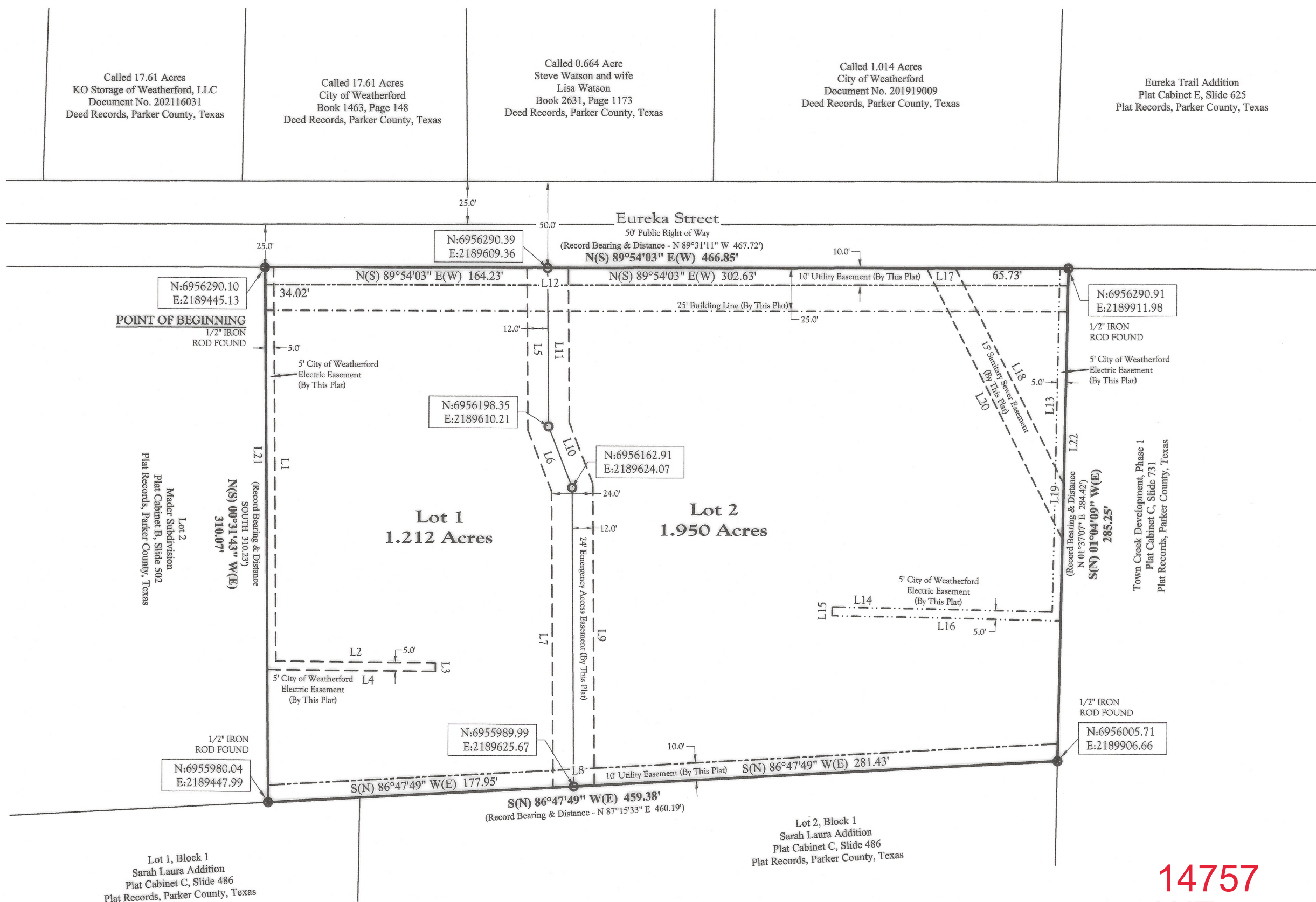


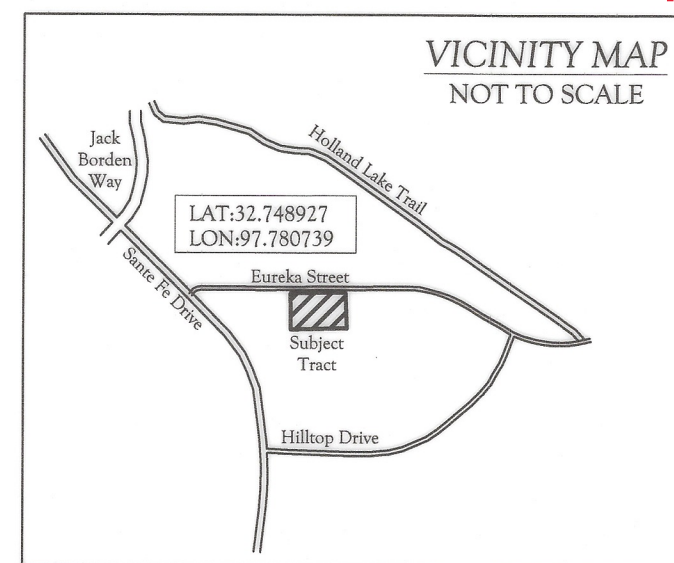
Minor Plat Of  
**Lots 1 & 2, Mader Place**  
Being 3.16 Acres  
within the  
Joel Walker Survey, A-1589  
within the  
**City Of Weatherford, Texas**



