BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN FLOOD ZONE "A" ACCORDING TO F.I.R.M. MAP NO. 48367C0400F, DATED APRIL 5, 2019

NOTE: IMPROVEMENTS NOT SHOWN

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.

NOTE: FUTURE DEVELOPMENT MAY BE SUBJECT TO THE INSTALLATION, BONDING OR SURETY OF PUBLIC IMPROVEMENTS AND INFRASTRUCTURE DEEMED NECESSARY BY THE CITY OF WEATHERFORD.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

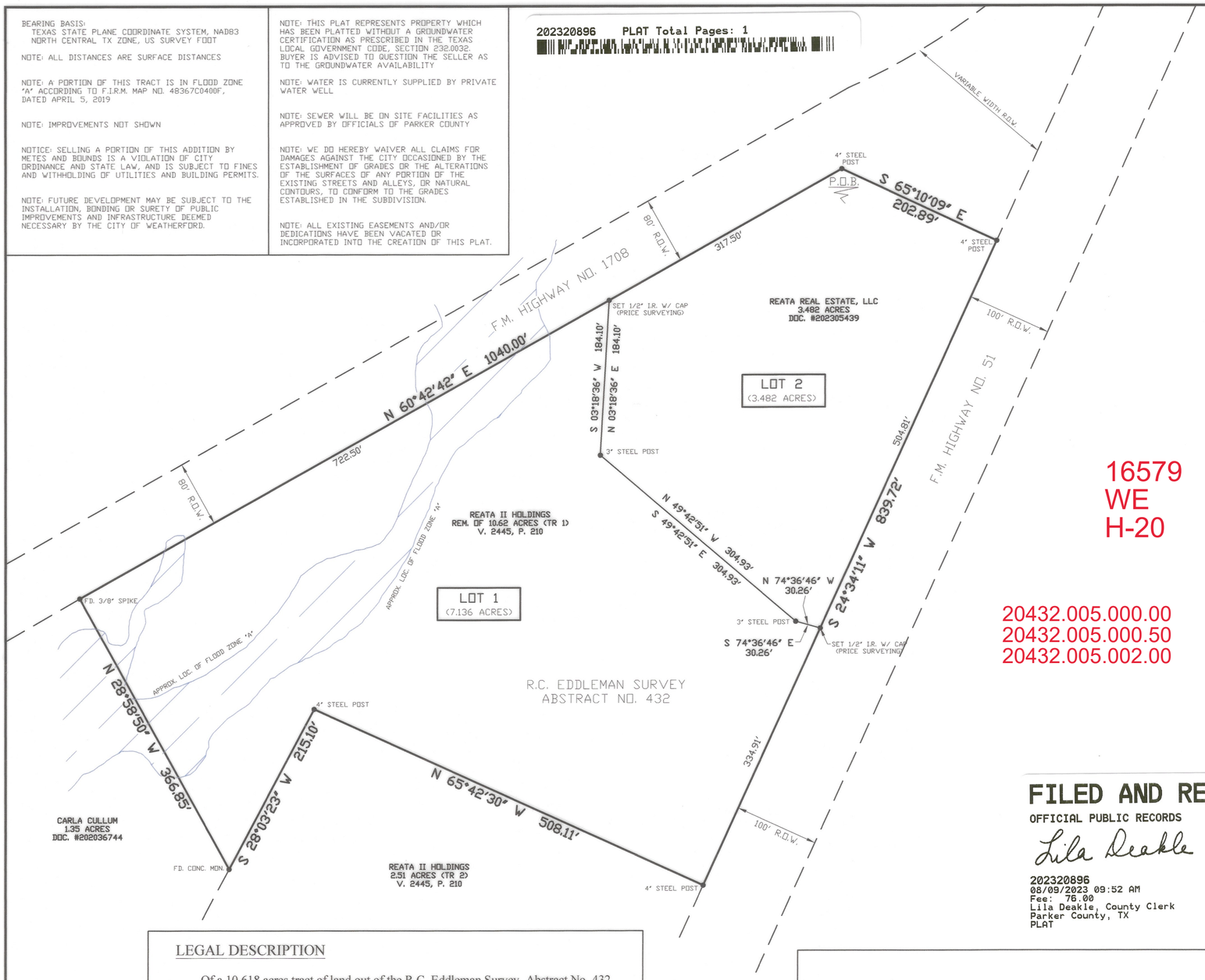
NOTE: WATER IS CURRENTLY SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

