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G-17

**FINAL PLAT
RANCHES WEST PHASE 2**

BLOCK K, LOT 2X, BLOCK L, LOTS 1-12, AND 13X;
BLOCK M, LOTS 1X, 2-38, 39X, 40, 41X, AND 42-46;
BLOCK N, LOT 1-46; BLOCK O, LOT 1X

101 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

25.387 ACRES OUT OF THE JOHN DAVIS, A-349
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, Texas 76131
P (817) 230-0800
Contact: Justin Bosworth

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75335
Ph: 972.335.3580
Contact: Rob Myers, PE

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	FEB. 2022	068517096	1 OF 5

F 189

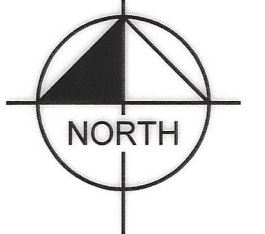
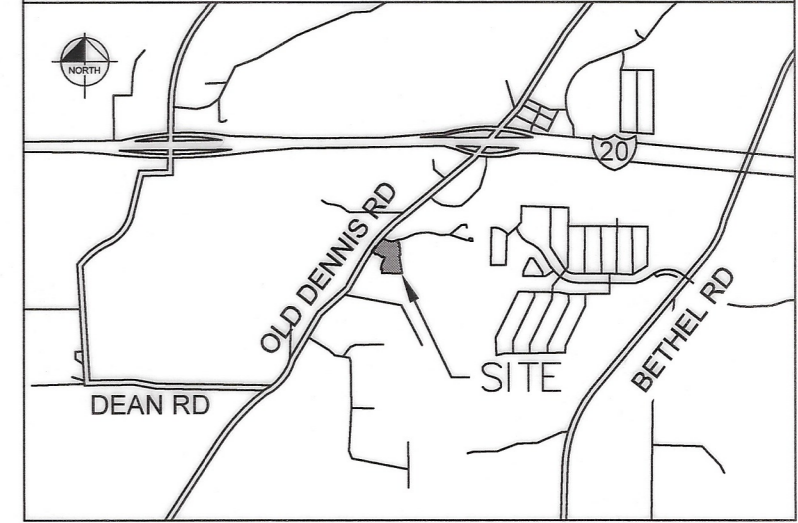
D:\WORK\2022\202210535\202210535-WEATHERFORD-BB-FIELD\DWG\068517096-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 2/25/2022 12:09 PM LAST SAVED 2/25/2022 11:22 AM

**JAMES A. YEOMANS SURVEY
ABSTRACT NO. 1692**

LOTS 2-R AND 3-R, BLOCK 2,
A REVISION OF A PART OF BLOCK 2, WESTWOOD PARK
CAB. B, SLIDE 706, P.R.P.C.T.

LOT2-R, BLOCK 2

VICINITY MAP NOT TO SCALE



GRAPHIC SCALE IN FEET

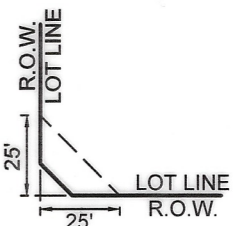


LEGEND

D.R.P.C.T.	DEED RECORDS OF PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS OF PARKER COUNTY, TEXAS
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT No.
B.L.	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE ESMT.
MIN.FFE	MINIMUM FINISHED FLOOR ELEVATION
◆	STREET NAME CHANGE

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE



**DETAIL - A
VISIBILITY, ACCESS,
MAINTENANCE
EASEMENT**

CALLED 3.20 ACRES
CITY OF WEATHERFORD, TEXAS
INST. NO. 201911644
O.P.R.P.C.T.

$\Delta=2^{\circ}47'04''$
 $R=590.00'$
 $L=28.67'$
 $CB=N68^{\circ}16'36''E$
 $C=28.67'$

$N27^{\circ}10'32''E$
 $14.63'$

$\Delta=11^{\circ}31'38''$
 $R=884.00'$
 $L=177.85'$
 $CB=N10^{\circ}02'22''W$
 $C=177.55'$

$\Delta=9^{\circ}54'01''$
 $R=455.46'$
 $L=78.70'$
 $CB=N0^{\circ}19'46''E$
 $C=78.60'$

$\Delta=4^{\circ}03'24''$
 $R=470.50'$
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 $R=470.50'$
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 $CB=N2^{\circ}54'23''E$
 $C=33.30'$

thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTICE: 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 withholding of utilities and building permits.

