

SHEET 2
OF 4

SHEET 3
OF 4

**VARIABLE WIDTH
RIGHT-OF-WAY
DEDICATION**
9873 Sq.Ft.
0.227 Ac

GREENWOOD CUT-OFF ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

POB
1/2" IRF

OWNER:
W & L Jones Realty Holdings, LLC.
Wayne Jones
3133 Ranger Highway
Weatherford, Texas 76088
817-929-7853

DEVELOPER
Jake Crider
15850 US-377
Fort Worth, Texas 76126
817-573-7652

LAND SURVEYOR:
BIB
BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

20323.001.000.00
20323.001.000.50
20323.001.001.00
20323.001.002.00
20323.001.003.00
20800.003.000.00
20800.003.000.50
20800.004.000.00
20800.004.001.00



150 75 0 150 300
GRAPHIC SCALE: 1" = 150 Feet

F423

16567
WE
F-16
NWE

FINAL PLAT / INDEX SHEET

LOTS 1-35

RANGEWOOD

35 RESIDENTIAL LOTS

BEING A 78.090 ACRE TRACT OF LAND SITUATED WITHIN

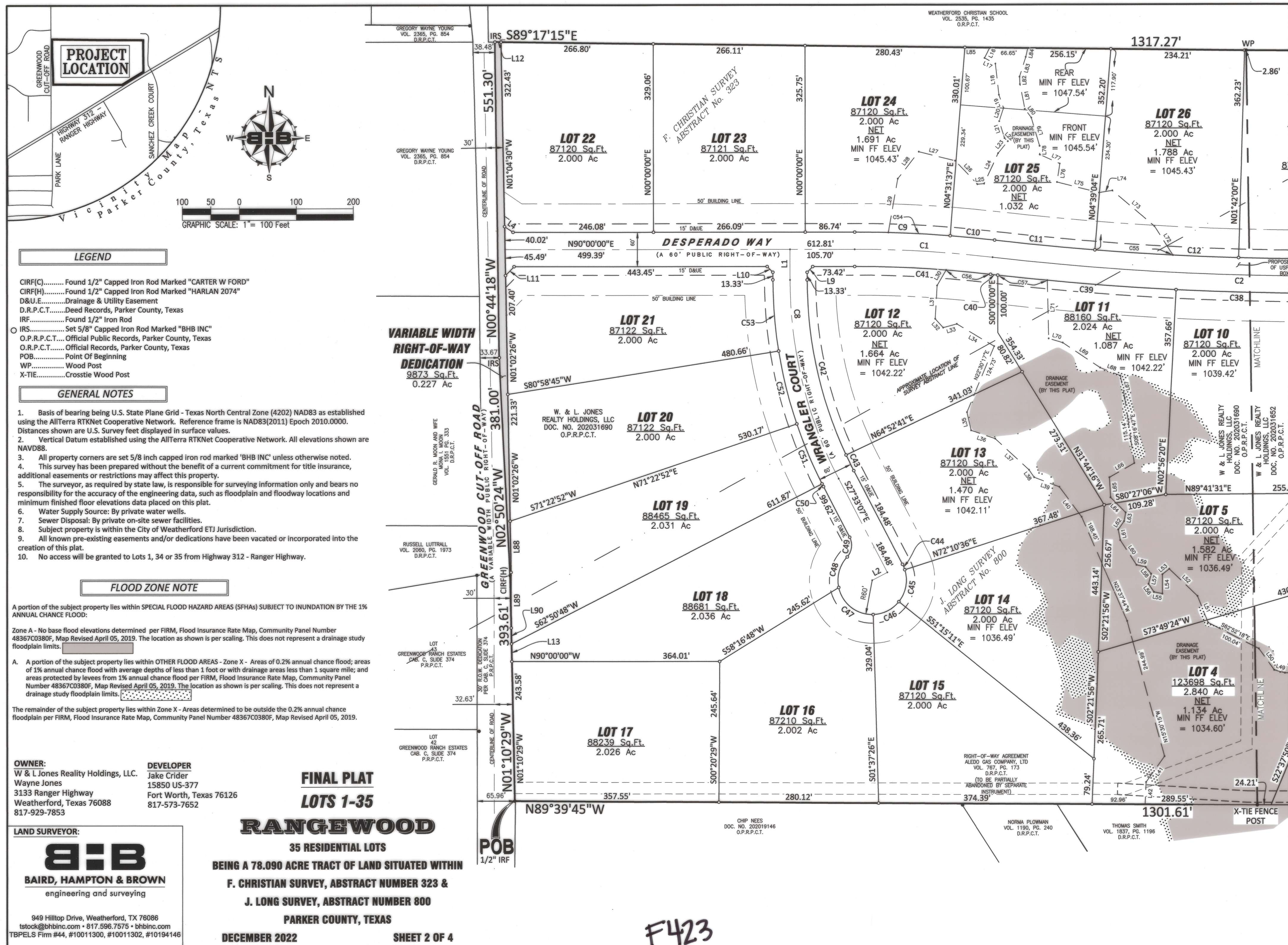
F. CHRISTIAN SURVEY, ABSTRACT NUMBER 323 &