NOTE: ALL EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

202320896 PLAT Total Pages: 1



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20432.005.000.50
20432.005.002.00

LEGAL DESCRIPTION

Of a 10.618 acres tract of land out of the R.C. Eddleman Survey, Abstract No. 432, Parker County, Texas; being all of a certain 3.482 acres tract described in Document No. 202305439 and part of a certain 10.62 acres tract (Tract 1) described in Volume 2445, Page 210, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 4" steel post in the southeast right of way line of F.M. Highway No. 1708 and at the most northerly northwest corner of said 3.482 acres tract for the northwest and beginning corner of this tract. Whence the most westerly northwest corner of the J.W. Pettillo Survey, Abstract No. 1057, is called to bear North 551.3 feet and East 215.1 feet.

Thence S. 65 deg. 10 min. 09 sec. E. 202.89 feet to a 4" steel post in the northwest right of way line of F.M. Highway No. 51 for the northeast corner of this and said 3.482 acres tract.

Thence S. 24 deg. 34 min. 11 sec. W. at 504.81 feet pass the southeast corner of said 3.482 acres tract and in all 839.72 feet along the northwest right of way line of said F.M. Highway No. 51 to a 4" steel post at the northeast corner of a certain 2.51 acres tract (Tract 2) described in said Volume 2445, Page 210 for the southeast corner of this tract.

Thence N. 65 deg. 42 min. 30 sec. W. 508.11 feet to a 4" steel post at the northwest corner of said 2.51 acres tract for an ell corner of this tract.

Thence S. 28 deg. 03 min. 23 sec. W. 215.10 feet to a found concrete monument in the northwest line of said 2.51 acres tract and at the most easterly corner of a certain 1.35 acres tract described in Document No. 202036744 of said Official Public Records for the most southerly southwest corner of this tract.

Thence N. 28 deg. 58 min. 50 sec. W. 366.85 feet to a found 3/8" spike in the southeast right of way line of said F.M. Highway No. 1708 and at the most northerly corner of said 1.35 acres tract for the most westerly southwest corner of this tract.

Thence N. 60 deg. 42 min. 42 sec. E. 1040.00 feet to the place of beginning.

N

SCALE - 1" = 100 FEET
0 100 200 300

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202320896
08/09/2023 09:52 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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 DIRECT SUPERVISION ON JANUARY 17, 2023

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 221508 221508B.DWG FN230504

STATE OF TEXAS REGISTERED PHILIP E. COLVIN, JR. 6258 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF PARKER

That we, Reata II Holdings, Ltd. and Reata Real Estate, LLC, the owners of the land shown on this plat, and designated herein as REATA II ADDITION in the Extraterritorial Jurisdiction of the City of Weatherford, Texas, and whose name is subscribed hereto, do 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.

CAL E. DAVIS, Manager of Reata II Holdings, Ltd.
and Managing Member of Reata Real Estate, LLC

July 27th, 2023
Date

STATE OF TEXAS

COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CAL E. DAVIS, 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 and in the capacity stated.

GIVEN under my hand and seal of office this 27th day of July, 2023

Signature

JANE E. PRIVITT
NOTARY PUBLIC
STATE OF TEXAS
ID # 477258-9
My Comm. Expires 07-22-2024

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.

EXECUTED THIS THE 8th DAY OF August, 2023

BY: _____
CHAIRMAN

ATTEST: Andrea McDonald
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.

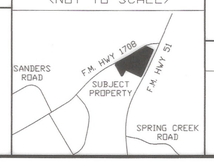
EXECUTED THIS THE 8th DAY OF August, 2023

BY: _____
MAYOR

ATTEST: Andrea McDonald
SECRETARY

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 538
DATE 8/9/2023

VICINITY MAP
(NOT TO SCALE)



DEVELOPER
REATA II HOLDINGS LTD &
REATA REAL ESTATE, LLC
6516 GRANBURY HIGHWAY
WEATHERFORD, TX 76087
817-599-9635

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

MINOR PLAT

REATA II ADDITION
LOT 1 AND LOT 2

BEING A SUBDIVISION OF A 10.618 ACRES OUT OF THE R.C. EDDLEMAN SURVEY, ABSTRACT NO. 432, PARKER COUNTY, TEXAS

PLAT DATE: JULY 20, 2023