

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS RICHARD GREEN d/b/a CASTLEMONT HOMES (Doc No. 201822171), acting by and through its duly authorized agent, is the owner of 32.47 acres situated in the T. JACKSON SURVEY, ABSTRACT No. 745; J. J. BRADFORD SURVEY, ABSTRACT No. 1931, and the J. WOOSLEY SURVEY, ABSTRACT No. 1641 in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at a nail found in the center of Trailwood Drive at the northeast corner of said Richard Green tract, said nail being called by deed to be S 89°54'30" E, 2070.39 feet from the southwest corner of the J. Hopkins Survey, Abstract No. 594, Parker County, Texas;

THENCE S 21°07'45" W, at 32.14 feet passing the northwest corner of Lot 20R, Sandstone Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 324, Plat Records, Parker County, Texas and in all 1206.50 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of said Lot 25, Sandstone Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 383, Plat Records, Parker County, Texas in the north line of a tract of land described by deed to Flies Family Trust recorded in Volume 2078, Page 1364, Official Records, Parker County, Texas;
THENCE N 89°32'57" W, 588.15 feet to an iron rod found (iron rods found are 1/2" unless noted) in a tract of land described by deed to Gary Clay recorded in Doc No. 201417034, Official Records, Parker County, Texas;
THENCE N 89°38'12" W, 497.40 feet to an iron rod set in the north line of a tract of land described by deed to Judson Lively recorded in Volume 1285, Page 212, Real Records, Parker County, Texas, and the south line of the remainder of said Richard Green tract;
THENCE N 04°14'04" E, 30.00 feet to an iron rod set;
THENCE N 85°37'19" W, 72.71 feet to an iron rod set;
THENCE N 65°10'20" W, 95.14 feet to an iron rod set;
THENCE N 35°35'01" E, 411.37 feet to an iron rod set;
THENCE N 30°13'49" E, 60.00 feet to an iron rod set in a non-tangent curve to the left with a radius of 1530.0 feet and whose chord bears N 61°35'27" W, 97.23 feet;
THENCE with said curve to the left through a central angle of 03°38'31" and a distance of 97.25 feet to an iron rod set at the beginning of a curve to the right with a radius of 870.0 feet and whose chord bears N 62°02'55" W, 41.39 feet;
THENCE with said curve to the left through a central angle of 02°43'33" and a distance of 41.39 feet to an iron rod set;
THENCE N 19°49'19" E, 629.54 feet to an iron rod set in said Trailwood Drive;
THENCE S 89°54'30" E, with said Trailwood Drive, 1316.09 feet to the POINT OF BEGINNING and containing 32.47 acres (1414428 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, RICHARD GREEN d/b/a CASTLEMONT HOMES the undersigned, owner of the land shown on this plat, and designated herein as LOTS 1 THROUGH 4 & 16 THROUGH 27, BLOCK 5 AND LOTS 1 THROUGH 9 & 10X, BLOCK 6, WOOSUM RANCH, PHASE 3 A SUBDIVISION IN 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.

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 d/b/a Castlemont Homes, 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 28th day of May, 2023.

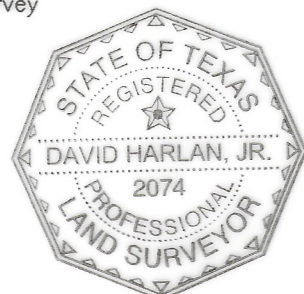
Stephanie Saldivar
Notary Public in and for the State of Texas



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.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

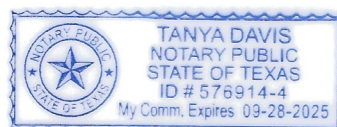


STATE OF TEXAS
COUNTY OF PARKER

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 10 day of February, 2023.

Tanya Davis
Notary Public in and for the State of Texas



SHEET ONE OF TWO

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.

John Hinton, President
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 16th day of May, 2023.