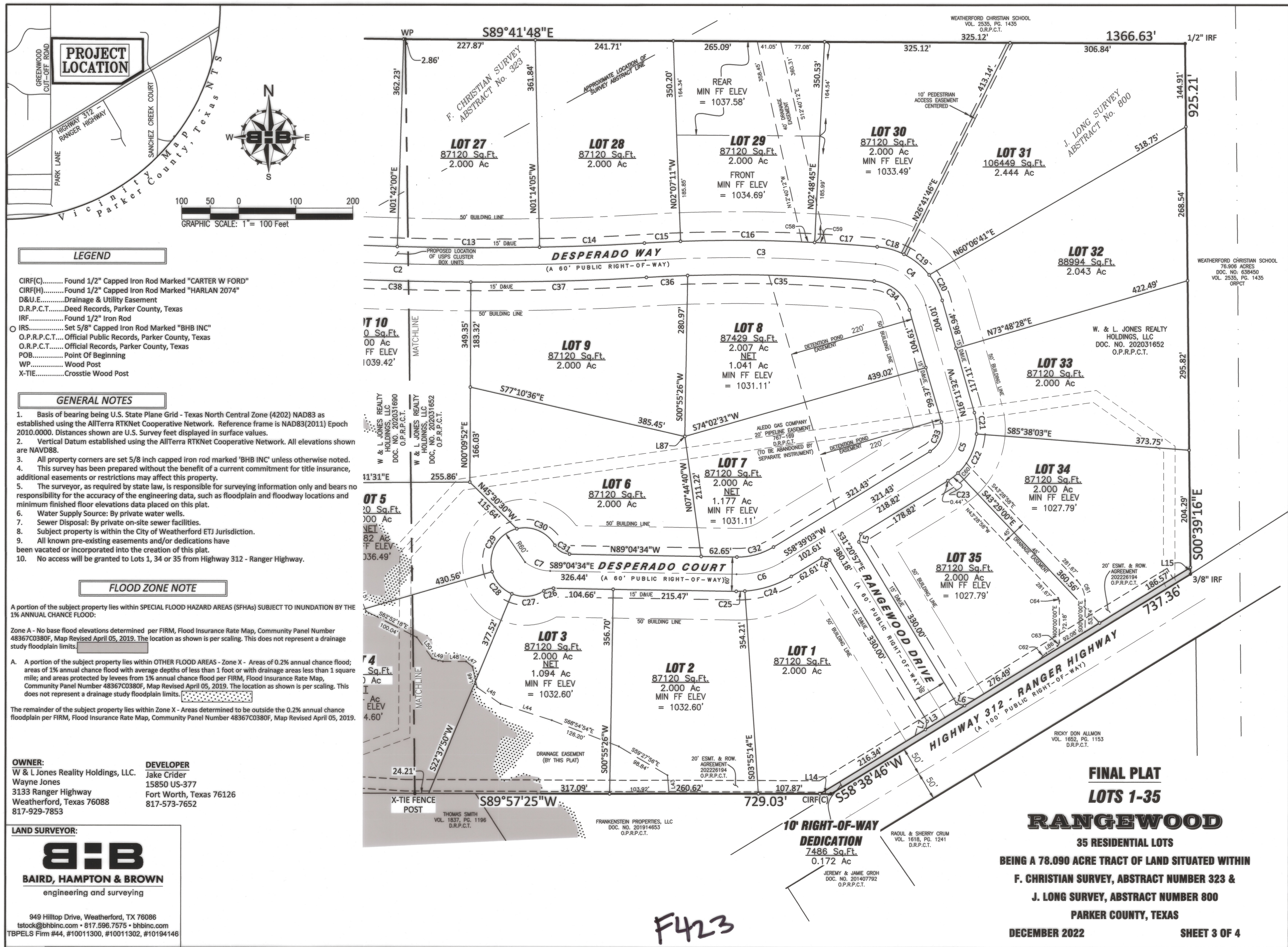
J. LONG SURVEY, ABSTRACT NUMBER 800

PARKER COUNTY, TEXAS

DECEMBER 2022

SHEET 1 OF 4





Line Table		
Line #	Direction	Length
L1	N0°00'00"E	53.33
L2	S62°26'53"W	30.00
L3	N58°38'46"E	40.19
L4	N55°38'38"W	17.74
L5	N13°39'03"E	14.14
L6	N76°20'57"W	14.40
L7	S13°39'03"W	14.41
L8	S76°20'57"E	14.14
L9	N45°00'00"E	14.14
L10	S45°00'00"E	14.14
L11	N44°15'55"E	21.61
L12	S89°17'15"E	10.71
L13	N1°10'29"W	30.73
L14	S89°57'28"W	19.24
L15	S0°28'44"E	11.65
L16	S26°54'37"W	20.13
L17	S62°09'54"E	21.44
L18	S6°23'04"E	54.65
L19	S19°05'49"E	24.49
L20	S18°08'23"W	24.04
L21	S17°15'16"E	31.04
L22	S46°05'12"E	7.99
L23	S39°20'12"W	27.01
L24	S24°47'35"W	58.47
L25	S84°52'03"W	11.72
L26	N43°35'02"W	56.83
L27	N76°00'17"W	65.65
L28	S37°53'37"W	59.90
L29	S10°11'23"W	95.37
L30	N30°17'35"E	31.35
L31	N3°11'32"E	58.05
L32	N41°59'49"W	20.78
L33	S74°54'50"W	24.66
L34	N59°13'33"W	76.25
L35	N12°44'11"W	32.48
L36	N71°02'16"W	44.75
L37	N47°27'53"W	80.51
L38	N34°30'31"W	15.89
L39	N69°03'03"W	47.37
L40	N36°43'05"W	65.01
L41	N35°36'04"E	55.28
L42	N2°36'51"E	39.09
