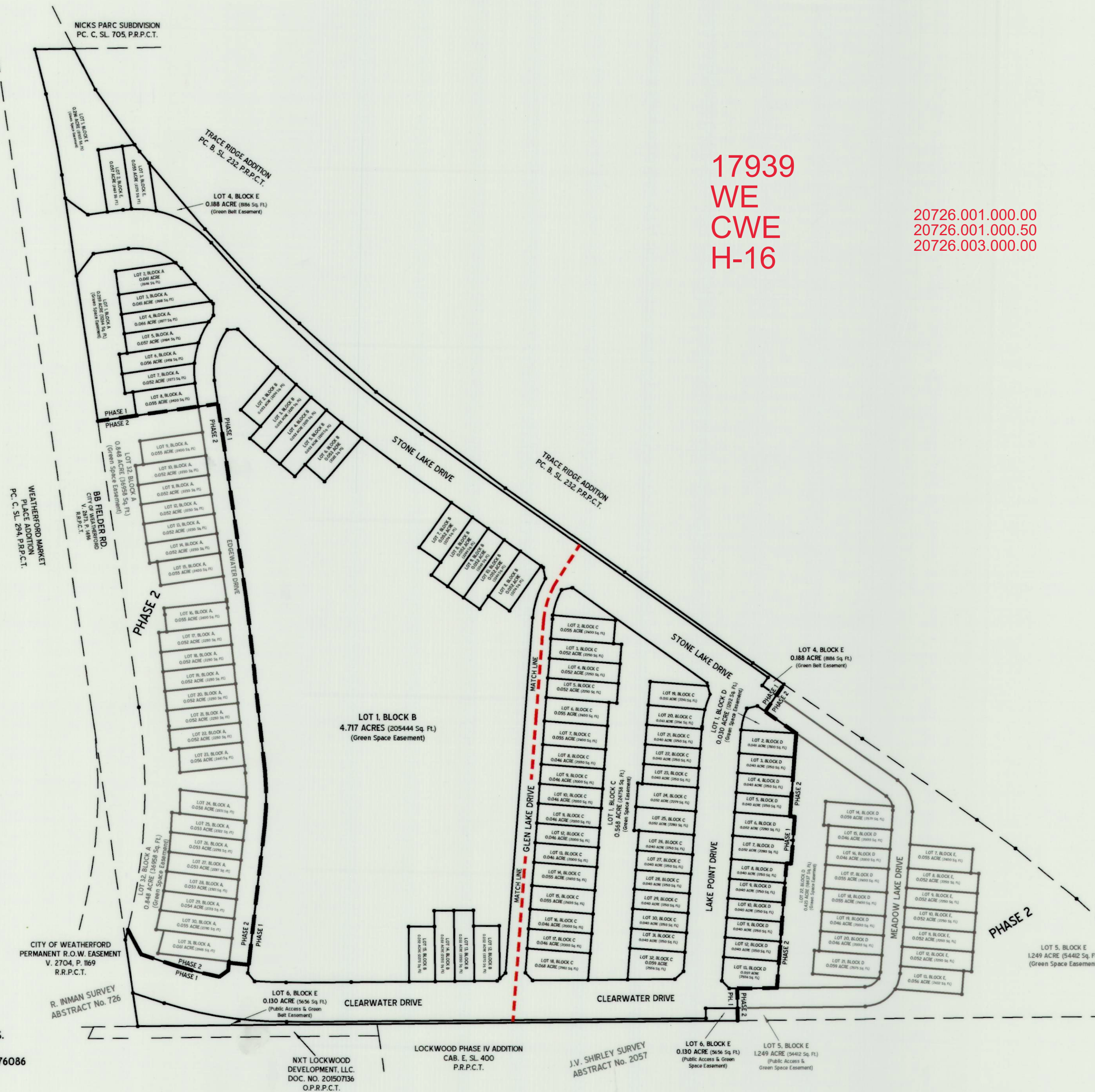


202329249 PLAT Total Pages: 3

20726.001.000.00
20726.001.000.50
20726.003.000.00



**Lots 2-8, Block A; Lots 2-15, Block B;
Lots 2-32, Block C; Lots 2-13, Block D
and Lots 2 & 3, Block E (Residential Use)
Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; Lot 1,
Block D; Lots 1, 4, & 6, Block E (Special Use)**

