

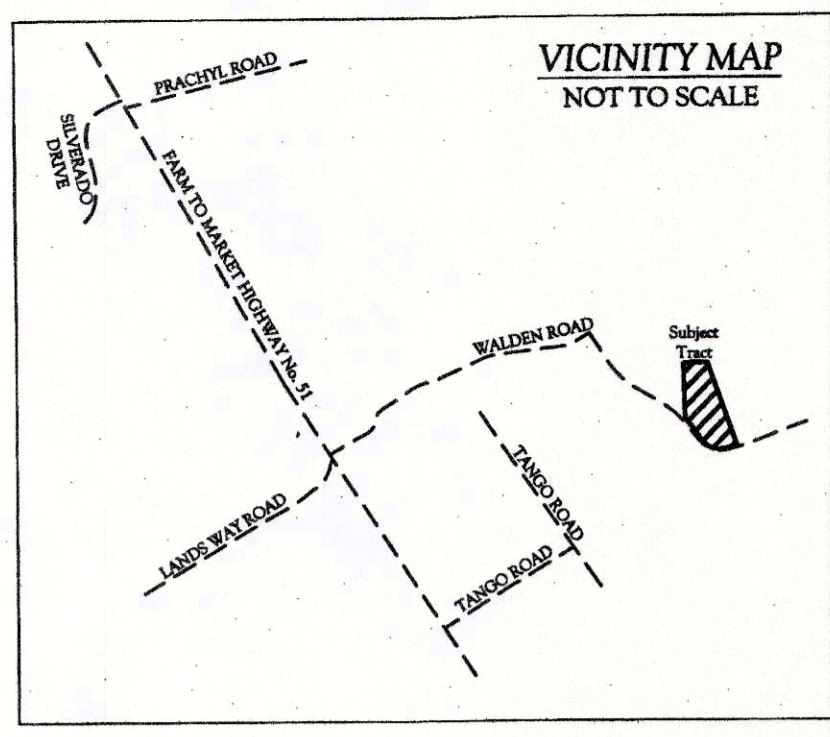
SURVEYOR'S NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES
 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Land Surveying, 12100 Park 35 Circle, Bldg A, Suite 156, m230, Austin, TX 78753
 Phone (512) 239-5263

FLOODPLAIN NOTE
 INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

"WATER"
 WATER TO BE SUPPLIED BY PRIVATE WATER WELL.

"SEWER"
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

○ = 1/2" Iron Rod Set With Cap Marked "JRP 5959"



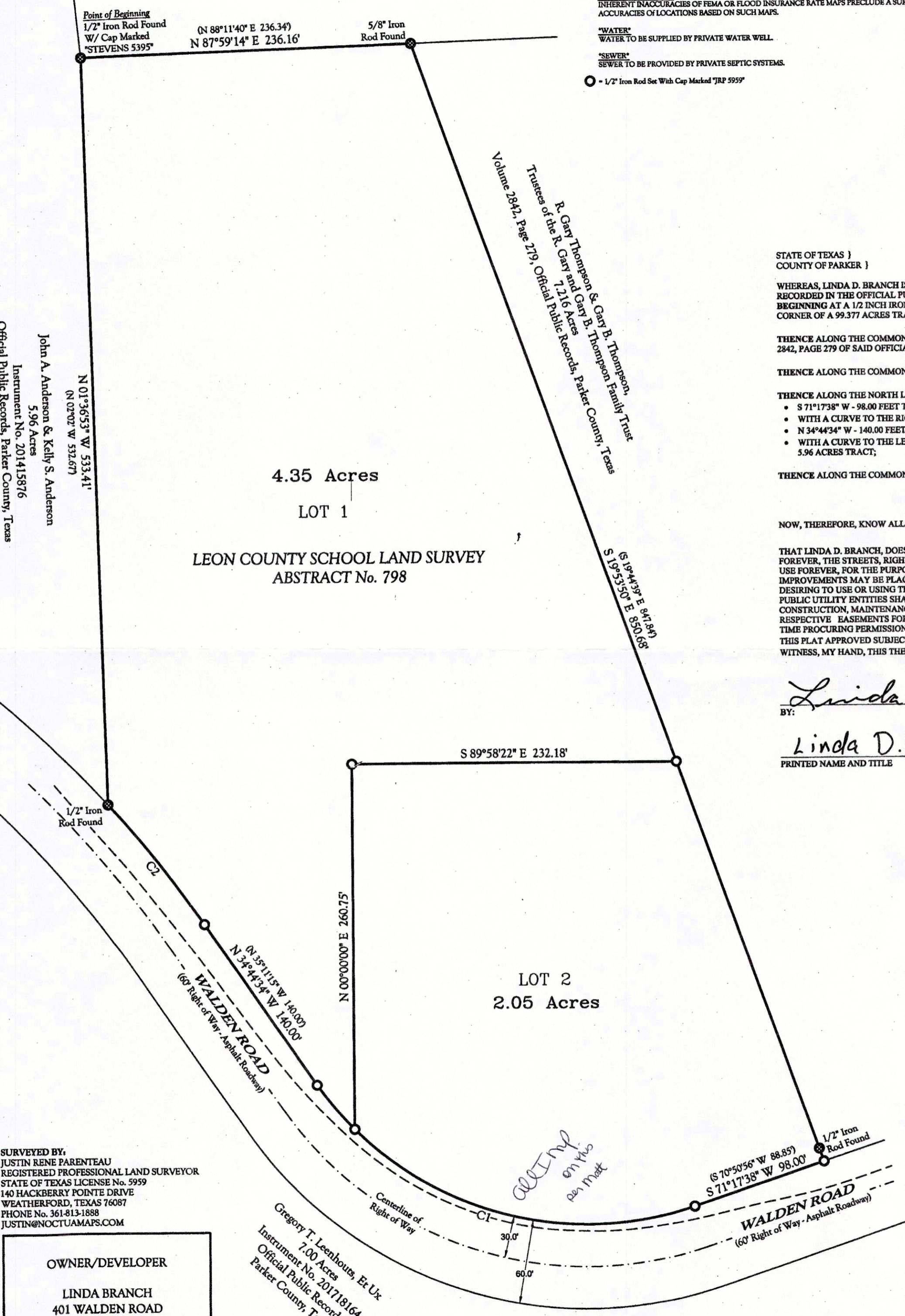
STATE OF TEXAS)
 COUNTY OF PARKER) 201902831 PLAT Total Pages: 1