L43	S4°42'45"E	32.41
L44	S72°29'59"E	94.14
L45	S55°05'57"E	50.54

Line Table		
Line #	Direction	Length
L46	S12°16'22"E	36.79
L47	S51°36'03"E	14.47
L48	N90°00'00"E	40.67
L49	N74°51'21"W	19.44
L50	S36°00'38"E	45.89
L51	S21°36'51"E	49.77
L52	S46°10'49"E	68.67
L53	N51°20'05"E	15.41
L54	N0°01'53"W	33.74
L55	S78°54'57"E	15.12
L56	S33°36'15"E	17.04
L57	S14°20'25"W	18.25
L58	S38°51'34"E	15.22
L59	S76°28'57"E	16.63
L60	S33°23'55"E	51.62
L61	S10°51'31"E	18.64
L62	S34°54'59"W	18.02
L63	S10°02'47"W	15.27
L64	S44°59'15"E	37.44
L65	S3°08'26"E	34.80
L66	N60°17'19"E	50.14
L67	S11°10'22"E	39.44
L68	S68°18'35"E	38.25
L69	S56°15'04"E	78.76
L70	S73°28'40"E	25.73
L71	S1°22'17"E	101.45
L72	S32°45'04"E	60.41
L73	S49°45'48"E	96.14
L74	N81°11'07"E	23.61
L75	S75°56'10"E	76.09
L76	S8°34'16"W	32.74
L77	S65°37'15"E	38.48
L78	S0°45'52"E	15.28
L79	S16°18'03"E	51.31
L80	S36°53'17"E	19.09
L81	S11°01'41"E	43.93
L82	S3°03'42"E	13.09
L83	S17°32'58"W	36.27
L84	S12°51'38"W	15.84
L85	S89°17'15"E	43.70
L86	N57°08'03"E	23.08
L87	N74°02'31"E	0.42
L88	N1°02'26"W	89.46
L89	N0°02'44"W	97.10
L90	N1°10'29"W	27.87

