

Whereas Jamie Steward, being the sole owner of a 4.480 acres tract of land out of the MCKINNEY & WILLIAMS SURVEY, ABSTRACT No. 961, Parker County, Texas; being a portion of that certain tract of land conveyed Steward in Clerk's File No. 201923299, Real Property 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a found 1/2" iron rod in the east line of that called 5.00 acres tract of land conveyed to J. & S. Klutts in Volume 1302, Page 528, R.P.R.P.C.T., at the westerly common corner of that certain tract of land conveyed to R. & T. Seidler in Volume 2800, Page 1625, R.P.R.P.C.T. & said Young tract, for the northwest and beginning corner of this tract, WHENCE the northwest corner of said SURVEY is called by deed to bear S 00°16'22" W 292.93 feet, S 88°23'50" E 680.71 feet, North 969.9 feet, and West 264.8 feet.

THENCE N 89°48'17" E 693.22 feet to a found 1/2" iron rod with plastic cap stamped "1519 LLC", in the west right of way line of the Parker County East Loop, being described in Clerk File No. 201918869, R.P.R.P.C.T., currently known as Upper Denton Road, for the northeast corner of this tract.

THENCE southwesterly along the west line of said East Loop as follows:
Southwesterly along the arc of a curve to the right, having a radius of 8171.76 feet, an arc length of 65.40 feet, and whose chord bears S 01°52'26" W 65.40 feet to a found 1/2" iron rod with plastic cap stamped "1519 LLC";

Southwesterly along the arc of a curve to the right, having a radius of 250.00 feet, an arc length of 389.90 feet, and whose chord bears S 46°47'21" W 351.57 feet to a found 1/2" iron rod with plastic cap stamped "1519 LLC", in the north line of that called 6.153 acres tract of land conveyed to Parker County in Clerk File No. 201726671, R.P.R.P.C.T., for a corner of this tract.

THENCE N 88°32'05" W 435.68 feet along the common line of said Parker County tract & said Young tract to a found disturbed 1" iron pipe, at the southerly common corner of said Klutts tract & said Young tract, for the southwest corner of this tract.

THENCE N 00°08'11" E 292.58 feet along the common line of said Klutts tract & said Young tract to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: M19232-P (19232-GRID.CRD)
Field Date: June 27, 2024
Preparation Date: August 26, 2024



Surveyor's Notes:

A) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

B) Currently this tract appears to be located within the following area:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0270E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

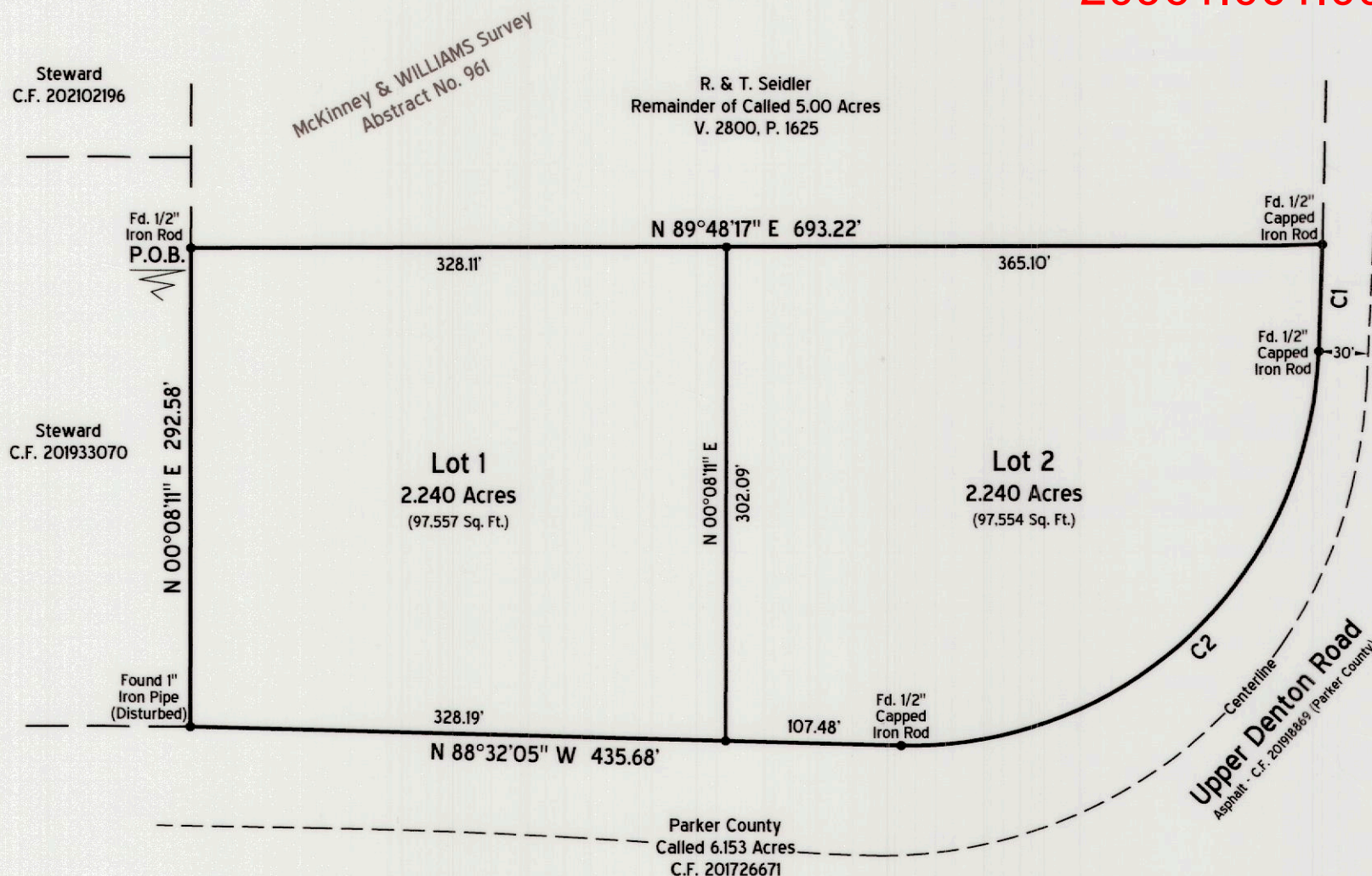
C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) 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, HOA/POA, etc.).

F) All property corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"), unless otherwise noted.

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	8171.76'	65.40'	S 01°52'26" W	65.40'
C2	250.00'	389.90'	S 46°47'21" W	351.57'



ACCT. NO: 19486

SCH. DIST: WE

CITY:

MAP NO: I-14

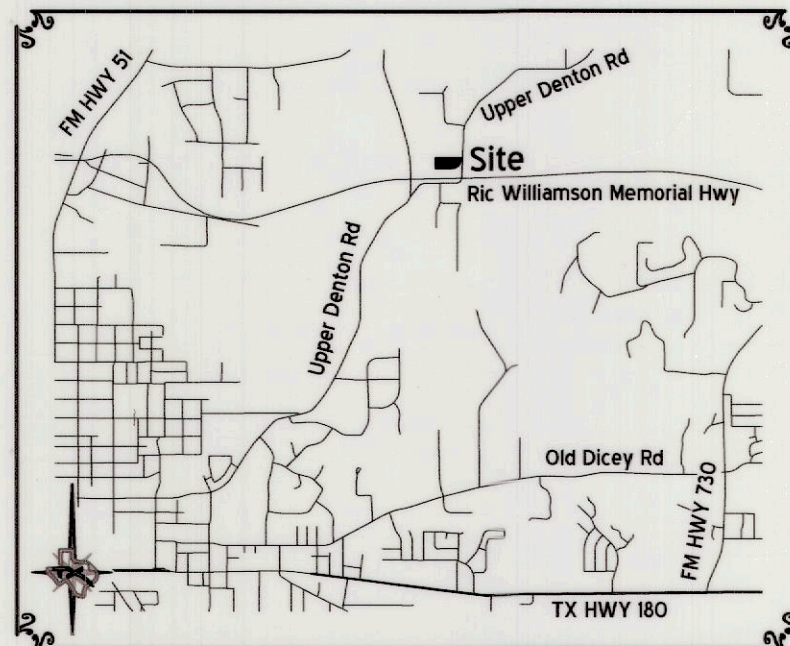
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202423451
09/10/2024 09:33 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet **F** Slide **780**



Vicinity Map (1" = 5,000')

Now, Therefore, Know All Men By These Presents:

that Jamie Steward, do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Willow Creek Crossing, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and other public improvements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 29 day of August, 2024.

By:

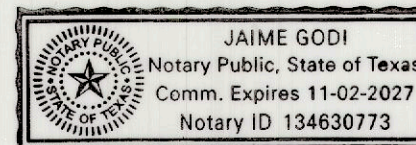
Jamie Steward (Owner)

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 Jamie Steward, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 29 day of August, 2024.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 9th day of September, 2024.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

1) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

2) At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford.

3) Sanitary sewer is to be provided by on-site septic facilities.

4) Water is to be provided by private water wells.

5) 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 availability.

6) Upper Denton Road has a posted speed limit of 40 miles per hour.

7) Culverts:

Lot 1 is proposed to have a 24" reinforced concrete culvert, installed at time of drive entrance construction.

Lot 2 has an existing 24" reinforced concrete culvert, installed at the drive entrance.

8) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a gate near the driveway entrance.

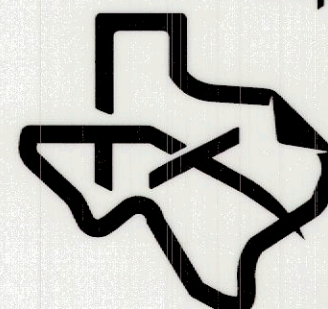
Waiver for groundwater study was approved in Commissioners Court on August 26, 2024

Final Plat
Lots 1 and 2
Willow Creek Crossing

an addition to the Extraterritorial Jurisdiction of
the City of Weatherford, Parker County, Texas

Being a 4.480 acre tract out of the McKinney &
Williams Survey, Abstract No. 961, Parker County, Texas

September 2024



**TEXAS
SURVEYING &
ENGINEERING**

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586