Being a 12.400 acres tract of land out of the
R. INMAN SURVEY, ABSTRACT No. 726, Parker County, Texas
being a portion of that certain tract conveyed to
MT STONE LAKE, LLC and recorded in Clerk's File No. 202212938,
Real Property Records, Parker County, Texas.



**TEXAS
SURVEYING**
INC.

FRM NO. 10100000 - WWW.TXSURVEYING.COM

F 596

BOUNDARY CURVE TABLE			
CURVE	RADIUS	ARC	CHORD BEG
BC1	720.00	13.45	N 14° 34' 34" E
BC2	435.00	56.52	S 75° 44' 38" E
BC3	312.50	68.95	S 70° 14' 45" E
BC4	312.50	11.95	N 07° 13' 13" W
BC5	1030.00	105.06	N 11° 12' 16" W

STREET CENTERLINE TABLES			
CURVE	RADIUS	ARC	CHORD BEG
CL1	1000.00	18.28	N 32° 32' 00" E
CL2	1500.00	81.28	S 49° 24' 34" E
CL3	1000.00	287.02	S 49° 24' 34" E
CL4	1000.00	51.64	S 00° 13' 13" W
CL5	460.00	146.68	N 07° 03' 13" W
CL6	100.00	94.66	S 07° 13' 13" E
CL7	300.00	11.47	S 07° 13' 13" E
CL8	300.00	66.97	S 00° 14' 45" W

STORMWATER DETENTION POND			
LINE	BEARING	DISTANCE	CHORD
CL1	N 35° 04' 12" E	27.52	27.52
CL2	S 46° 02' 00" W	20.04	20.04
CL3	S 04° 18' 58" E	30.00	30.00
CL4	S 04° 18' 58" E	247.84	247.84
CL5	S 04° 18' 58" E	21.22	21.22
CL6	S 04° 30' 57" W	178.93	178.93
CL7	S 04° 30' 57" W	45.37	45.37

GRADING, DRAINAGE & UTILITY EASEMENT CURVE TABLE			
CURVE	RADIUS	ARC	CHORD BEG
EC1	435.00	36.77	N 09° 14' 35" W
EC2	312.50	68.95	N 07° 13' 13" W
EC3	312.50	11.95	N 07° 13' 13" W

ABSTRACT No. 726
R. INMAN SURVEY

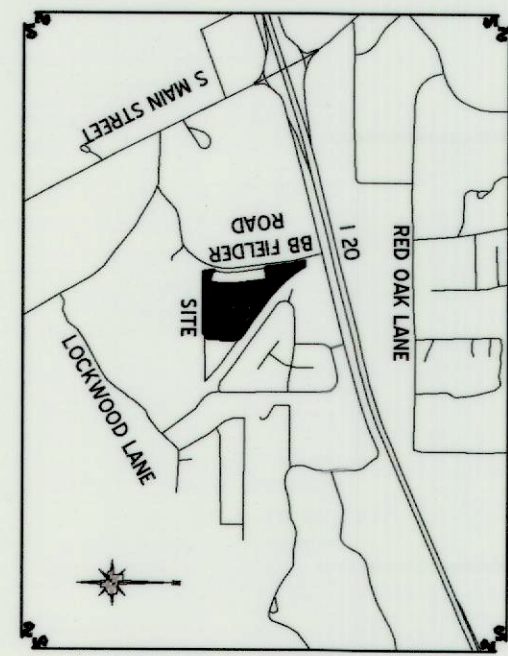
Legend
Set "X" in Concrete
Set 1/2" Capped Iron Rod

