

STATE OF TEXAS §
COUNTY OF PARKER §

Date Aug 31 2022

I, the undersigned, owner of the land shown on this plat, and designated herein as the South Ponds Addition 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, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

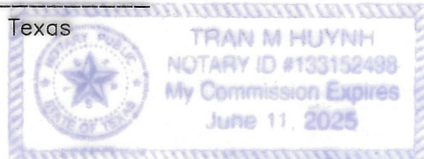
OWNER: CODY PAYNE

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 CODY PAYNE, 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 August 2022

Lila Deakle
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

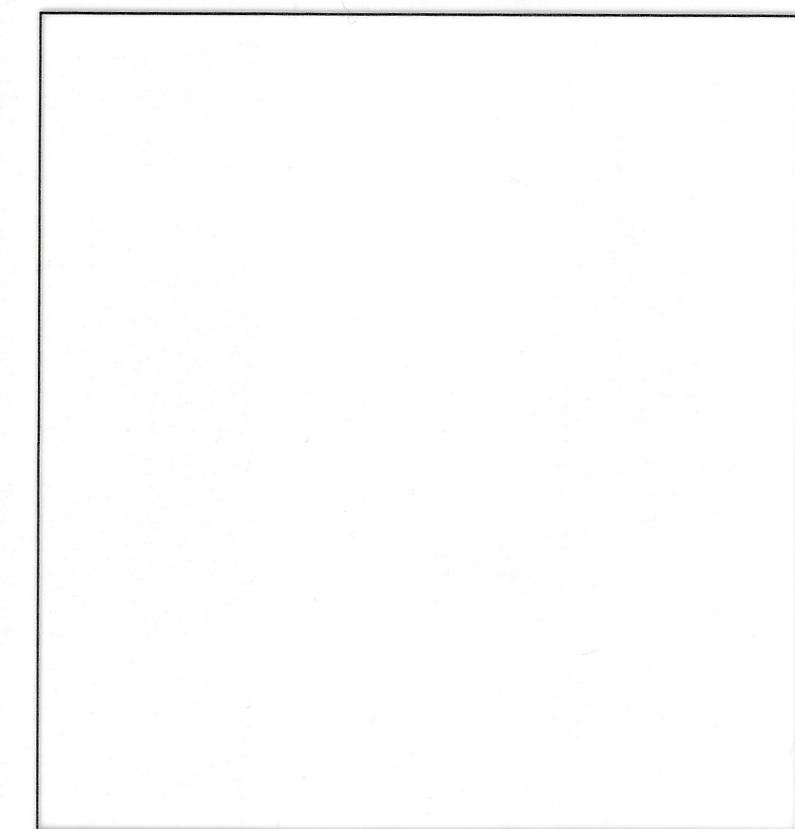
Dated this the 20th day of September, 2022

By: *Monica R. Bacon*
Development & Neighborhood Services Staff

ATTEST: *[Signature]*
Secretary

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability

COUNTY CLERK FILING BLOCK



10200.002.002.00



NORTH
SCALE: 1" = 60'



- Legend:
- CF No. CLERK'S FILE NUMBER
 - CLF CHAIN LINK FENCE
 - CM CONTROLLING MONUMENT
 - EA EDGE OF ASPHALT
 - FND FOUND
 - IR IRON ROD
 - PCOPR PARKER COUNTY OFFICIAL PUBLIC RECORDS
 - PFC POINT FOR CORNER
 - ROW RIGHT OF WAY
 - "S" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES|CARTER PROPERTY CORNER")

ADJOINER LINE

BOUNDARY LINE

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.

Eduardo Martinez 8/25/2022
Registered Professional Land Surveyor
Eduardo Martinez



F335

202234970 PLAT Total Pages: 1



VICINITY MAP

Survey Description

A METES & BOUNDS description of a certain 4.000 acre tract of land situated in the Texas and Pacific Railroad Company Survey, Abstract No. 1436 in Parker County, Texas, being a tract of land conveyed to Cody Payne by Warranty Deed recorded in Clerks File No. 202143719 of the Parker County Official Public Records (PCOPR) and being a portion of Lot 2, Block 2 of Armadillo Hills Estates recorded in Volume 359-A, Page 51 of the PCOPR; said tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, North Central Zone, NAD 83;

BEGINNING at a found 5/8-inch iron rod being the northwest corner of said Payne tract, being the northeast corner of a called 21.4 acre tract conveyed to David I. Musick by Deed recorded in Volume 694, page 690 and said 21.4 acre tract also being Lot 3, Block 2 of said Armadillo Hills Estates and being in the south right-of-way line of FM Highway 730 South;

THENCE, South 86°41'45" East, 363.11 feet along the north line of said Payne tract and said south right-of-way line to a found 1/2-inch iron rod being the northeast corner of said Payne tract and being the northwest corner of a called 8.06 acre tract conveyed to Christopher Allen Davenport by Special Warranty Deed recorded in Clerk's File No. 201807656 of the PCOPR;

THENCE, South 25°06'30" East, 544.86 feet along the east line of said Payne tract common with the west line of said called 8.06 acre tract to a found 1/2-inch iron rod being the southeast corner of said Payne tract and being the interior northwest corner of said called 8.06 acre tract;

THENCE, North 86°46'11" West, 363.46 feet along the south line of said Payne tract common with the southerly north line of said called 8.06 acre tract to a found 1/2-inch iron rod being the southwest corner of said Payne tract and southerly northwest corner of said called 8.06 acre tract;

THENCE, North 25°03'09" West, 545.10 feet along the west line of said Payne tract common with the east line of said called 21.4 acre tract to the POINT OF BEGINNING, CONTAINING 4.000 acres of land in Parker County, Texas as shown on Drawing No. 16648 in the office of Jones|Carter in Plano, Texas.

General Notes:

1. Bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD 83.
2. According to Map No. 48367C0300E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Parker County dated September 26, 2008, the subject tract is situated within: Unshaded Zone "X"; defined as areas outside of the 0.2% annual chance flood (500-year flood).
3. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions 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.
4. Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
5. The horizontal datum is the North American Datum of 1983 (NAD83), with a surface adjustment factor of 1.0001626415 utilizing Control Point No. 1 as a point of origin having coordinates as follows:
 - Northing: 6988681.14
 - East: 2228921.18
6. Reason for replat is to subdivide the existing 4.000 acre tract into two tracts that contain 2.000 acres.
7. No Easements are being dedicated or vacated with this plat.
8. No deed restrictions of record are found to be in place.
9. All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202234970
09/22/2022 01:19 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

MINOR REPLAT
OF 4.00 ACRES
SOUTH PONDS ADDITION
BEING A PORTION OF LOT 2 OF ARMADILLO HILLS ESTATES
RECORDED IN VOLUME 359-A, PAGE 51 P.C.O.P.R.
OUT OF THE
TEXAS AND PACIFIC RAILROAD
COMPANY SURVEY, A-1436
PARKER COUNTY, TEXAS
AUGUST 2022
2 LOTS 1 BLOCK