

VICINITY MAP
(NOT TO SCALE)

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

40' BUILDING LINES ALONG ALL ROADS.

10' BUILDING LINES ALONG ALL SIDE & REAR LOT LINES.

20' UTILITY & DRAINAGE EASEMENTS ALONG ALL ROADS.

10' UTILITY & DRAINAGE EASEMENTS INSIDE ALL SIDE & REAR LOT LINES.

THERE SHALL BE A 25' X 25' PUBLIC OPEN SPACE EASEMENT AT THE INTERSECTIONS OF ALL ROADS.

ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

WATER TO BE PROVIDED BY PRIVATE WATER WELLS.

SEWER TO BE PROVIDED BY PRIVATE ON SITE SEPTIC SYSTEMS.

MORIAH ROAD - 2,255.99 LF.
1,097.58 TANGENT FEET (48.65%)
1,158.40 CURVILINEAR FEET (51.35%)

CURVE DETAIL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	229.87'	224.29'	S 72°10'51" W	43°54'08"
C2	300.00'	229.87'	224.29'	N 72°10'51" E	43°54'08"

LINE DETAIL

LINE	BEARING	DISTANCE
L1	N 57°57'19" E	57.07'
L2	S 29°56'53" E	55.47'
L3	S 33°08'13" E	294.50'
L4	S 33°25'53" E	197.30'
L5	S 32°08'20" E	138.12'
L6	S 40°35'21" E	80.74'
L7	N 85°52'05" W	55.40'

STATE OF TEXAS }
COUNTY OF PARKER }
OWNER'S ACKNOWLEDGMENT AND DEDICATION

We, Moriah Farms Estates, LLC, the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Description for a tract of land situated in the J.J. BRISCOE SURVEY, Abstract No. 60, the R.S. GREEN SURVEY, Abstract No. 543 and the A. PARSONS SURVEY, Abstract No. 1068, Parker County, Texas, being the same tract of land described in deed to Todd A. Phillips, recorded in Clerks File No. 201831103, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found, from whence a 1" pipe at the called Southeast corner of the T. BOYD SURVEY, Abstract No. 66 is by deed call to bear S 28°05'27" E, 224.45 feet, said iron being in the East line of that certain tract of land described in deed to K. Marvin Adams and wife Amy Ayers Adams, recorded in Volume 1689, Page 131, Real Records, Parker County, Texas;

THENCE N 28°05'27" W, with the East line of said Volume 1689, Page 131, 589.37 feet to a capped iron found at the Southwest corner of that certain tract of land described in deed to Todd A. Phillips, recorded in Clerks File No. 201710310, Real Records, Parker County, Texas;

THENCE N 50°13'47" E, with the South line of said Clerks File No. 201710310, passing the Southeast corner of said Clerks File No. 201710310 and the Southwest corner of that certain tract of land described in deed to Todd A. Phillips, recorded in Clerks File No. 201710779, Real Records, Parker County, Texas and continuing with the South line of said Clerks File No. 201710779, in all, 2610.68 feet to a 3/8" iron found at the Northwest corner of that certain tract of land known as Tract 1, described in deed to Alva Bratcher, recorded in Volume 1915, Page 806, Real Records, Parker County, Texas;

THENCE S 42°50'40" E, with the West line of said Tract 1, Volume 1915, Page 806, 416.82 feet to a 3/8" iron found at the Southeast corner of said Tract 1, Volume 1915, Page 806;

THENCE N 57°57'49" E, with the South line of said Tract 1, Volume 1915, Page 806, 57.07 feet to a capped iron found in the West line of Tin Top Road and being for the Southeast corner of said Tract 1, Volume 1915, Page 806;

THENCE with the West line of said Tin Top Road, the following calls:

S 29°56'53" E, 55.47 feet to a capped iron found;
S 33°08'13" E, 294.50 feet to a capped iron found;
S 33°25'53" E, 197.30 feet to a capped iron found;
S 32°08'20" E, 138.12 feet to a 2" metal post;
S 40°35'21" E, 80.74 feet to a point in a creek and being for the Northeast corner of that certain tract of land described in deed to Marilyn Matush Sammons, recorded in Clerks File No. 201515196, Real Records, Parker County, Texas;

