

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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.

Surveyor is not responsible for locations of underground utilities/gas lines before digging, trenching, excavation or building.

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

SURVEY NOTES:

PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT FROM LOTS 5 & 6 TO CONNECT TO EXISTING DRAINAGE EASEMENT

FLOOD NOTE: 100-YEAR WATER SURFACE ELEVATION PER FLOOD STUDY BY BAIRD, HAMPTON & BROWN ENGINEERING DATED SEPTEMBER 2021

STATE OF TEXAS  
COUNTY OF PARKER

202203487 PLAT Total Pages: 1

WHEREAS RICHARD GREEN d/b/a CASTLEMONT HOMES (Doc No. 201822171), acting by and through its duly authorized agent, is the owner of a Lots 5 and 6, Block 4, AMENDED WOSSUM RANCH, PHASE 2, according to the plat recorded in Plat Cabinet E, Slide 879, in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Oak Bend Trail at the southeast corner of said Lot 6 and the northeast corner of Lot 7, said Wossum Ranch, Phase 2;

THENCE S 89°37'15" W, with the common line of said lots, 253.57 feet to an iron rod found at the northwest corner of said Lot 7 and the southwest corner of said Lot 6 and the west line of said Wossum Ranch, Phase 2;  
THENCE N 00°29'42" E, with the west line of said Wossum Ranch, Phase 2, 325.32 feet to an iron rod found at the northwest corner of said Lot 5 and the southwest corner of Lot 4, said Wossum Ranch, Phase 2;  
THENCE N 89°36'36" E, with the common line of said lots, 288.00 feet to an iron rod found in the west right of way line of said Oak Bend Trail in a non-tangent curve to the left with a radius of 5030.0 feet and whose chord bears S 06°31'33" W, 327.71 feet;  
THENCE with the west right of way line of said Oak Bend Trail and said curve to the left through a central angle of 03°44'01" and a distance of 327.77 feet to the POINT OF BEGINNING and containing 2.01 acres (87504 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, owner of the land shown on this plat and designated herein as LOT 5 AND LOT 6, AMENDED WOSSUM RANCH, PHASE 2, an addition in the City of Weatherford, Parker County, 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.

*[Signature]*  
Richard Green d/b/a Castlemont Homes

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 Richard Green, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 10<sup>th</sup> day of December, 2021.

*[Signature]*  
Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

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.

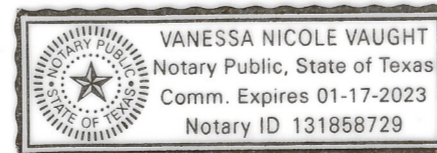
*[Signature]*  
David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074

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 David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 23<sup>rd</sup> day of November, 2021.

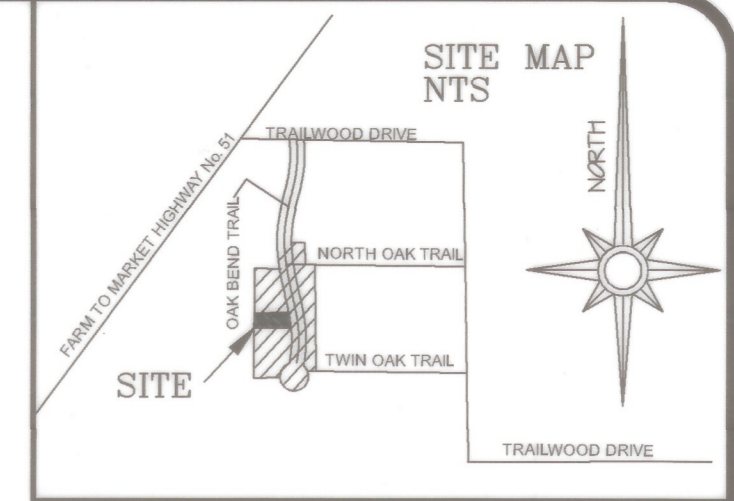
*[Signature]*  
Notary Public in and for the State of Texas



REASON FOR AMENDING: TO REVISE VARIABLE WIDTH DRAINAGE EASEMENT OVER AND ACROSS LOTS 5 & 6, BLOCK 4

OWNERS/DEVELOPER:  
Richard Green d/b/a  
Castlemont Homes  
817-454-3972  
127 Sunny Oaks Ct  
Weatherford, TX 76086

Cabinet/Instrument# F 134 Slide



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E, EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS  
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

*[Signature]* SVP  
*[Signature]* SVP  
Plains Capital Bank

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 John Hinton, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10<sup>th</sup> day of December, 2021.

*[Signature]*  
Notary Public in and for the State of Texas

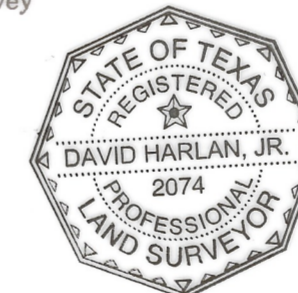


This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Date this the 10<sup>th</sup> day of December, 2021.