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	6°43'55"	2064.00'	242.51'	S86°38'03"E	242.37'
C2	10°08'51"	4898.00'	867.47'	S88°20'31"E	866.34'
C3	8°35'33"	2700.00'	404.91'	S89°07'10"E	404.53'
C4	68°37'52"	100.00'	119.78'	S50°30'28"E	112.75'
C5	74°42'37"	75.00'	97.80'	S21°17'44"W	91.01'
C6	32°16'23"	150.00'	84.49'	S74°47'14"W	83.38'
C7	36°09'44"	75.00'	47.34'	N70°59'42"W	46.55'
C8	27°33'07"	750.00'	360.65'	S13°46'34"E	357.19'
C9	4°35'29"	2094.00'	167.80'	N87°42'16"W	167.75'
C10	2°08'26"	2094.00'	78.23'	N84°20'18"W	78.23'
C11	2°04'45"	4868.00'	176.66'	N84°18'28"W	176.65'
C12	2°58'16"	4868.00'	252.42'	N86°49'58"W	252.39'
C13	2°56'03"	4868.00'	249.29'	N89°47'07"W	249.26'
C14	2°09'48"	4868.00'	183.79'	S87°39'57"W	183.78'
C15	1°19'43"	2730.00'	63.31'	S87°14'55"W	63.31'
C16	4°55'57"	2730.00'	235.01'	N89°37'15"W	234.94'
C17	2°18'25"	2730.00'	109.92'	N86°00'12"W	109.91'
C18	21°39'16"	130.00'	49.13'	N74°29'55"W	48.84'
C19	25°21'41"	130.00'	57.54'	N51°00'06"W	57.07'
C20	22°07'28"	130.00'	50.20'	N27°15'32"W	49.89'
C21	20°26'45"	105.00'	37.47'	N5°51'25"W	37.27'
C22	42°09'06"	105.00'	77.25'	N25°26'30"E	75.52'
C23	12°07'59"	105.00'	22.24'	N52°35'03"E	22.19'
C24	27°25'44"	180.00'	86.17'	N72°21'55"E	85.35'
C25	4°50'39"	180.00'	15.22'	N88°30'06"E	15.21'
C26	34°11'13"	30.00'	17.90'	N73°49'50"E	17.64'
C27	55°53'36"	60.00'	58.53'	N84°41'01"E	56.24'
C28	51°11'35"	60.00'	53.61'	S41°46'23"E	51.84'
C29	92°16'06"	60.00'	96.62'	S29°57'27"W	86.52'
C30	74°25'34"	60.00'	77.94'	N66°41'43"W	72.57'
C31	59°35'38"	30.00'	31.20'	N59°16'45"W	29.82'
C32	32°16'23"	120.00'	67.59'	S74°47'14"W	66.70'
C33	74°40'18"	45.00'	58.65'	S21°18'54"W	54.58'
C34	69°23'09"	70.00'	84.77'	S50°53'06"E	79.68'
C35	7°01'26"	2670.00'	327.32'	S88°21'20"E	327.11'
C36	1°32'55"	2670.00'	72.17'	N87°21'31"E	72.16'
C37	3°34'48"	4928.00'	307.93'	N88°22'28"E	307.88'
C38	2°46'28"	4928.00'	238.64'	S88°26'54"E	238.61'
C39	3°38'47"	4928.00'	313.63'	S85°14'16"E	313.57'
C40	0°08'47"	4928.00'	12.60'	S83°20'29"E	12.60'
C41	6°43'55"	2034.00'	238.98'	S86°38'03"E	238.84'
C42	25°07'19"	720.00'	315.69'	N12°33'39"W	313.17'
C43	2°25'48"	720.00'	30.54'	N26°20'13"W	30.54'
C44	9°43'44"	60.00'	10.19'	N22°41'15"W	10.18'
C45	56°34'13"	60.00'	59.24'	N10°27'43"E	56.86'
C46	49°37'45"	60.00'	51.97'	N63°33'42"E	50.36'
C47	79°38'47"	60.00'	83.41'	S51°48'03"E	76.85'
C48	54°57'16"	60.00'	57.55'	S15°29'59"W	55.37'
C49	70°31'44"	30.00'	36.93'	S7°42'45"W	34.64'
C50	0°23'56"	780.00'	5.43'	S27°21'09"E	5.43'
C51	8°20'24"	780.00'	113.54'	S22°59'00"E	113.44'
C52	9°39'18"	780.00'	131.44'	S13°59'09"E	131.28'
C53	9°09'30"	780.00'	124.68'	S4°34'45"E	124.54'
C54	2°55'51"	2094.00'	107.12'	N86°55'19"W	107.11'
C55	1°36'52"	4868.00'	137.17'	S86°09'17"E	137.16'
C56	2°12'40"	2034.00'	78.50'	N84°22'25"W	78.49'
C57	1°00'50"	4928.00'	87.20'	S83°55'17"E	87.20'
C58	0°28'07"	2730.00'	22.33'	N87°23'20"W	22.33'
C59	0°24'09"	2730.00'	19.17'	N86°57'20"W	19.17'
C60	12°22'27"	105.00'	22.68'	N40°19'50"E	22.63'
C61	43°28'58"	52.50'	39.84'	S21°44'29"E	38.89'
C62	23°20'54"	37.50'	15.28'	N45°27'36"E	15.18'
C63	57°08'03"	7.50'	7.48'	N28°34'01"E	7.17'
C64	43°28'58"	7.50'	5.69'	N21°44'29"W	5.56'