All wall maintenance easements to be owned and maintained by the HOA.

All HOA Lots to be maintained by the HOA.

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Contact: Justin Bosworth

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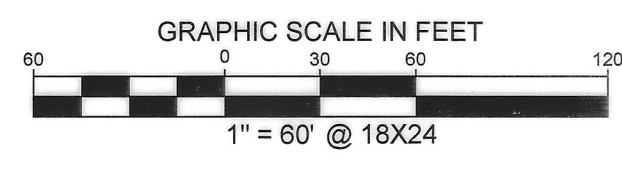
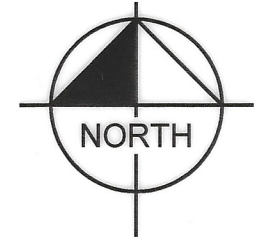
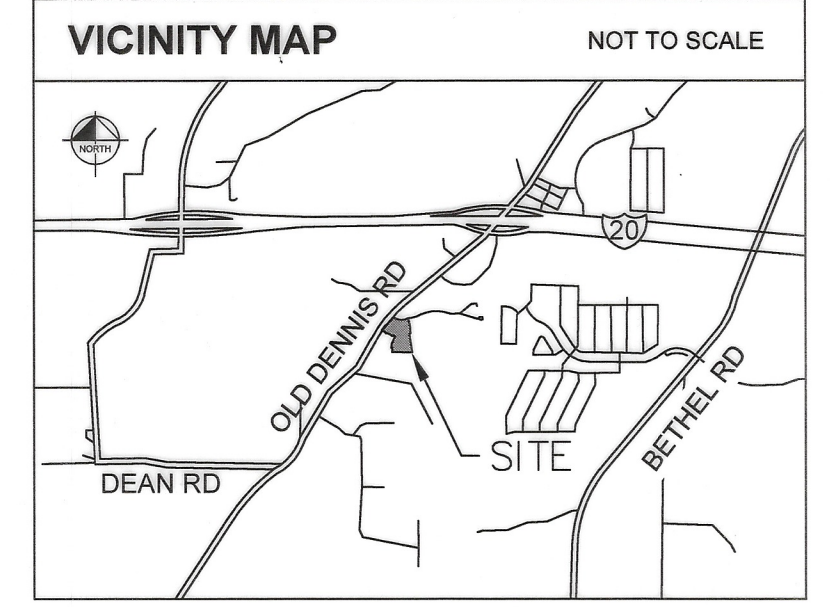
Tel. No. (972) 335-3580
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1" = 60'	CDS	KHA	FEB. 2022	068517096	2 OF 5