21589.014.000.00

14757  
WE  
CWE  
H-15

LINE	BEARING	DISTANCE
L1	N(S) 00°31'43\"	228.22'
L2	N(S) 89°32'14\"	92.79'
L3	S(N) 00°31'47\"	5.00'
L4	N(S) 89°32'14\"	97.79'
L5	S(N) 00°31'47\"	94.33'
L6	S(N) 21°21'26\"	38.06'
L7	S(N) 00°31'47\"	171.29'
L8	N(S) 86°47'49\"	24.03'
L9	N(S) 00°31'47\"	174.58'
L10	N(S) 21°21'26\"	38.06'
L11	N(S) 00°31'47\"	89.74'
L12	S(N) 89°54'03\"	24.00'
L13	S(N) 01°04'09\"	198.97'
L14	S(N) 88°53'51\"	127.86'
L15	N(S) 01°04'09\"	5.00'
L16	S(N) 88°53'51\"	132.86'
L17	N(S) 89°54'03\"	16.81'
L18	S(N) 26°54'23\"	140.09'
L19	S(N) 01°04'09\"	31.98'
L20	N(S) 26°54'23\"	175.91'
L21	S(N) 00°31'43\"	233.17'
L22	N(S) 01°04'09\"	204.07'



OWNER/DEVELOPER  
**Perry Mader**  
P.O. Box 254  
Weatherford, Texas 76087  
Phone No. 817-613-7344

SURVEYOR  
**Justin Rene Parenteau, RPLS**  
State of Texas License No. 5959  
140 Hackberry Pointe Drive  
Weatherford, Texas 76087  
Phone No. 361-813-1888  
justin@noctuamaps.com

CABINET **F**, SLIDE **474**

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, PERRY MADER IS THE OWNER OF A 3.16 ACRES TRACT OF LAND LOCATED IN THE JOEL WALKER SURVEY, A-1589, BEING ALL OF A CALLED 3.16 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201406800 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF EUREKA STREET AND BEING THE NORTHEAST CORNER OF LOT 2, MADER SUBDIVISION, PLAT CABINET B, SLIDE 502, RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF EUREKA STREET, N 89°54'03\"

THENCE ALONG THE COMMON LINE OF SAID TOWN CREEK DEVELOPMENT, PHASE 1 AND THE TRACT DESCRIBED HEREIN, S 01°04'09\"

THENCE ALONG THE COMMON LINE OF SAID BLOCK 1, SARAH LAURA ADDITION AND SAID TRACT DESCRIBED HEREIN, S 86°47'49\"

THENCE ALONG THE COMMON LINE OF SAID LOT 2, MADER SUBDIVISION, N 00°31'43\"

OWNERS DEDICATION  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PERRY MADER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MADER PLACE, SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS, MY HAND, THIS THE 1st DAY OF May, 2023  
**PERRY MADER**

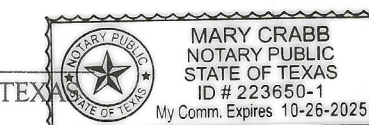
BY: *[Signature]*  
**Perry Mader**  
PRINTED NAME AND TITLE

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 PERRY MADER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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, THIS 1st DAY OF May, 2023

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
**Lila Deakle**  
202311556  
05/05/2023 01:28 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

STATE OF TEXAS )  
COUNTY OF PARKER )

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.

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

"MUNICIPAL NOTES"  
1) ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT (REFERENCE WEATHERFORD MUNICIPAL CODE (WMC) §11-5-204)

"LEGEND"  
○ = 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959"

"FLOODPLAIN NOTE"  
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0385E, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"SURVEYORS NOTES"  
1) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).  
2) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.  
3) ALL SET CORNERS ARE 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959".  
4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.  
5) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.  
6) THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION AND SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS A CURRENT TITLE SEARCH MAY DISCLOSE MAY FIND ADDITIONAL DOCUMENTS AND MATTERS OF FACT.  
7) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
Texas Board of Professional Engineers and Land Surveyors  
1917 S. Interstate 35 Austin, Texas 78741  
Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 5, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*[Signature]*  
JUSTIN RENE PARENTEAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS LICENSE No. 5959  
140 HACKBERRY POINTE DRIVE  
WEATHERFORD, TEXAS 76087  
PHONE No. 361-813-1888  
JUSTIN@NOCTUAMAPS.COM  
PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED

