

State of Texas
County of Parker

Whereas, Kenneth Golden & Melissa Golden, being the owners of a 8.230 acres tract of land out of the A.C. GLOVER SURVEY, ABSTRACT No. 2215 and the E.W. LONG SURVEY, ABSTRACT No. 2787, Real Property Records, Parker County, Texas; being all of those certain Tracts 21B, 21C, 21D & 21E, Weatherford Mini Ranch Estates, Plat Cabinet B, Slide 574, Plat, Records, Parker County, Texas; Being all of those certain tracts conveyed to Kenneth Golden & Melissa Golden in Doc. No. 20130314, V. 2459, P. 965, & V. 2503, P. 731, Official Public Records, Parker County, Texas, and 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 (GRID).

BEGINNING at a found 1/2" iron rod, at the southwest corner of said V. 2503, P. 731 and said Tract 21E, for the southwest and beginning corner of this tract.

THENCE N 00°47'29" W 704.15 feet, along the west line of said Tracts 21B-21E, to a found 5/8" iron rod in the east line of that certain Tract 22, Volume 359-A, Page 67, being the northwest corner of said Tract 21B, for the northwest and beginning corner of this tract.

THENCE N 89°13'29" E 437.91 feet along the north line of said Tract 21B to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the west line of Hilltop Terrace (60' R.O.W. per V. 359-A, P. 67) for the northeast corner of said Tract 21B and this tract.

THENCE along the west line of said Hilltop Terrace the following courses and distances:

- S 06°49'25" E 273.91 feet to a found 100D Nail for a corner of this tract.
- Southeasterly along the arc of a curve to the left, having a radius of 446.06 feet, an arc length of 271.30 feet, and whose chord bears S 24°16'15" E 267.14 feet to a found 100D Nail for a corner of this tract.
- S 41°32'24" E 152.78 feet to a 5" steel fence post at the southeast corner of said Tract 21E for the southeast corner of this tract.

THENCE S 72°31'05" W 248.54 feet, to a 5" steel fence post, at the northeast corner of that certain Tract 20, Volume 359-A, Page 67, of said Weatherford Mini Ranch Estates, for a corner of this tract.

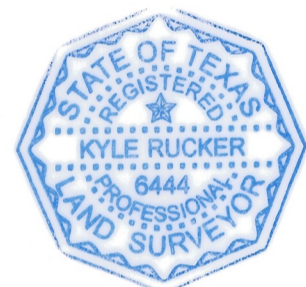
THENCE S 89°16'34" W 434.78 feet, along the north line of said Tract 20, to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

[Signature]
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: June 6, 2021 - W2104065-P



Notes:

1) Currently this tract appears to be located within one or more of the following areas (as shown):

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

According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) 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)

4) 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 utility entities shall have the right to remove and keep removed all or parts of any building, 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 utility 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.

15270.001.021.10
15270.001.021.20
15270.001.021.30
15270.001.021.40

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

6) 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.)

7) 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.

8) No abstract of title or title commitment was provided to this surveyor. record research done 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.

9) The developer does hereby waive all claims for damages against the City of Weatherford 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.

10) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

CURVE	RADIUS	ARC	CHORD	CHORD
C1	446.06'	271.30'	S 24°16'15" E	267.14'
C2	304.52'	96.15'	N 61°52'13" E	95.75'



Now, Therefore, Know All Men By These Presents:

that Kenneth Golden & Melissa Golden acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 21-R1, Weatherford Mini-Ranch Estates, an addition to the City of Weatherford Extraterritorial Jurisdiction, Parker County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon, the streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility 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 easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

witness, my hand, this the 13th day of October, 2021.

[Signature]
Kenneth Golden

[Signature]
Melissa Golden

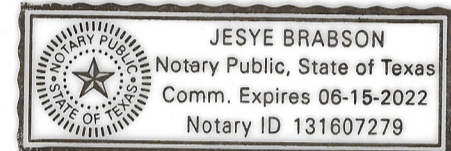
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Kenneth Golden, 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 11th day of November, 2021.

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



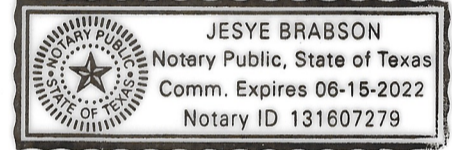
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Melissa Golden, 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 13th day of October, 2021.

[Signature]
Jesy Brabson
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.