LOT LINE TABLE			
LINE	BEARING	DISTANCE	CHORD
L1	S 00° 39' 53" E	12.50	12.50
L2	S 00° 39' 53" E	12.50	12.50
L3	N 07° 13' 13" E	13.97	13.97
L4	N 07° 13' 13" E	13.97	13.97
L5	N 07° 13' 13" E	13.97	13.97
L6	S 07° 13' 13" E	14.37	14.37
L7	S 07° 13' 13" E	10.25	10.25
L8	N 39° 06' 33" E	13.97	13.97
L9	N 39° 06' 33" E	13.97	13.97
L10	N 39° 06' 33" E	13.97	13.97
L11	N 39° 06' 33" E	13.97	13.97
L12	N 39° 06' 33" E	13.97	13.97
L13	N 39° 06' 33" E	13.97	13.97
L14	N 39° 06' 33" E	13.97	13.97
L15	N 39° 06' 33" E	13.97	13.97
L16	N 39° 06' 33" E	13.97	13.97
L17	N 39° 06' 33" E	13.97	13.97
L18	N 39° 06' 33" E	13.97	13.97
L19	N 39° 06' 33" E	13.97	13.97

GRADING, DRAINAGE & UTILITY EASEMENT CURVE TABLE			
LINE	BEARING	DISTANCE	CHORD
GE1	S 27° 29' 33" E	44.41	44.41
GE2	S 11° 09' 26" E	10.79	10.79
GE3	S 08° 18' 58" E	568.37	568.37
GE4	S 08° 18' 58" E	145.77	145.77
GE5	N 87° 52' 32" E	5.07	5.07
GE6	N 87° 52' 32" E	5.07	5.07
GE7	S 87° 29' 01" E	5.06	5.06
GE8	S 87° 29' 01" E	8.82	8.82
GE9	S 87° 29' 01" E	54.76	54.76
GE10	S 87° 29' 01" E	10.90	10.90
GE11	S 87° 29' 01" E	9.92	9.92