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY
 [Signature] 2-4-19
 CITY MANAGER DATE OF RECOMMENDATION

APPROVED BY
 [Signature] 2-5-19
 CITY MANAGER DATE OF APPROVAL

ATTEST
 [Signature] 2/5/19
 CITY SECRETARY DATE



STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, LINDA D. BRANCH IS THE OWNER OF A TRACT OF LAND SITUATED IN THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 798, PARKER COUNTY, TEXAS AND BEING ALL OF A 6.08 ACRES TRACT CONVEYED TO HER IN INSTRUMENT NO. 201602337 RECORDED IN THE OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "STEVENS 5395", SAID POINT BEING A CORNER IN THE EAST LINE OF A 5.96 ACRES TRACT DESCRIBED IN INSTRUMENT No. 201415876 OF SAID OFFICIAL PUBLIC RECORDS AND BEING THE SOUTHWEST CORNER OF A 99.377 ACRES TRACT DESCRIBED IN INSTRUMENT No. 20152552 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 99.377 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 87°59'14" E - 236.16 FEET TO A 5/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 7.216 ACRES TRACT DESCRIBED IN VOLUME 2842, PAGE 279 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 7.216 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 19°53'50" E - 850.68 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE NORTH LINE OF WALDEN ROAD;

THENCE ALONG THE NORTH LINE OF WALDEN ROAD THE FOLLOWING COURSES AND DISTANCES:

- S 71°17'38" W - 98.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
- WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 304.40 FEET, A RADIUS OF 236.23 FEET, A CHORD BEARING OF N 71°47'29" W, AND A CHORD LENGTH OF 283.77 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
- N 34°44'34" W - 140.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", AND
- WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 110.01 FEET, A RADIUS OF 854.48 FEET, A CHORD BEARING OF N 38°25'51" W, AND A CHORD LENGTH OF 109.93 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 5.96 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID 5.96 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 01°36'53" W - 533.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.40 ACRES OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LINDA D. BRANCH, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS RAINWOOD ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WEATHERFORDS USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS, MY HAND, THIS THE 31st DAY OF Jan, 20 19.

BY: [Signature]
 Linda D. Branch
 PRINTED NAME AND TITLE

FILED AND RECORDED

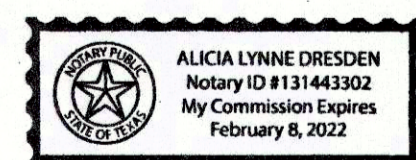
OFFICIAL PUBLIC RECORDS
 [Signature]
 201902831
 02/06/2019 02:38 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

ACCT. NO.: 110573
 SCH. DIST.: WF
 CITY: H-22
 MAP NO.: SWE

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 Linda D. Branch REGISTERED PUBLIC LAND SURVEYOR, 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.

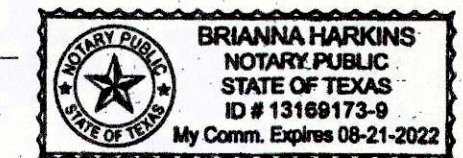
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31 DAY OF January, 20 19
 [Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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, LINDA BRANCH, OWNER, 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 31 DAY OF January, 20 19
 [Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



KNOW ALL MEN BY THESE PRESENTS:

THAT I, JUSTIN RENE PARENTEAU, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

[Signature]
 SIGNATURE OF REGISTERED PUBLIC LAND SURVEYOR
 REGISTRATION NO. 5959



FLOOD STATEMENT:
 THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN ON THE F.I.R.M. PANEL No. 48367C052, EFFECTIVE: SEPTEMBER 26, 2008.
 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.

20798.056.016.00 20798.056.014.00 20798.056.014.50

Minor Plat Showing
 Lots 1 & 2
 Rainwood Estates
 an Addition to Parker County, Texas, being 6.40 acres of land
 situated in the Leon County School Land Survey,
 Abstract No. 798, Parker County, Texas.
 Extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas.

SURVEYED BY:
 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

OWNER/DEVELOPER
 LINDA BRANCH
 401 WALDEN ROAD
 WEATHERFORD, TEXAS 76086

Gregory T. Leenhouts, Et Ux
 Instrument No. 201718164
 Official Public Records
 Parker County, Texas

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	304.40'	236.23'	73°49'48"	N 71°47'29" W	283.77'
C2	110.01'	854.48'	7°22'35"	N 38°25'51" W	109.93'