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, W & L Jones Reality Holdings, LLC, being the owner of the hereon described property to wit:

BEING a tract of land situated within the F. Christian Survey, Abstract No. 323 and the J. Long Survey, Abstract No. 800, Parker County, Texas, same being all of a tract of land described by deed to W & L Jones Reality Holdings, LLC., as recorded in Document Number 202031690 (W&L 690), Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and being all of a tract of land described by deed to W & L Jones Reality Holdings, LLC. as recorded in Document No. 202031652 (W&L 652) O.P.R.P.C.T., same being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey Feet displayed in surface values).

BEGINNING at a found 1/2-inch iron rod (IRF) for the southwest corner of the said W&L 690 tract, same being the northwest corner of a tract of land described by deed to Chip Nees, as recorded in Document Number 202019146, O.P.R.P.C.T., and being in the east right-of-way of Greenwood Cut-off Road, (a variable width public right-of-way);

THENCE with the common line between the said W&L 690 tract and the said east right-of-way line, the following courses and distances:

North 01°10'29" West, a distance of 393.61 feet to a found 5/8-inch capped iron rod marked "HARLAN 2074" (CIRF(H));

North 02°50'24" West, a distance of 381.00 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS);

North 00°44'18" West, a distance of 551.30 feet to an IRS, being in the south line of a tract of land described by deed to Weatherford Christian School, as recorded in Volume 2535, Page 1435, Official Records, Parker County, Texas (O.R.P.C.T.);

THENCE South 89°17'15" East, with the common line of the said W&L 690 tract and the said Weatherford School tract, a distance of 1317.27 feet to a found wood post, being the northeast corner of the said W&L 690 tract, same being the northwest corner of the aforementioned W&L 652 tract;

THENCE, with the common line of the said W&L 652 tract and the said Weatherford School tract the following courses and distances:

South 89°41'48" East, a distance of 1366.63 feet to a found 1/2-inch iron rod, for the northeast corner of the said W&L 652 tract, same being an interior ell corner of the said Weatherford School tract;