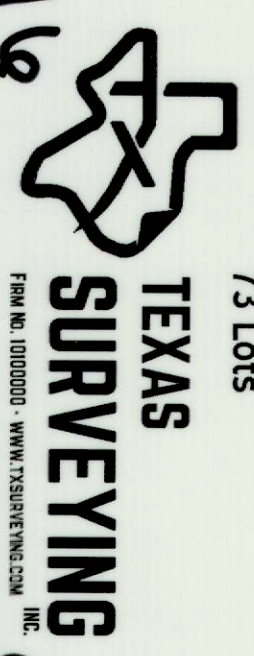
LOT CURVE TABLE			
CURVE	RADIUS	ARC	CHORD BEG
C1	125.00	125.33	S 69° 35' 00" E
C2	1475.00	362.38	N 47° 33' 45" W
C3	45.00	46.54	S 25° 17' 51" E
C4	45.00	66.75	S 46° 50' 07" W
C5	485.00	157.81	S 69° 35' 00" E
C6	435.00	56.52	S 75° 44' 38" E
C7	287.50	63.42	N 07° 13' 13" W
C8	287.50	11.00	N 07° 13' 13" W
C9	125.00	91.80	N 15° 30' 15" E
C10	1525.00	60.25	N 47° 33' 45" W
C11	75.00	75.00	S 69° 35' 00" E
C12	1525.00	60.25	N 47° 33' 45" W
C13	1525.00	60.25	N 47° 33' 45" W
C14	1525.00	60.25	N 47° 33' 45" W
C15	1525.00	60.25	N 47° 33' 45" W
C16	1525.00	60.25	N 47° 33' 45" W
C17	1525.00	60.25	N 47° 33' 45" W
C18	1525.00	60.25	N 47° 33' 45" W
C19	1525.00	60.25	N 47° 33' 45" W
C20	1525.00	60.25	N 47° 33' 45" W
C21	1525.00	60.25	N 47° 33' 45" W
C22	1525.00	60.25	N 47° 33' 45" W
C23	1525.00	60.25	N 47° 33' 45" W
C24	1525.00	60.25	N 47° 33' 45" W
C25	1525.00	60.25	N 47° 33' 45" W
C26	1525.00	60.25	N 47° 33' 45" W
C27	1525.00	60.25	N 47° 33' 45" W
C28	1525.00	60.25	N 47° 33' 45" W
C29	1525.00	60.25	N 47° 33' 45" W
C30	1525.00	60.25	N 47° 33' 45" W
C31	1525.00	60.25	N 47° 33' 45" W
C32	1525.00	60.25	N 47° 33' 45" W
C33	1525.00	60.25	N 47° 33' 45" W
C34	1525.00	60.25	N 47° 33' 45" W
C35	1525.00	60.25	N 47° 33' 45" W
C36	1525.00	60.25	N 47° 33' 45" W
C37	1525.00	60.25	N 47° 33' 45" W
C38	1525.00	60.25	N 47° 33' 45" W
C39	1525.00	60.25	N 47° 33' 45" W
C40	1525.00	60.25	N 47° 33' 45" W
C41	1525.00	60.25	N 47° 33' 45" W
C42	1525.00	60.25	N 47° 33' 45" W
C43	1525.00	60.25	N 47° 33' 45" W
C44	1525.00	60.25	N 47° 33' 45" W
C45	1525.00	60.25	N 47° 33' 45" W
C46	1525.00	60.25	N 47° 33' 45" W
C47	1525.00	60.25	N 47° 33' 45" W
C48	1525.00	60.25	N 47° 33' 45" W
C49	1525.00	60.25	N 47° 33' 45" W
C50	1525.00	60.25	N 47° 33' 45" W
C51	1525.00	60.25	N 47° 33' 45" W
C52	1525.00	60.25	N 47° 33' 45" W
C53	1525.00	60.25	N 47° 33' 45" W
C54	1525.00	60.25	N 47° 33' 45" W
C55	1525.00	60.25	N 47° 33' 45" W
C56	1525.00	60.25	N 47° 33' 45" W
C57	1525.00	60.25	N 47° 33' 45" W
C58	1525.00	60.25	N 47° 33' 45" W
C59	1525.00	60.25	N 47° 33' 45" W
C60	1525.00	60.25	N 47° 33' 45" W
C61	1525.00	60.25	N 47° 33' 45" W
C62	1525.00	60.25	N 47° 33' 45" W
C63	1525.00	60.25	N 47° 33' 45" W
C64	1525.00	60.25	N 47° 33' 45" W
C65	1525.00	60.25	N 47° 33' 45" W
C66	1525.00	60.25	N 47° 33' 45" W
C67	1525.00	60.25	N 47° 33' 45" W
C68	1525.00	60.25	N 47° 33' 45" W
C69	1525.00	60.25	N 47° 33' 45" W
C70	1525.00	60.25	N 47° 33' 45" W

PRIVATE RETAINING WALL EASEMENT CURVE TABLE			
LINE	BEARING	DISTANCE	CHORD
RW1	S 87° 06' 28" W	19.97	19.97
RW2	N 00° 39' 53" W	15.00	15.00
RW3	S 87° 20' 07" W	77.50	77.50
RW4	S 00° 39' 53" E	70.00	70.00
RW5	S 87° 20' 07" W	146.62	146.62
RW6	N 06° 30' 57" E	183.87	183.87
RW7	N 06° 30' 57" E	21.22	21.22
RW8	N 08° 18' 58" E	220.75	220.75
RW9	S 49° 24' 34" E	6.30	6.30
RW10	S 49° 24' 34" E	147.69	147.69
RW11	S 49° 24' 34" E	63.44	63.44
RW12	S 49° 24' 34" E	102.00	102.00
RW13	S 49° 24' 34" E	15.00	15.00
RW14	N 65° 04' 12" E	13.00	13.00
RW15	S 85° 39' 53" E	34.00	34.00
RW16	S 85° 39' 53" E	76.00	76.00
RW17	S 85° 39' 53" E	33.00	33.00
RW18	N 04° 20' 07" E	45.00	45.00
RW19	S 04° 20' 07" W	35.00	35.00
RW20	S 85° 39' 53" E	35.00	35.00



