

BEING a 14.012 acres tract of land out of the W.M. DOBBS SURVEY, ABSTRACT No. 407, Parker County, Texas; being all of that certain called 14.0 acres tract conveyed to Clack and described in Clerk's File No. 201623510, Real Property 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 set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the northwest line of Farm-to-Market Highway No. 51 (a paved surface) at the northeast corner of said Clack tract, for the northeast and beginning corner of this tract. Whence a found 5/8" iron rod bears N 24°51'47" E 2195.41 feet.

THENCE S 24°51'47" W 1096.18 feet along the northwest line of said Farm-to-Market Highway No. 51 to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") at the intersection of the northwest line of said Farm-to-Market Highway No. 51 and the northeast line of Weiland Road (a paved surface), being the most southern corner of said Clack tract, for the most southern corner of this tract.

THENCE N 41°54'02" W 511.01 feet along said Weiland Road to a found 5/8" iron rod in the beginning of a curve to the right with a radius of 975.00 feet and a chord which bears N 33°54'56" W 270.88 feet for a corner of this tract.

THENCE along said curve to the right and said Weiland Road, an arc distance of 271.76 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") for a corner of this tract.

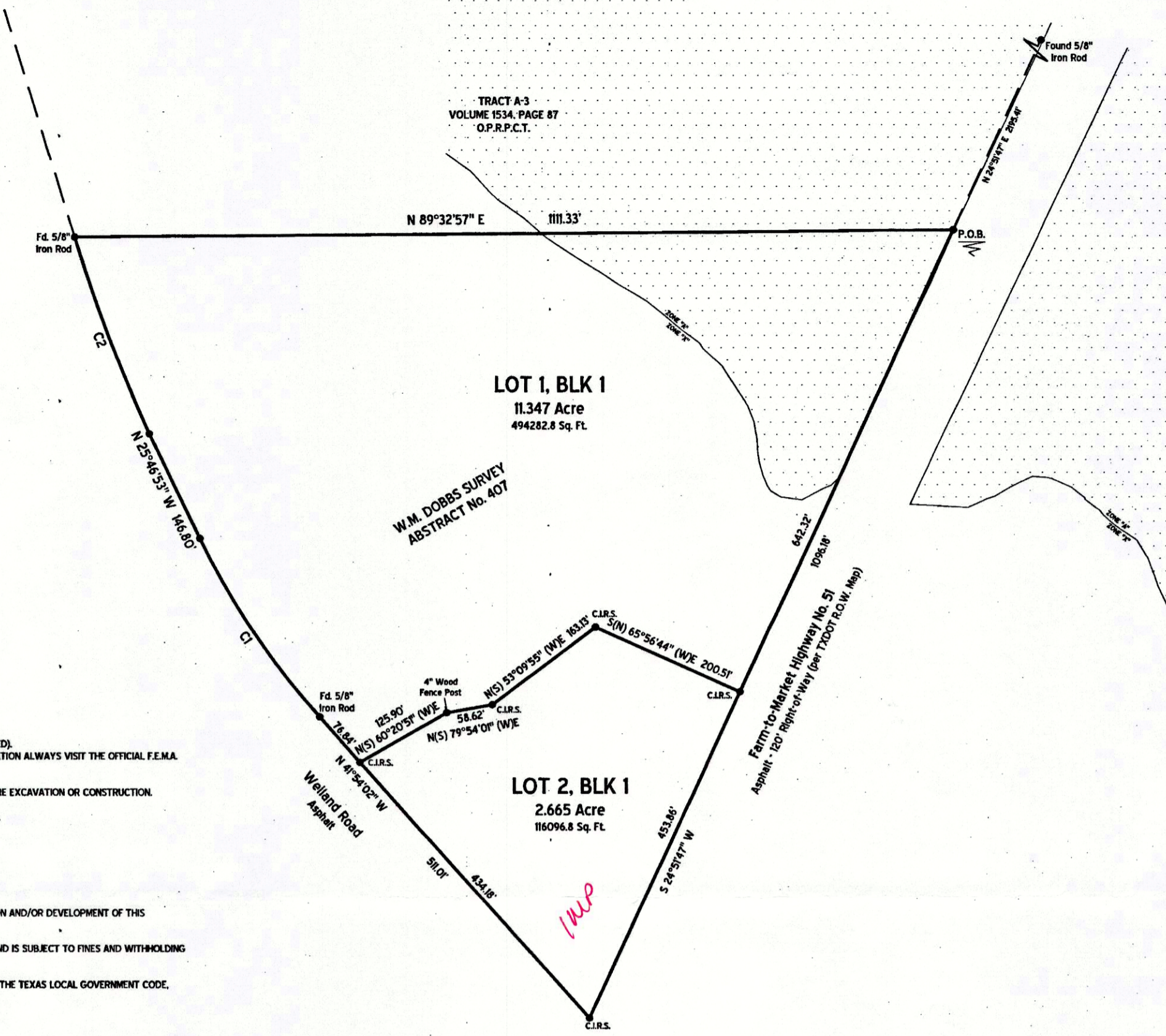
THENCE N 25°46'53" W 146.80 feet along said Weiland Road to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") for a corner of this tract. Said iron rod being in a "non-tangent" curve to the right with a radius of 1975.00 feet and a chord which bears N 20°44'49" W 265.74 feet.