Approved By:

[Signature]
Development & Neighborhood Services Staff

11/16/2021
Date of Approval

Attest:

[Signature]
Secretary

11/16/21
Date

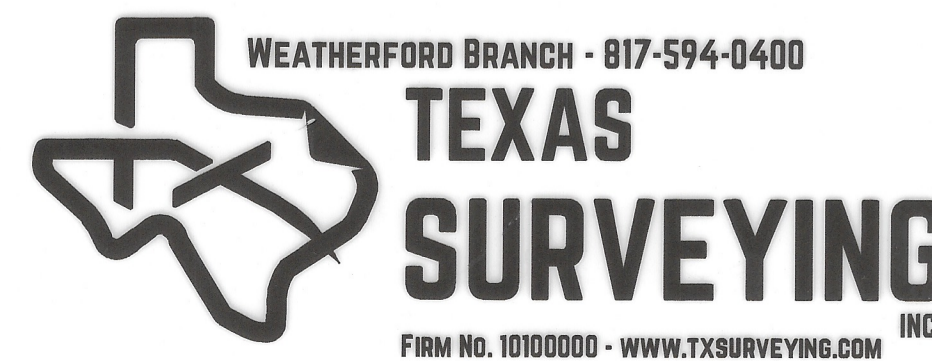
15270
BR
E-17

**Replat
Lot 21-R1
Weatherford Mini-Ranch Estates
an Addition to the City of
Weatherford Extraterritorial
Jurisdiction, Parker County, Texas**

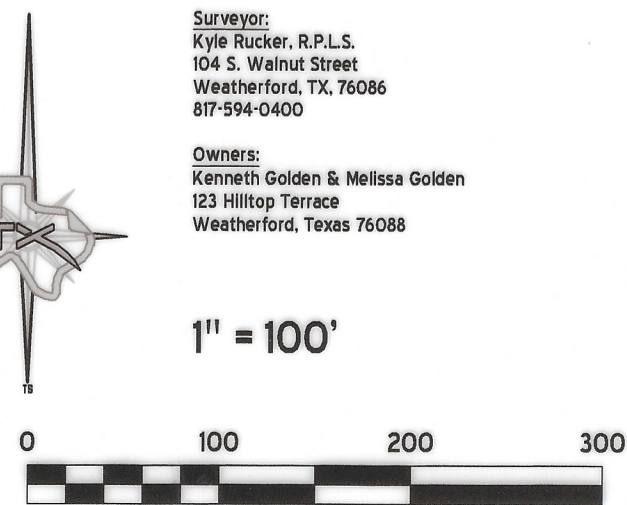
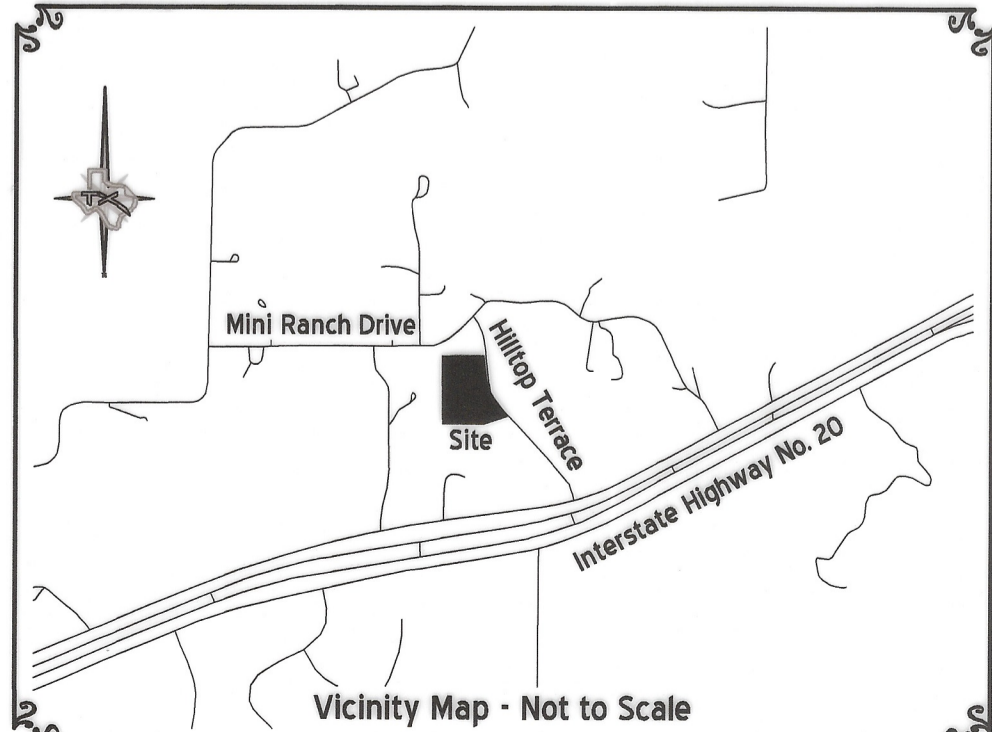
Being a 8.230 acres tract of land, all of those certain tracts 21B, 21C, 21D & 21E, Weatherford Mini Ranch Estates, Plat Cabinet B, Slide 574, Plat, Records, Parker County, Texas.

October 2021

WEATHERFORD BRANCH - 817-594-0400



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202145217
11/18/2021 01:55 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Plat Cabinet F Slide 87