Final Plat
Lots 2-8, Block A; Lots 2-15, Block B;
Lots 2-32, Block C; Lots 2-13, Block D
and Lots 2 & 3, Block E (Residential Use)
Lot 1, Block A; Lot 1, Block B;
Lot 1, Block C; Lot 1, Block D;
Lots 1, 4, & 6, Block E (Special Use)
Stone Lake, Phase 1
an Addition to the City of Weatherford,
Parker County, Texas.

Being a 12.400 acres tract of land out of the
R. INMAN SURVEY, ABSTRACT No. 726, Parker County, Texas
being a portion of that certain tract conveyed to
MT STONE LAKE, and recorded in Clerk's File No. 202212938,
Real Property Records, Parker County, Texas.



November 2023
73 Lots

J.V. SHIRLEY SURVEY
ABSTRACT No. 2057

LOCKWOOD PHASE IV ADDITION
C&B E. SL. 400
P.R.P.C.T.

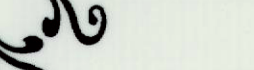
NXT LOCKWOOD DEVELOPMENT, LLC.
DOC. NO. 20507136
O.P.R.C.T.

OWNER/DEVELOPER:
MT STONE LAKE, LLC
2545 E. SOUTHLAKE BLVD.
SOUTHLAKE, TX 76092
972-351-2956

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX 76086
817-594-0400

CITY OF WEATHERFORD
PERMANENT R.O.W. EASEMENT
V. 2704, P. 1169
R.P.C.T.

1" = 60'
0 60 120 180



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MT STONE LAKE, LLC, BEING THE OWNER OF A 12.400 ACRES TRACT OF LAND OUT OF THE R. INMAN SURVEY, ABSTRACT NO. 726, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MT STONE LAKE, LLC, AND RECORDED IN DOC. No. 202212938, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.0002:

BEGINNING AT A 4" FENCE CORNER POST FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, SAID POST BEING CALLED THE SOUTHWEST CORNER OF SAID STICE TRACT, WHENCE THE MOST SOUTHERLY SOUTHWEST CORNER OF TRACE RIDGE ADDITION, PLAT CABINET B, SLIDE 332, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 89°20'07" E 1348.36 FEET AND S 40°58'58" E 1344.44 FEET.

THENCE N 08°16'58" W 113.9 FEET TO A SET 1/2" CAPPED IRON ROD IN THE EAST LINE OF B.B. FIELDER ROAD (A PAVED SURFACE) FOR A CORNER OF THIS TRACT.

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID B.B. FIELDER ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 13.45 FEET, AND WHOSE CHORD BEARS N 14°34'54" E 13.45 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.

THENCE OVER & ACROSS SAID MT STONE LAKE, LLC TRACT THE FOLLOWING:

S 28°24'00" E 36.25 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 72°01'10" E 44.91 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 56.52 FEET, AND WHOSE CHORD BEARS S 75°44'38" E 56.44 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 53°11'43" E 13.72 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 06°30'59" E 9.90 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 63°29'00" E 25.00 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 04°30'59" E 178.95 TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 312.50 FEET, AN ARC LENGTH OF 68.95 FEET, AND WHOSE CHORD BEARS N 00°14'45" E 68.81 FEET.
TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 06°07'28" W 21.22 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 312.50 FEET, AN ARC LENGTH OF 11.95 FEET, AND WHOSE CHORD BEARS N 07°13'17" W 11.95 FEET TO A SET 1/2" CAPPED IRON ROD FOR CORNER OF THIS TRACT.
N 08°18'58" W 247.84 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 81°41'02" W 154.62 FEET TO A SET 1/2" CAPPED IRON ROD IN THE EAST LINE OF SAID B.B. FIELDER ROAD, FOR A CORNER OF THIS TRACT.