Stephanie Saldivar
Notary Public in and for the State of Texas



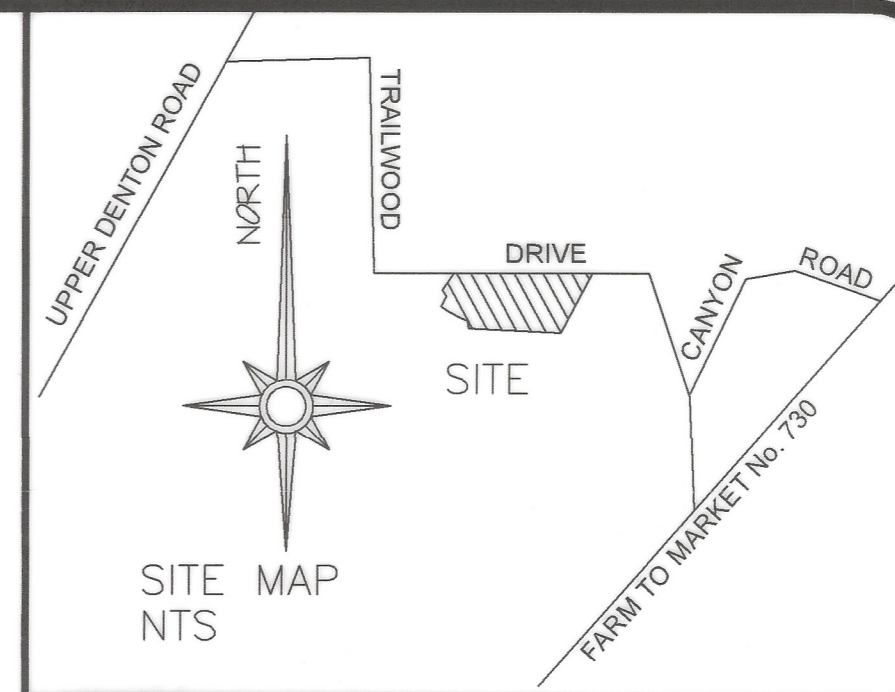
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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."

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. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.



DEED RESTRICTION CERTIFICATION STATEMENT

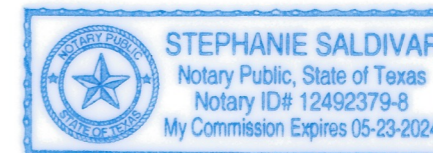
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

20745.004.000.00
21931.002.000.50

Owner

SWORN TO AND SUBSCRIBED before me this 16th day of May, 2023.

Stephanie Saldivar
Notary Public in and for the State of Texas



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

APPROVAL BY THE PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION APPROVAL

DATED THIS 15 DAY OF May, 2023

CHAIRMAN

Christa Peacock
City Secretary

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

Approved by: CITY COUNCIL OF WEATHERFORD, TEXAS

Signature Of Mayor Date Approval
5-16-23

Attest: Christa Peacock
City Secretary Date
5-16-23

FINAL PLAT
LOTS 1 THROUGH 4 & 16 THROUGH 27, BLOCK 5
LOTS 1 THROUGH 9 & 10X, BLOCK 6
25 LOTS AND 1 GAS WELL LOT (10X)
WOOSUM RANCH, PHASE 3

A SUBDIVISION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being 32.47 acres situated in the T & P RR Company Survey
Section No. 99, Abstract No. 1446 and the J. J. Bradford Survey
Abstract No. 1931 in the City of Weatherford, Parker County, Texas

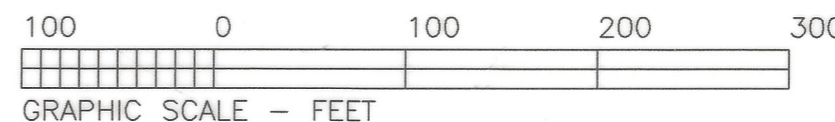
DECEMBER 2022

Cabinet/Instrument#

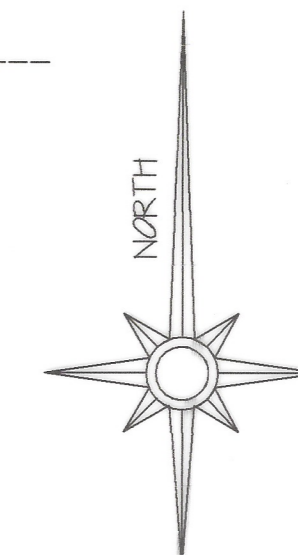
F

Slide

489



19793
WE
CWE
I-13 J-13
NWE



SCALE: 1" = 100'