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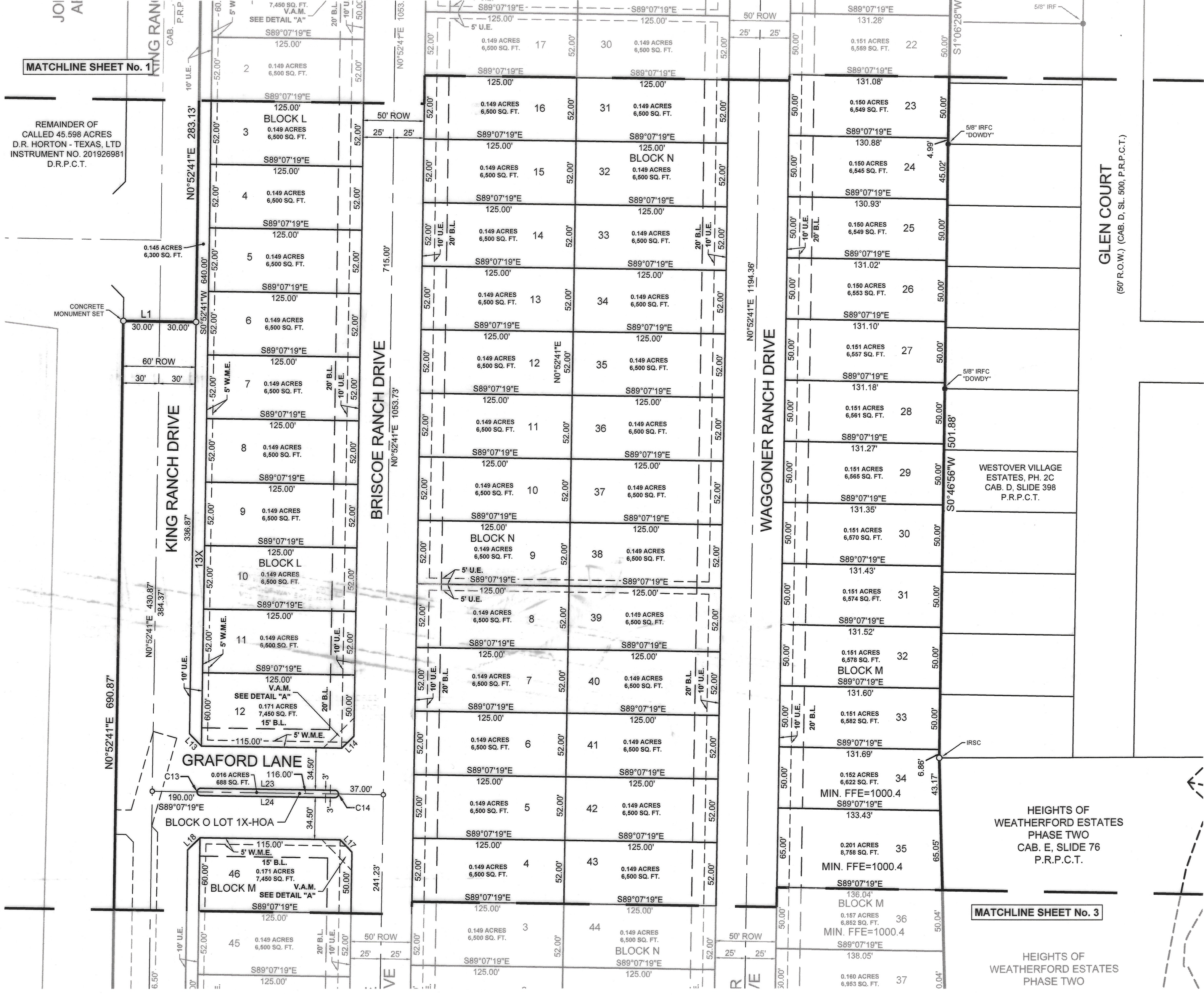
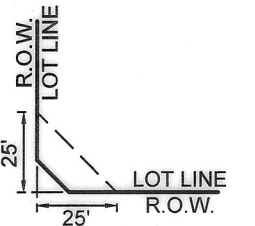
JOI AI
MATCHLINE SHEET No. 1

REMAINDER OF
CALLED 45.598 ACRES
D.R. HORTON - TEXAS, LTD
INSTRUMENT NO. 201926981
D.R.P.C.T.



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VOL.	VOLUME
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DE	DRAINAGE EASEMENT
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WME	WALL MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE ESMT.
MIN.FFE	MINIMUM FINISHED FLOOR ELEVATION
—	STREET NAME CHANGE