THENCE N 08°16'58" W 316.33 FEET TO A SET 1/2" CAPPED IRON ROD IN THE EAST LINE OF SAID B.B. FIELDER ROAD, FOR A CORNER OF THIS TRACT

THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 105.05 FEET, AND WHOSE CHORD BEARS N 11°21'45" W 105.00 FEET TO A SET 1/2" CAPPED IRON ROD IN THE EAST LINE OF SAID B.B. FIELDER ROAD, FOR A CORNER OF THIS TRACT.

THENCE N 14°07'34" W 58.00 FEET ALONG THE EAST LINE OF SAID B.B. FIELDER ROAD TO A SET 1/2" CAPPED IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE WEST LINE OF BLOCK 5 OF SAID TRACE RIDGE ADDITION THE FOLLOWING COURSES AND DISTANCES:

S 27°29'33" E 58.23 FEET TO A FOUND "100-0" NAIL FOR A CORNER OF THIS TRACT.
S 35°42'28" E 96.85 FEET TO A FOUND "100-0" NAIL FOR A CORNER OF THIS TRACT.
S 40°15'07" E 129.03 FEET TO A FOUND "100-0" NAIL FOR A CORNER OF THIS TRACT.
S 42°53'02" E 100.32 FEET TO A FOUND "100-0" NAIL FOR A CORNER OF THIS TRACT.
S 48°12'18" E 69.71 FEET TO A POINT FOR A CORNER OF THIS TRACT.
S 48°29'56" E 130.57 FEET TO A POINT FOR A CORNER OF THIS TRACT.
S 53°27'40" E 204.60 FEET TO A FOUND "100-0" NAIL FOR A CORNER OF THIS TRACT.
S 54°55'48" E 185.25 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 54°37'28" E 199.21 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 55°28'00" E 48.09 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE OVER & ACROSS SAID MT STONE LAKE, LLC TRACT THE FOLLOWING:

S 34°32'00" W 41.89 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 54°55'48" E 48.26 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT.
S 04°20'07" W 105.79 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 85°39'53" E 6.00 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 04°20'07" W 60.00 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 85°39'53" W 6.00 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 04°20'07" W 18.16 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 89°20'07" W 50.03 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 00°39'53" E 41.00 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°20'07" W 762.69 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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, 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.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE: DECEMBER 2019 - JN504949-P1