By: *[Signature]*  
Development & Neighborhood Services Staff

ATTEST: *[Signature]*  
Secretary



19793  
WE  
I-13

AMENDING PLAT  
LOT 5 AND LOT 6, BLOCK 4  
AMENDED WOSSUM RANCH, PHASE 2  
an addition in the City of Weatherford  
Parker County, Texas  
Being a replat of Lots 5 and 6, Block 4  
Amended Wossum Ranch, Phase 2  
according to the plat recorded in  
Plat Cabinet E, Slide 679 in the  
City of Weatherford, Parker County, Texas

September 2021

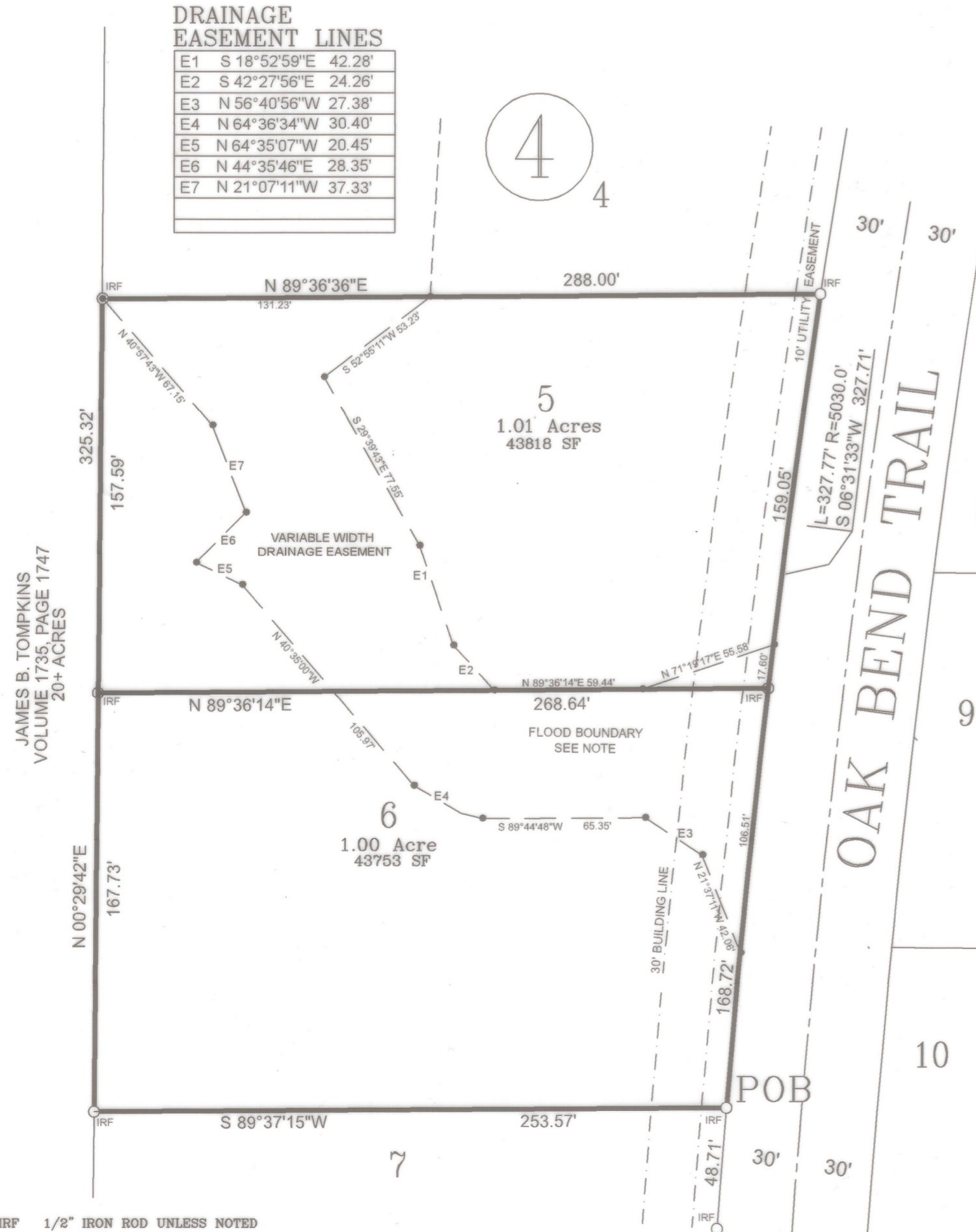
SCALE: 1" = 50'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10088500 harlanland@yahoo.com



DRAINAGE EASEMENT LINES

E1	S 18°52'59"E	42.28'
E2	S 42°27'56"E	24.26'
E3	N 56°40'56"W	27.38'
E4	N 64°36'34"W	30.40'
E5	N 64°35'07"W	20.45'
E6	N 44°35'46"E	28.35'
E7	N 21°07'11"W	37.33'



JAMES B. TOMPKINS  
VOLUME 1735, PAGE 1747  
20+ ACRES

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")