LINE TYPE LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
—	BUILDING LINE



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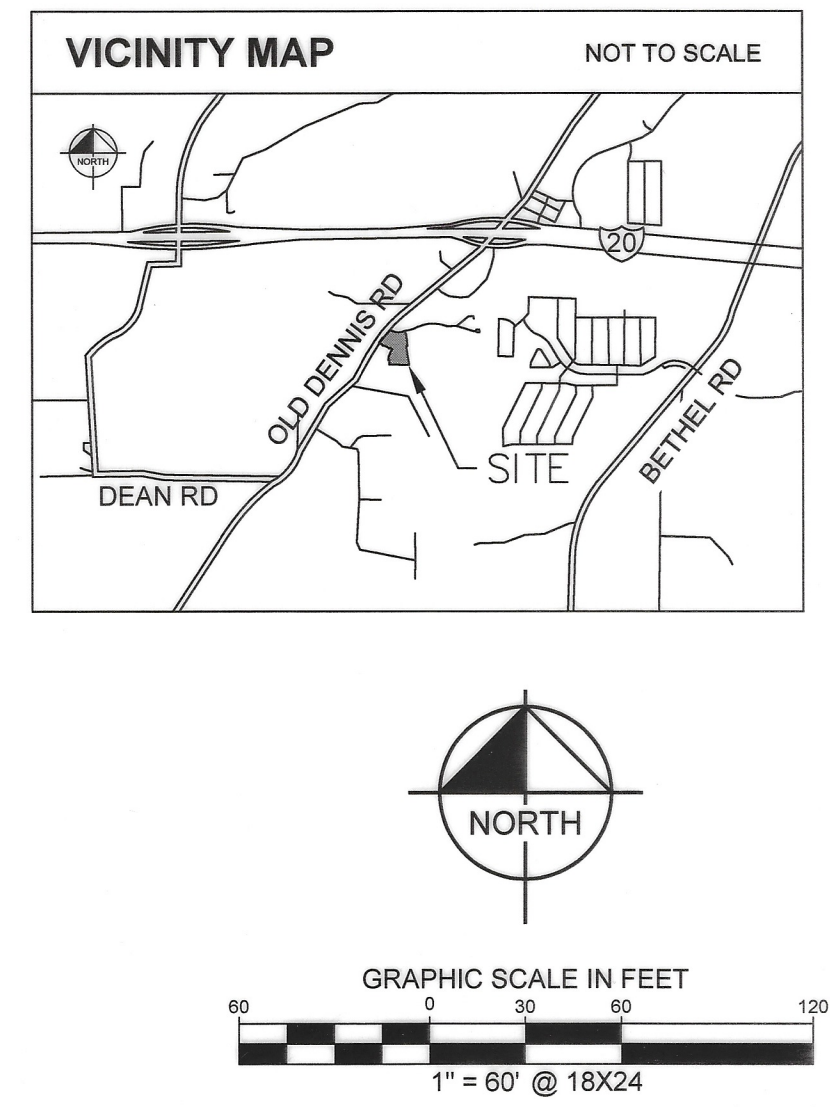
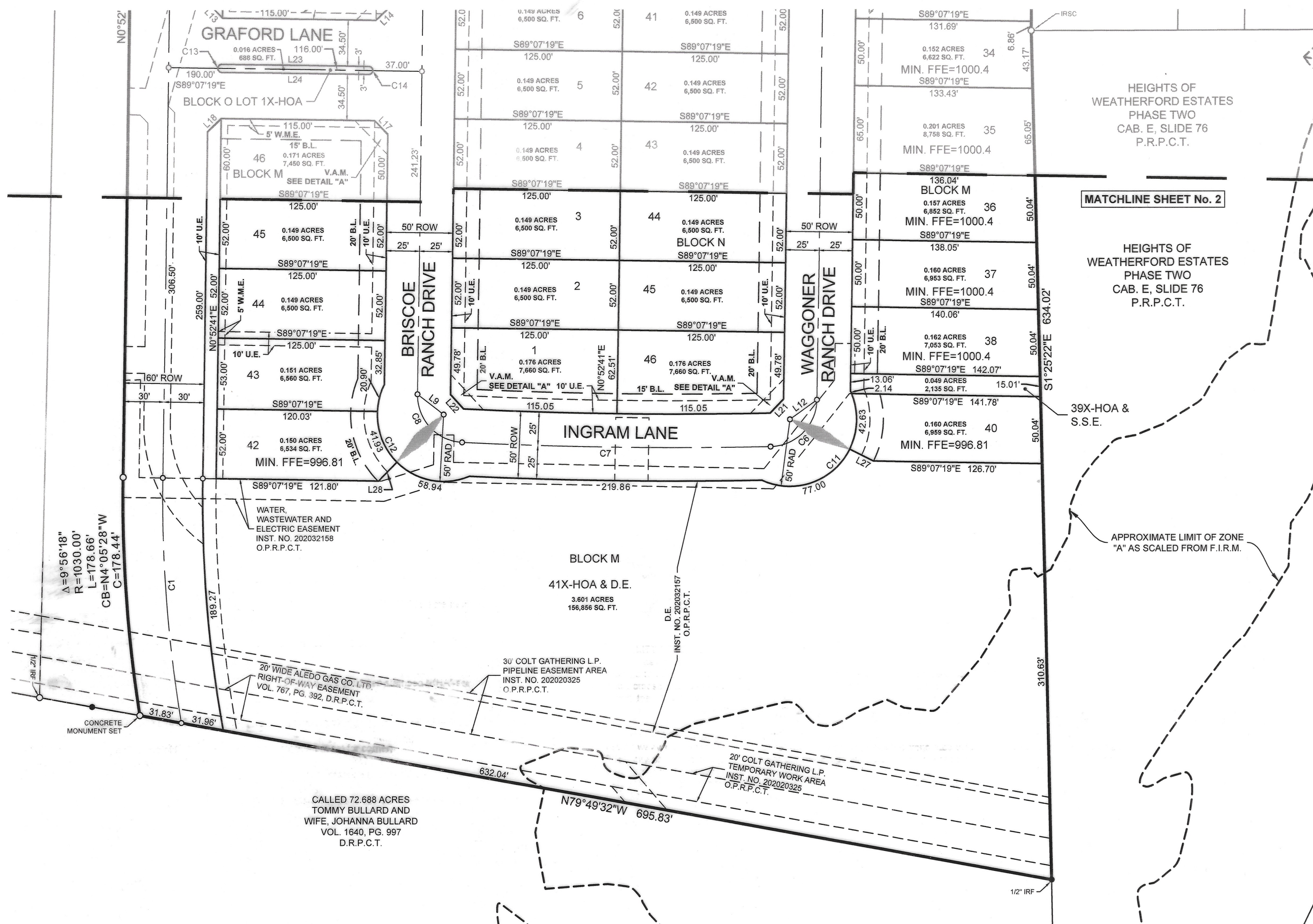
6160 Warren Parkway, Suite 210
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DWG NAME: K:\FRL SURVEY\068517096-WEATHERFORD BB FIELD\DWG\068517096 PHASE 2 FINAL PLAT.DWG PLOTTED BY: GUNNAN, SYLVANA 2/25/2022 12:09 PM LAST SAVED: 2/25/2022 11:22 AM