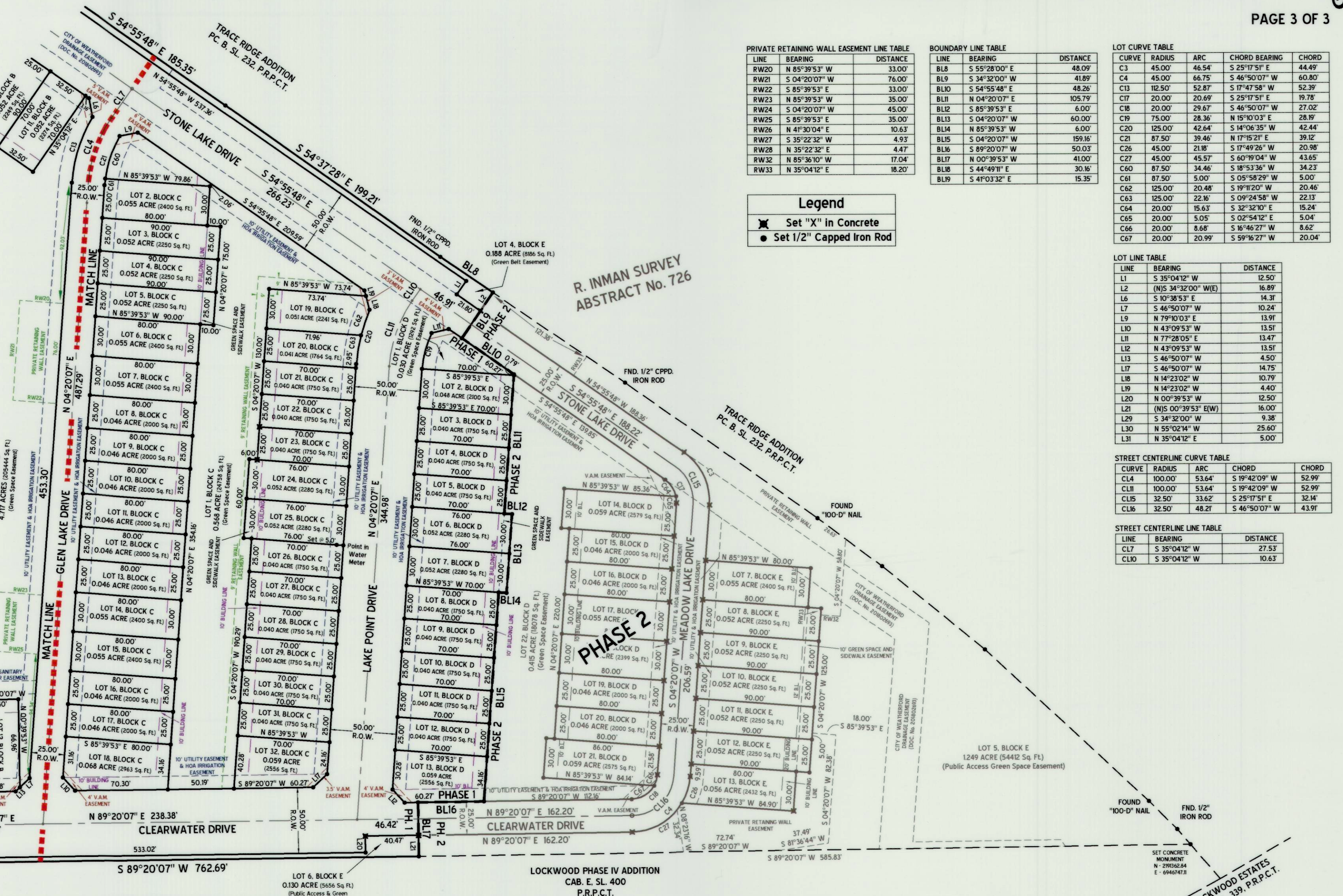
NOTES:

- THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE ("X"), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0362, DATED APRIL 5, 2019, FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV
- ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC." OR SET "X" IN CONCRETE UNLESS OTHERWISE NOTED, SEE LEGEND AND CORNER SYMBOLS.
- SPECIAL 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.
- UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF WEATHERFORD'S USE THEREOF; THE CITY OF WEATHERFORD AND PUBLIC UTILITIES 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 EASEMENT. THE CITY OF WEATHERFORD AND PUBLIC UTILITIES ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY, (I.E. ARCHITECTURAL CONTROL, COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC, ETC.)
- 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.
- TRAFFIC CALMING MEASURES WILL BE REQUIRED AS STATED BY CITY COUNCIL DURING THE MASTER PLAT APPROVAL.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONE LAKE RECORDED IN DOCUMENT NO. 20221938, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF GREEN SPACE EASEMENTS, PUBLIC OPEN SPACE EASEMENTS, PRIVATE RETAINING WALL EASEMENTS, IRRIGATION EASEMENTS, AND COMMON USE AREAS AS SHOWN HEREON.
- LOT 6, BLOCK E TO BE UTILIZED AS A PUBLIC ACCESS EASEMENT DEDICATED PER THIS PLAT.
- ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THE PLAT (REFERENCE WEATHERFORD MUNICIPAL CODE (WMC) §5-2(b)).
- THE GRADING, DRAINAGE, AND UTILITY EASEMENT RECORDED IN VOLUME V, 2673, P. 503, IS ABANDONED IN ITS ENTIRETY BY THIS PLAT AND REPLACED BY THE GRADING, DRAINAGE, AND UTILITY EASEMENT AS SHOWN ON PAGE 2.