South 00°39'16" East, a distance of 925.21 feet to a found 3/8-inch iron rod, being the southeast corner of the said W&L 652 tract, same being on the north right-of-way line of Highway 312 - Ranger Highway, (a 100-foot wide right-of-way);

THENCE South 58°38'46" West, with the common line of the said W&L 652 tract and the said north right-of-way line, a distance of 737.36 feet to a found 1/2-inch capped iron rod marked "CARTER W FORD" (CIRF(C)), being the northeast corner of a tract of land described by deed to Frankenstein Properties, LLC., as recorded in Document No. 201914653 O.P.R.P.C.T.;

THENCE South 89°57'25" West, with the common line between the said W&L 652 tract, and the said Frankenstein tract, passing at a distance of 622.88, feet the northwest corner of the said Frankenstein tract, same being the northeast corner of a tract of land as described by deed to Thomas Smith as recorded in Volume 1837, Page 1196, Deed Records, Parker County, Texas, (D.R.P.C.T.), and now continuing with the common line between the said W&L 652 tract and the said Thomas tract, in all for a total distance of 729.03 feet to a cross tie fence post, for the southwest corner of the said W&L 652 tract, same being the southeast corner of the aforementioned W&L 690 tract;

THENCE North 89°39'45" West, with the common line between the said W&L 690 tract and the said Thomas tract, at a distance of 351.45 feet passing the northwest corner of the said Thomas tract, same being the northeast corner of a tract of land described by deed to Norma Plowman, as recorded in Volume 1190, Page 240, D.R.P.C.T., and now continuing with the common line of the said W&L 690 tract and said Norma tract, at a distance of 518.75 feet passing the northwest corner of the said Norma tract, same being the northeast corner of the aforementioned Nees tract, and now continuing with the common line of the said W&L 690 tract and the said Nees tract, for a total distance of 1301.61 feet to the POINT OF BEGINNING and CONTAINING 3,401,606 square feet or 78.090 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §

THAT, W & L Jones Reality Holdings, LLC., owners of the land shown on this plat, and designated herein as LOTS 1-35, RANGEWOOD, an addition to the City of Weatherford, Texas or to its extraterritorial jurisdiction, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

WITNESS, my hand, this the 16th day of December, 2022.

BY:

W & L Jones Reality Holdings, LLC.

Wayne Jones / Owner

Printed Name and Title

STATE OF TEXAS §

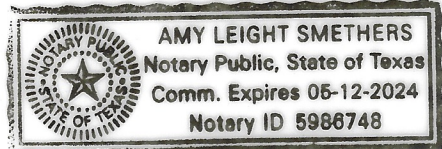
COUNTY OF Parker §

BEFORE ME, the undersigned authority, on this day personally appeared, Wayne Jones, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 16th day of December, 2022

Notary Public in and for the State of Texas

My commission expires



SURVEYOR'S CERTIFICATION

I, Toby G. Stock, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

Toby G. Stock

State of Texas Registered Professional Land Surveyor

No. 6412

Date: December 12, 2022



STATE OF TEXAS §

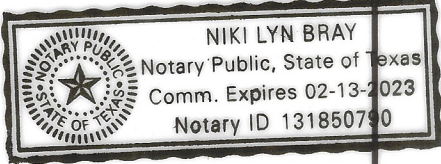
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared, Toby Stock, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12 day of December, 2022

Notary Public in and for the State of Texas

My commission expires



Approval by the planning and zoning commission.

This plat has been submitted to and considered by the Planning and 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 the 10 day of January, 2022 2023.

By Chairman

ATTEST

Secretary

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 the 10 day of January, 2022 2023

By Mayor

ATTEST

Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

202302201
01/25/2023 12:05 PM
Fee: 88.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT

LOTS 1-35

RANGEWOOD

35 RESIDENTIAL LOTS

BEING A 78.090 ACRE TRACT OF LAND SITUATED WITHIN

F. CHRISTIAN SURVEY, ABSTRACT NUMBER 323 &

J. LONG SURVEY, ABSTRACT NUMBER 800