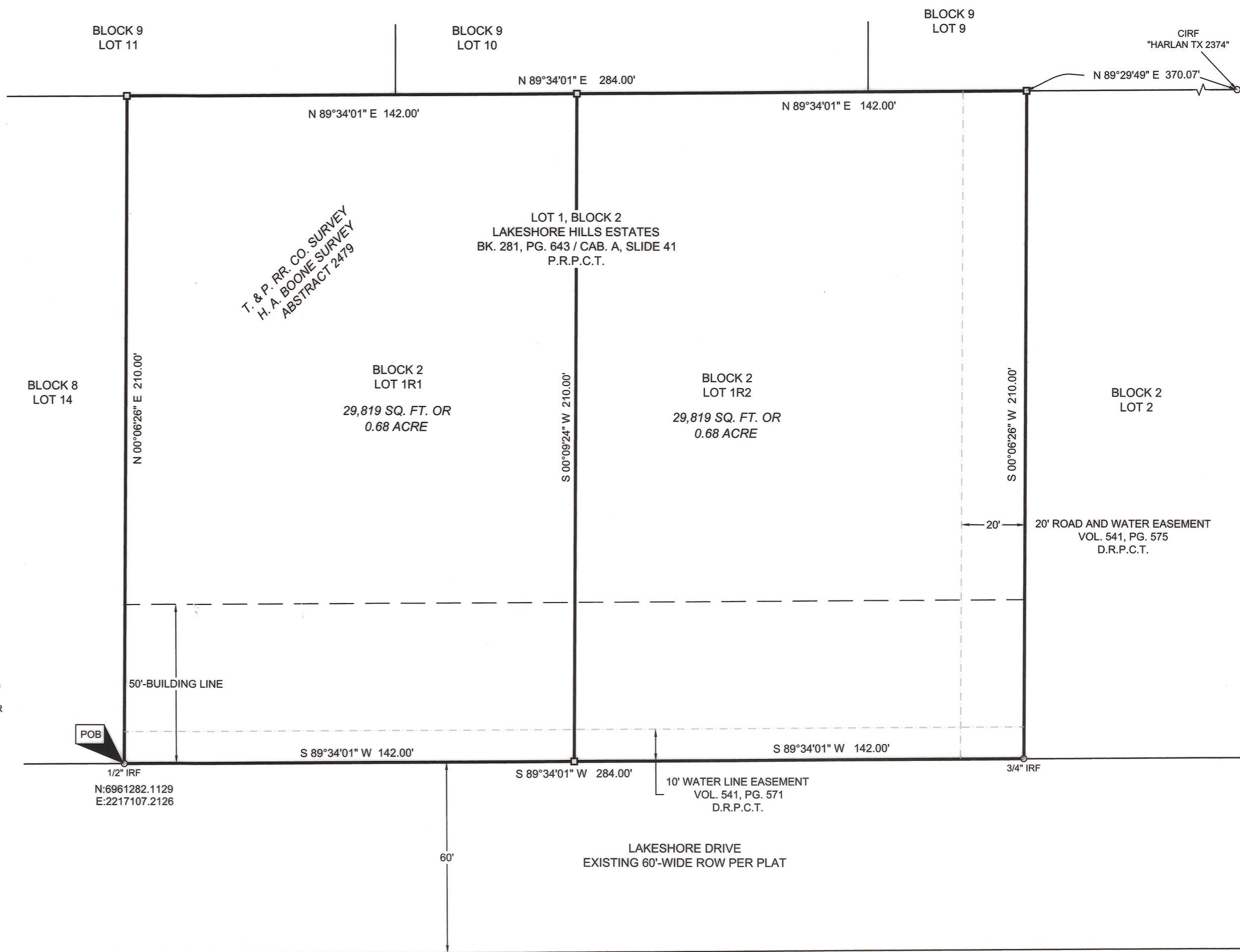
202141292
10/20/2021 04:29 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



SCALE 1" = 30'



F 70



STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS Justin Lee O'Dell and Ashley O'Dell, are the owners of that certain tract of parcel of land known as Lot 1, Block 2 of Lakeshore Hills Estates, an addition to the City of Weatherford, in Parker County, Texas, recorded in Vol. 281 Pg. 643 also now known as Cabinet A, Slide 41 of the Plat Records of said county and being situated in the T. & P. RR. Company Survey, Abstract 2479, in said county, said Lot 1 being conveyed in a Warranty Deed With Vendor's Lien to Justin Lee O'Dell and Ashley O'Dell, as recorded in Doc. No. 202031352 of the Official Public Records of said county and said Lot 1 being described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod found on the north line of Lakeshore Drive, for the southeast corner of Lot 14 of Block 8 of said addition and the southwest corner described herein;

THENCE North 00°06'26" East, along the line dividing said Lot 1 and said Lot 14, a distance of 210.00 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set on the south line of Lot 11 of Block 9 of said addition, for the northeast corner of said Lot 14 and the northwest corner described herein;

THENCE North 89°34'01" East, along the south line of said Lot 1 and the south line of Lot 10 and Lot 9 of said Block 9, at 142.00 feet passing a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set, continuing in all, a total distance of 284.00 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set for the Northwest corner of Lot 2 of said Block 2 and the northeast corner described herein;

THENCE South 00°06'26" West, along the line dividing said Lot 2 and said Lot 1, a distance of 210.00 feet to 3/4 inch iron rod found on said north line, for the southwest corner of said Lot 2 and the southeast corner described herein;

THENCE South 89°34'01" West, along said north line, at 142.00 feet passing a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set, continuing in all, a total distance of 284.00 feet to the POINT OF BEGINNING and containing 59,637 square feet or 1.37 acres of land.

MINOR PLAT
**LOTS 1R1 AND 1R2, BLOCK 2
LAKESHORE HILLS ESTATES**
REPLAT OF LOT 1, BLOCK 2
LAKESHORE HILLS ESTATES
T. & P. RR. CO. SURVEY, ABSTRACT NO. 2479
CITY OF WEATHERFORD - ETJ, PARKER COUNTY, TEXAS

Date: February 2021	Drawn: LAJ	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1
Owner: JUSTIN LEE O'DELL ASHLEY O'DELL 201 SADDLE CLUB RD. WEATHERFORD, TX 76088		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		