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LINE TYPE LEGEND

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CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°32'21"	1000.00'	183.94'	S04°23'30"E	183.68'
C2	3°52'57"	2000.00'	135.52'	N01°03'47"W	135.49'
C3	92°26'58"	35.50'	57.28'	S43°13'13"W	51.27'
C4	1°25'59"	9000.00'	225.08'	N89°50'18"W	225.08'
C5	90°00'00"	35.50'	55.76'	N44°07'19"W	50.20'
C6	87°55'35"	35.50'	54.48'	N44°50'28"E	49.29'
C7	4°08'50"	3200.00'	231.62'	S89°07'19"E	231.57'
C8	87°55'35"	35.50'	54.48'	S43°05'07"E	49.29'
C9	144°33'14"	50.00'	126.15'	S43°16'47"W	95.25'
C10	141°41'02"	50.00'	123.64'	N44°07'19"W	94.46'
C11	139°32'12"	50.00'	121.77'	N44°48'16"E	93.83'
C12	139°32'12"	50.00'	121.77'	S43°02'54"E	93.83'
C13	180°00'00"	3.00'	9.42'	S00°52'41"W	6.00'
C14	179°59'41"	3.00'	9.42'	N00°52'31"E	6.00'
C15	179°59'41"	3.00'	9.42'	N00°52'31"E	6.00'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°07'19"E	60.00'	L15	N44°07'19"W	14.14'
L2	N45°52'41"E	14.14'	L16	N45°52'41"E	14.14'
L3	S89°07'19"E	12.50'	L17	N44°07'19"W	14.14'
L4	N00°52'41"E	75.00'	L18	S45°52'41"W	14.14'
L5	N89°07'19"W	12.50'	L19	S43°07'01"W	13.82'
L6	N44°07'19"W	14.14'	L20	N44°21'19"W	14.08'
L7	N15°48'11"W	1.13'	L21	N44°01'17"E	14.59'
L8	S89°07'19"E	9.50'	L22	S42°15'55"E	14.59'
L9	N52°24'38"W	24.95'	L23	N89°07'19"W	110.00'
L10	N38°40'35"E	25.69'	L24	S89°07'19"E	110.00'
L11	N36°53'52"W	25.30'	L25	N89°07'19"W	97.50'
L12	N54°09'59"E	24.95'	L26	S89°07'19"E	97.50'
L13	S44°07'19"E	14.14'	L27	N63°14'33"W	19.82'
L14	N45°52'41"E	14.14'	L28	N44°23'19"E	19.71'

