

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 MAY 25, 2023

Philip E. Colvin, Jr.

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 JN23481 22276.crd FN230749

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0380F, DATED APRIL 5, 2019

NOTE: IMPROVEMENTS NOT SHOWN

NOTE: 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.

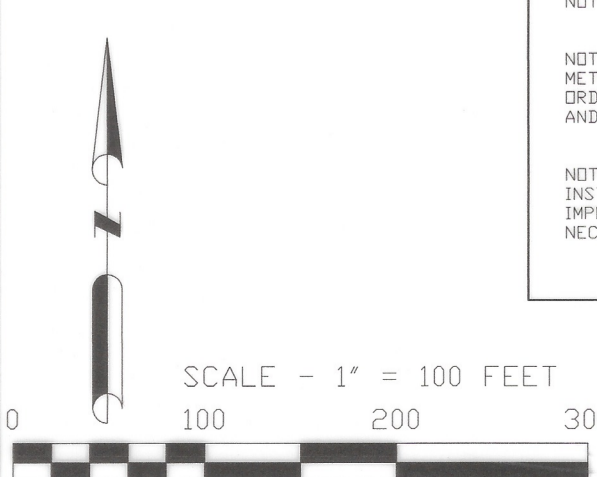
NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

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.



STATE OF TEXAS
 COUNTY OF PARKER

That I, CHARLES G. PEARCY, the owner of the land shown on this plat, and designated herein as THE CHARLES AND PEG PEARCY 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.

Charles G. Percy
 CHARLES G. PEARCY

8/11/2023
 Date

That I, PEGGY D. WELLS, the owner of the land shown on this plat, and designated herein as THE CHARLES AND PEG PEARCY ADDITION in the Extraterritorial Jurisdiction of the City of Weatherford, Texas, and whose names are 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.

Peggy D. Wells
 PEGGY D. WELLS

8/11/2023
 Date

STATE OF TEXAS
 COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHARLES G. PEARCY, 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 11 day of August, 2023

Brandi Hargrove
 Signature

BRANDI HARGROVE
 Notary Public, State of Texas
 Comm. Expires 02-08-2026
 Notary ID 12322747

STATE OF TEXAS
 COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PEGGY D. WELLS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 11 day of August, 2023

Brandi Hargrove
 Signature

BRANDI HARGROVE
 Notary Public, State of Texas
 Comm. Expires 02-08-2026
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LEGAL DESCRIPTION

Of a 7.865 acres tract of land out of the James D. Long Survey, Abstract No. 800, Parker County, Texas; being the same tract described in Volume 1591, Page 227 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the north right of way line of State Highway No. 312 (a.k.a. Ranger Highway) and at the southwest corner of Lot 1 of Greenwood Ranch Estates, according to plat recorded in Cabinet C, Slide 374 of the Plat Records, for the southeast and beginning corner of this tract. Whence the southwest corner of said James D. Long Survey is called to bear S. 39 deg. 16 min. 34 sec. W. 3116.71 feet.

Thence S. 58 deg. 26 min. 00 sec. W. 782.42 feet along the north right of way line of said Ranger Highway to a 2" steel post at the southeast corner of a certain 11.56 acre tract described in Document No. 202221091 of said Official Public Records for the southwest corner of this tract.

Thence N. 00 deg. 58 min. 52 sec. W. 717.26 feet along the east line of said 11.56 acres tract to a found 5/8" iron rod for the northwest corner of this tract.

Thence S. 88 deg. 24 min. 05 sec. E. 130.10 feet to a found 5/8" iron rod at the southwest corner of Lot 14 of said Greenwood Ranch Estates for a corner of this tract.

Thence S. 88 deg. 45 min. 35 sec. E. 206.46 feet to a found 3/8" iron rod at the most southerly southeast corner of said Lot 14 and at the southwest corner of a certain 1 acre tract described in Volume 2604, Page 1272 of said Official Public Records for a corner of this tract.

Thence N. 89 deg. 27 min. 38 sec. E. 344.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 1 acre tract and in a west line of Lot 13 of said Greenwood Ranch Estates for the northeast corner of this tract.

Thence S. 00 deg. 23 min. 09 sec. W. at 5.90 feet pass a found 5/8" iron rod at the most southerly corner of said Lot 13 and at the northwest corner of said Lot 1 and in all 302.72 feet to the place of beginning.

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 11th DAY OF August, 2023

BY: *Monica Johnson*
 Development & Neighborhood Services Staff

ATTEST: *Brandi Hargrove*
 Secretary

20800.046.001.00

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202321431
 08/15/2023 09:24 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

MINOR PLAT
THE CHARLES AND PEG PEARCY ADDITION
 LOT 1 AND LOT 2

BEING A SUBDIVISION OF A 7.865 ACRES OUT OF THE JAMES D. LONG SURVEY, ABSTRACT NO. 800 PARKER COUNTY, TEXAS

PLAT DATE: AUGUST 8, 2023

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 543
 DATE 8-15-2023

VICINITY MAP (NOT TO SCALE)

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

DEVELOPER
 CHARLES & PEGGY PEARCY
 2760 RANGER HIGHWAY
 WEATHERFORD, TX 76088
 817-994-1546

18322
 BR
 F-16