THENCE with the West line of said Clerks File No. 201515196 and with said creek, the following calls:

S 82°52'20" W, 77.28 feet;
S 60°17'07" W, 55.40 feet;
S 37°41'54" W, 164.99 feet;
S 00°49'32" W, 20.00 feet;
S 59°30'49" W, 378.85 feet;
S 44°08'04" W, 120.36 feet;
S 13°15'11" W, 6.22 feet to the Northwest corner of said Clerks File No. 201515196;

THENCE S 71°40'29" W, leaving said creek, 596.05 feet to a 2" metal post;
THENCE S 55°34'50" W, 184.31 feet to a point;
THENCE S 58°02'10" W, 257.61 feet 2" metal post;
THENCE S 51°57'12" W, 127.21 feet to a 2" metal post;
THENCE S 67°18'25" W, 362.37 feet to a 2" metal post;
THENCE S 72°50'35" W, 266.71 feet to a 2" metal post;
THENCE S 67°32'56" W, 206.19 feet to a 2" metal post;
THENCE S 87°34'45" W, 30.34 feet to the POINT OF BEGINNING and containing 59.224 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

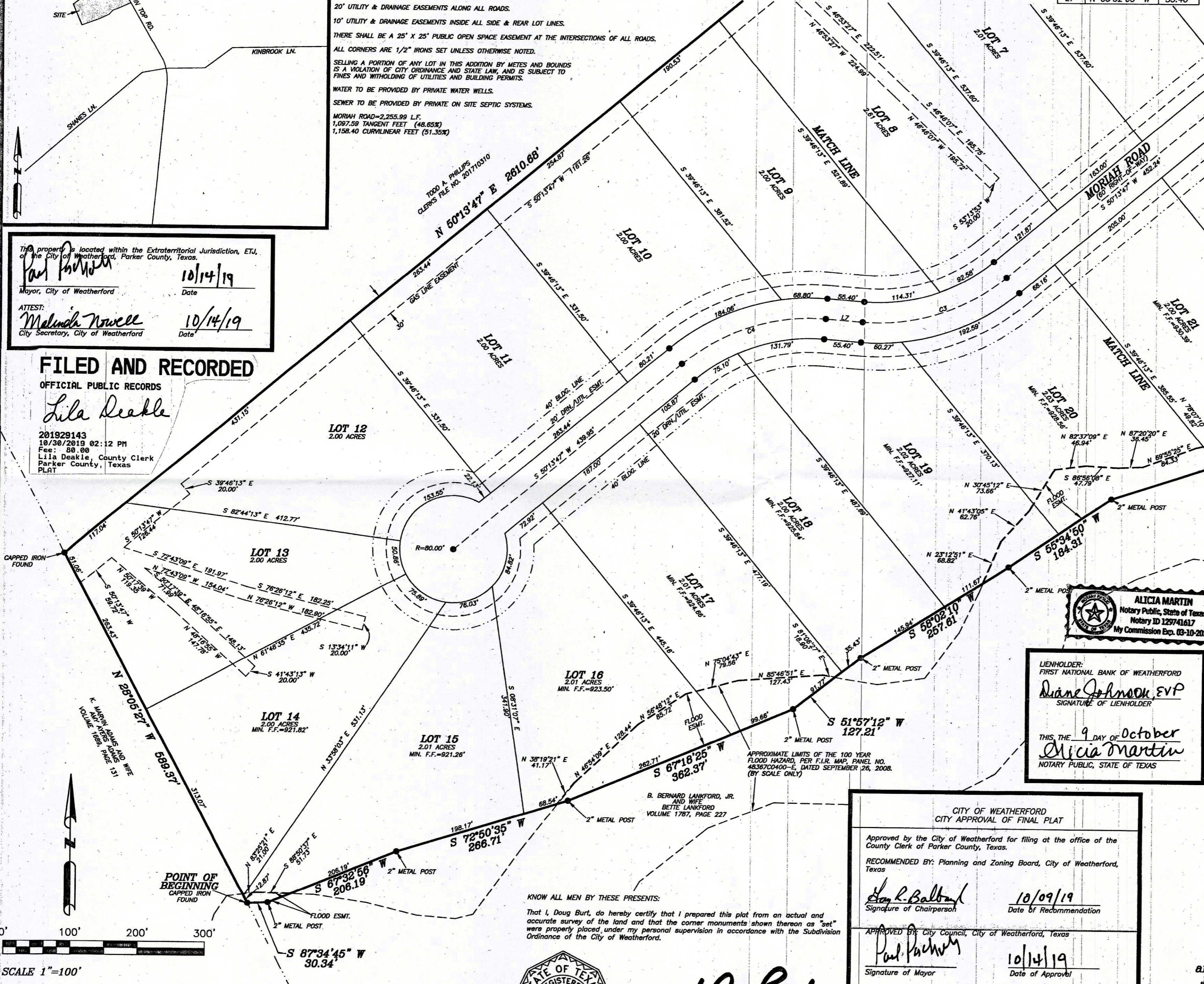
The property located within the Extraterritorial Jurisdiction, ETJ, of the City of Weatherford, Parker County, Texas.