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PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF PARKER §
CITY OF WEATHERFORD §

WHEREAS, D.R. HORTON - TEXAS, LTD, is the sole owner of a tract of land situated in the John Davis Survey, Abstract No. 349, City of Weatherford, Parker County, Texas, and being a portion of a called 45.598 acre tract of land described in deed to D.R. Horton - Texas, LTD., according to the deed recorded in Instrument No. 201926981 of the Official Public Records of Parker County, Texas, and being more particularly described as follows

BEGINNING a 1/2 inch iron rod found for the northeast corner of said 45.598 acre tract, common to the southeast corner of a called 3.20 acre tract of land conveyed to City of Weatherford, Texas in Judgement No. CIV-18-0568, the northwest corner of Block 12 of Westover Village 2C, according to the Replat thereof recorded in Cabinet D, Slide 500 of the Plat Records of Parker County, Texas, and the south end of the westerly terminus of B.B. Fielder Blvd., a 80 foot wide right-of-way, as created in said Replat, being on the easterly line of said 47.099 acre tract;

THENCE departing the southerly right-of-way line of said B.B. Fielder Blvd., along the easterly line of said 45.598 acre tract, the westerly line of said Block 12 of Westover Village 2C, the westerly line Westover Village 2C, according to the Amending Plat thereof recorded in Cabinet D, Slide 398 of the Plat Records of Parker County, Texas, and the westerly line of Heights of Weatherford Estates Phase Two, according to the plat thereof recorded in Cabinet E, Slide 76, of the Plat Records of Parker County, Texas, the following:

South 00°11'25" West, a distance of 220.00 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears North 88°51' West, 2.3 feet;

South 01°06'28" West, a distance of 400.01 feet to a 5/8 inch iron rod with plastic cap stamped "Dowdy" found for the southwest corner of said Block 12 of Westover Village 2C (Cabinet D, Slide 500), being on the westerly line of said Block 12 of Westover Village 2C (Cabinet D, Slide 398);

South 00°46'56" West, a distance of 501.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block 12 of Westover Village 2C (Cabinet D, Slide 398), common to the northwest corner of said Heights of Weatherford Estates Phase Two;

South 01°25'22" East, a distance of 634.02 feet to a 1/2 inch iron rod found for the southeast corner of said 45.598 acre tract, common to the northeast corner of a called 72.688 acre tract of land described in a deed to Tommy Bullard and Wife, Johanna Bullard, according to the deed recorded in Vol. 1640, Page. 997 of the Deed Records of Parker County, Texas;

THENCE North 79°49'32" West, departing the westerly line of said Heights of Weatherford Estates Phase Two, and along the southerly line of said 45.598 acre tract and the northerly line of said 72.688 acre tract, a distance of 695.83 feet to a concrete monument set at the beginning of a non-tangent curve to the right having a central angle of 09°56'18", a radius of 1030.00 feet, a chord bearing and distance of North 04°05'28" West, 178.44 feet;

THENCE departing the southerly line of said 45.598 acre tract and the northerly line of said 72.688 acre tract, and crossing said 45.598 acre tract, the following:

In a northwesterly direction, with said curve to the right, an arc distance of 178.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°52'41" East, a distance of 690.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°07'19" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°52'41" East, a distance of 283.13 feet to a concrete monument set for corner;