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER:
MT STONE LAKE, LLC
2545 E. SOUTHLAKE BLVD.
SOUTHLAKE, TX 76092
972-351-2956

1" = 60'



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MT STONE LAKE, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2-8, BLOCK A; LOTS 2-15, BLOCK B; LOTS 2-32, BLOCK C; LOTS 2-13, BLOCK D; AND LOTS 2 & 3, BLOCK E (RESIDENTIAL USE) AND LOT 1, BLOCK A; LOT 1, BLOCK B; LOT 1, BLOCK C; LOT 1, BLOCK D; LOTS 1, 4, & 6, BLOCK E (SPECIAL USE, STONE LAKE, PHASE 1) AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DESIGATED HEREIN AS THE 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.

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

WITNESS, MY HAND, THIS 2nd DAY OF November, 2023.

BY: Matt Farns
MT STONE LAKE, LLC

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 Matt Farns, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS 2nd DAY OF NOV, 2023.

Allynn Gayle Fisher
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ALLYNN GAYLE FISHER
Notary ID #133238673
My Commission Expires
July 28, 2025

PLAT CABINET F, SLIDE 596

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 8th DAY OF November, 2023.

BY: Brian C. McPherson
CHAIRMAN

ATTEST: Andrea McDonald
Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

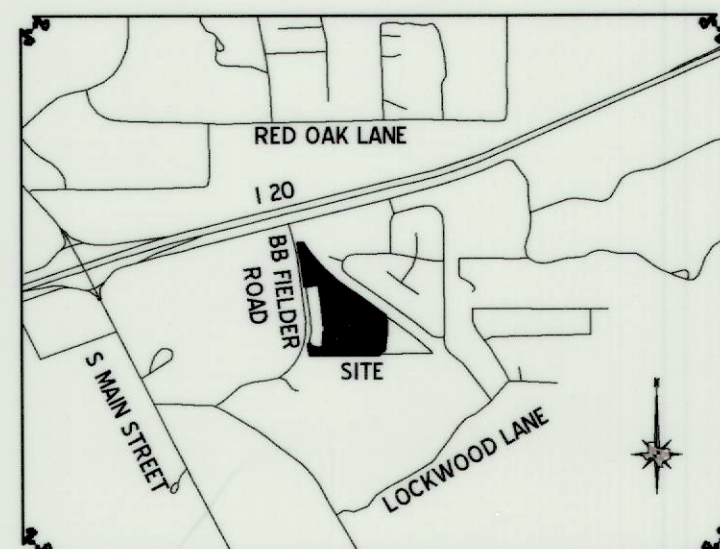
Lila Deakle
202329249
11/09/2023 10:44 AM
Fee: 84.00
Lila Deakle County Clerk
Parker County, TX
PLAT

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 7th DAY OF November, 2023.

BY: Paul Fisher
MAYOR

ATTEST: Andrea McDonald
SECRETARY



Final Plat

Lots 2-8, Block A; Lots 2-15, Block B;
Lots 2-32, Block C; Lots 2-13, Block D
and Lots 2 & 3, Block E (Residential Use)
Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; Lot 1,
Block D; Lots 1, 4, & 6, Block E (Special Use)

Stone Lake, Phase 1

an Addition to the City of Weatherford,
Parker County, Texas.

Being a 12.400 acres tract of land out of the
R. INMAN SURVEY, ABSTRACT NO. 726, PARKER COUNTY, TEXAS,
being a portion of that certain tract conveyed to
MT STONE LAKE, LLC and recorded in
Clerk's File No. 202212938,
Real Property Records, Parker County, Texas.

November 2023
73 Lots

TEXAS
SURVEYING
INC.
FORM NO. 10100000 - WWW.TXSURVEYING.COM