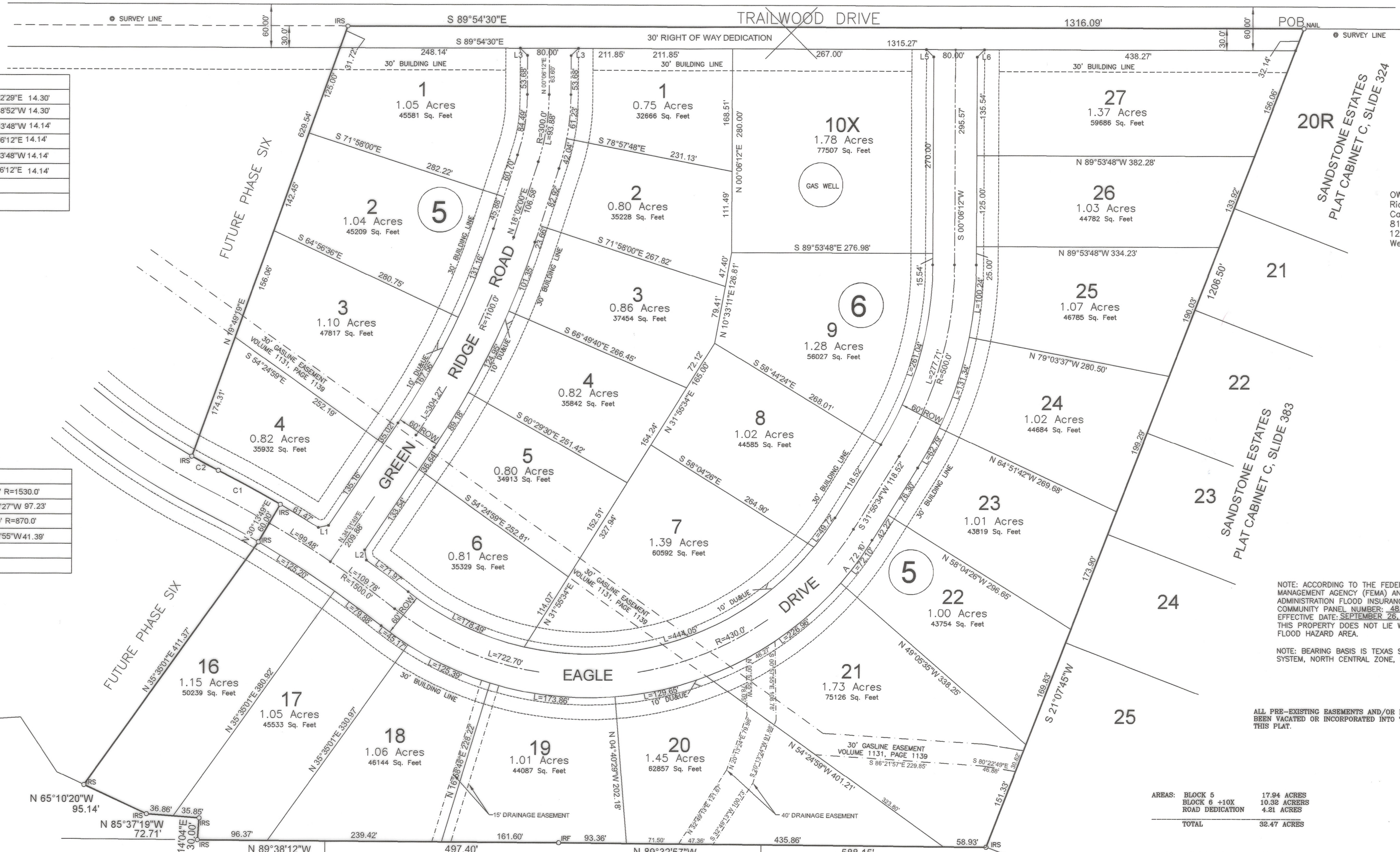
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

LINE TABLE

L1	N 78°22'29"E 14.30'
L2	N 10°18'52"W 14.30'
L3	N 44°53'48"W 14.14'
L4	N 45°06'12"E 14.14'
L5	N 44°53'48"W 14.14'
L6	N 45°06'12"E 14.14'

CURVE TABLE

C1	L=97.25' R=1530.0'
	N 61°35'27"W 97.23'
C2	L=41.39' R=670.0'
	N 62°02'55"W 41.39'



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

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

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

AREAS: BLOCK 5	17.94 ACRES
BLOCK 6 +10X	10.38 ACRES
ROAD DEDICATION	4.21 ACRES
TOTAL	32.47 ACRES

J. WOOSLEY SURVEY
ABSTRACT No. 1641

JUDSON LIVELY
VOLUME 1285, PAGE 212

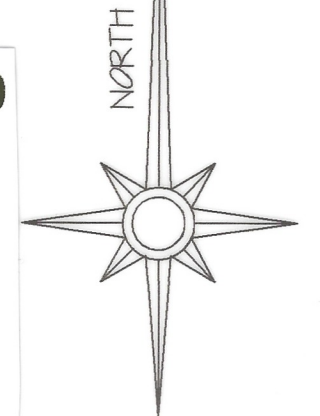
GARY CLAY
DOC#201417034

FLIES FAMILY TRUST
VOLUME 2078, PAGE 1364

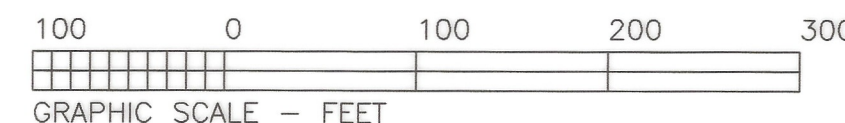
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F489

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202313314
05/24/2023 09:21 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



SCALE: 1" = 100'



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
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FIRM #10088500 harlanland@yahoo.com