Paul Pacheco
Mayor, City of Weatherford
Date: 10/14/19

ATTEST:
Melinda Nowell
City Secretary, City of Weatherford
Date: 10/14/19

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
201929143
10/30/2019 02:12 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



ALICIA MARTIN
Notary Public, State of Texas
Notary ID 129741617
My Commission Exp. 03-10-2022

LIENHOLDER:
FIRST NATIONAL BANK OF WEATHERFORD

Diane Johnson, EVP
SIGNATURE OF LIENHOLDER

THIS THE 9 DAY OF October
Alicia Martin
NOTARY PUBLIC, STATE OF TEXAS

CITY OF WEATHERFORD
CITY APPROVAL OF FINAL PLAT

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board, City of Weatherford, Texas

Ray R. Baltz
Signature of Chairperson
10/09/19
Date of Recommendation

APPROVED BY: City Council, City of Weatherford, Texas

Paul Pacheco
Signature of Mayor
10/14/19
Date of Approval

ATTEST:
Melinda Nowell
City Secretary
10/14/19
Date

STATE OF TEXAS }
COUNTY OF PARKER }
QUINN BREZINA
Notary Public, State of Texas
Comm. Expires 09-15-2023
Notary ID 130371532

BEFORE ME, the undersigned authority, on this day personally appeared Derek Osburn, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

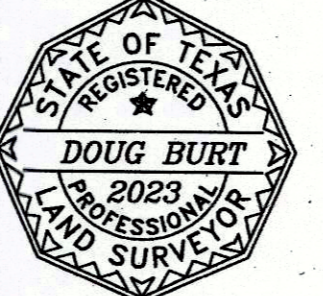
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 9th day of October, 2019.

Derek Osburn
Notary Public
Parker County, Texas.

Final Plat
Lots 1 thru 27, Block 1
MORIAH FARMS
an Addition to the City of Weatherford Extraterritorial Jurisdiction, and being 59.224 acres of land situated in the
J.J. BRISCOE SURVEY, ABSTRACT NO. 60,
R.S. GREEN SURVEY, ABSTRACT NO. 543
and the
A. PARSONS SURVEY, ABSTRACT NO. 1068,
Parker County, Texas.

20060.00.000.10
20060.00.006.00
20513.005.000.00

2018799 RSB
SHEET TWO OF TWO



Doug Burt
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 10-8-19

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 10186800

OWNER/DEVELOPER
MORIAH FARMS ESTATES, LLC
108 SOUTH RANCH HOUSE ROAD
WILLOW PARK, TEXAS 76088
(432)894-3107

E
E406