North 45°52'41" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°07'19" East, a distance of 12.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°52'41" East, a distance of 75.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°07'19" West, a distance of 12.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°07'19" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°52'41" East, a distance of 40.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 04°03'24", a radius of 470.50 feet, a chord bearing and distance of North 2°54'23" East, 33.30 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 33.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 9°54'01", a radius of 455.46 feet, a chord bearing and distance of North 0°19'46" East, 78.60 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 78.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 11°31'38", a radius of 884.00 feet, a chord bearing and distance of North 10°02'22" West, 177.55 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 177.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 15°48'11" West, a distance of 1.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 27°10'32" East, a distance of 14.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said 3.20 acre tract, same being at the beginning of a non-tangent curve to the left having a central angle of 2°47'04", a radius of 590.00 feet, a chord bearing and distance of North 68°16'36" East, 28.67 feet;

THENCE along the southerly line of said 3.20 acre tract and in a northeasterly direction, with said curve to the left, an arc distance of 28.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 23°59'37", a radius of 510.00 feet, a chord bearing and distance of North 78°52'52" East, 212.01 feet;

THENCE continuing along the southerly line of said 3.20 acre tract and in a northeasterly direction, with said curve to the right, an arc distance of 213.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°07'19" East, continuing along the southerly line of said 3.20 acre tract a distance of 408.01 feet to the POINT OF BEGINNING and containing 25.387 acres (1,105,861 square feet) of land, more or less.

OWNERS' DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF FORT WORTH §
Date 25th of FEBRUARY 2022

We, the undersigned, owner of the land shown on this plat, and designated herein as RANCHES WEST PHASE 2 subdivision to the City of Weatherford, Texas, 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.

WITNESS, my hand, this 25th day of FEBRUARY, 2022.

D.R. HORTON - TEXAS, LTD., a Texas limited partnership

BY: D.R. HORTON, INC., a Delaware corporation, its authorized agent

Signature of Benjamin Clark, Assistant Vice President

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Benjamin Clark, Assistant Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this 25th day of February, 2022.

Signature of Ruth Resendez, Notary Public, State of Texas



VISIBILITY, ACCESS, & MAINTENANCE EASEMENT

The areas or areas shown on the plat as "VAM" (visibility, access, & maintenance) easements are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easements. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easements at any time. The ultimate maintenance responsibility for the VAM easements shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easements. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easements, to erect any traffic control devices or signs on the VAM easements and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easements or any part thereof for the purposes and with all rights and privileges set forth herein.

SURVEYOR'S CERTIFICATION

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

Signature of Sylviana Gunawan, Registered Professional Land Surveyor No. 6461, Kimley-Horn and Associates, Inc., 6160 Warren Pkwy., Suite 210, Frisco, Texas 75034, Phone 972-335-3580

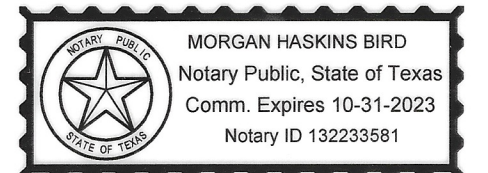


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of February, 2022.

Signature of Morgan Haskins Bird, Notary Public, State of Texas



APPROVAL BY THE PLANNING & ZONING COMMISSION

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this 18 day of March, 2022.

Signature of Chairman, Attest: Malinda Nowell, Secretary

APPROVAL BY CITY COUNCIL

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this 18 day of March, 2022.

Signature of Mayor, Attest: Malinda Nowell, Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle

202210535
03/18/2022 02:48 PM
Fee: \$2.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F 189

FINAL PLAT
RANCHES WEST PHASE 2

BLOCK K, LOT 2X, BLOCK L, LOTS 1-12, AND 13X;
BLOCK M, LOTS 1X, 2-38, 39X, 40, 41X, AND 42-46;
BLOCK N, LOT 1-46; BLOCK O, LOT 1X

101 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

25.387 ACRES OUT OF THE JOHN DAVIS, A-349
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

OWNER: D.R. Horton - Texas, Ltd. 6160 Warren Pkwy., Suite 210 Frisco, TX 75034 P: (817) 230-0800 Contact: Justin Bosworth

APPLICANT: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, TX 75034 Ph: 972.335.3580 Contact: Rob Myers, PE

Kimley Horn logo and contact information: 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822. Includes a table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.