THENCE along said curve to the right and said Weiland Road an arc distance of 265.94 feet to a found 5/8" iron rod for the northwest corner of this tract.

THENCE N 89°32'57" E 1111.33 feet to the POINT OF BEGINNING.

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
C1	975.00'	271.76'	270.88'	S 33°54'56" E	15°58'12"
C2	1975.00'	265.94'	265.74'	N 20°44'49" W	7°42'54"

201922117 PLAT Total Pages: 1

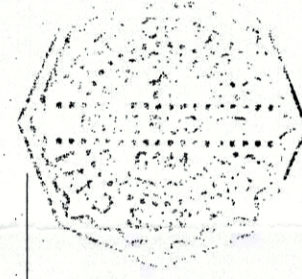


**SURVEYORS CERTIFICATE**

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.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
 104 S. WALNUT ST., WEATHERFORD, TX 76086  
 WEATHERFORD@TXSURVEYING.COM 817-594-0400  
 JUNE 2019 - JN190550P-FINAL



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Tammy Clack & William David Clack CONTRACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, WEILAND ROAD ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 21<sup>st</sup> DAY OF Aug, 2019.

BY: Tammy Clack  
 NAME/TITLE

William David Clack  
 NAME/TITLE

STATE OF TEXAS

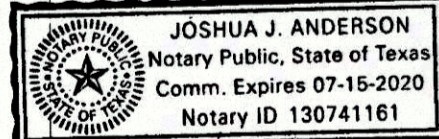
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TAMMY CLACK

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF Aug, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

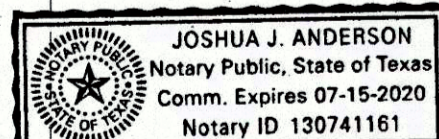
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED William David Clack

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF Aug, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**NOTES:**

- 1) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "C" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & FLOOD HAZARD AREAS, ZONE "A" - AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (NO BFE ESTABLISHED), ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0300E, DATED SEPTEMBER 26, 2008; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT FEMA.GOV.
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC", UNLESS OTHERWISE NOTED.
- 4) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 5) WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
- 6) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEPTIC FACILITIES.
- 7) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
- 8) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 9) 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.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 21 DAY OF August, 2019.

COUNTY JUDGE

George A. Carley  
 COMMISSIONER PRECINCT #1

Craig Paul  
 COMMISSIONER PRECINCT #2

Jim Holden  
 COMMISSIONER PRECINCT #3

[Signature]  
 COMMISSIONER PRECINCT #4

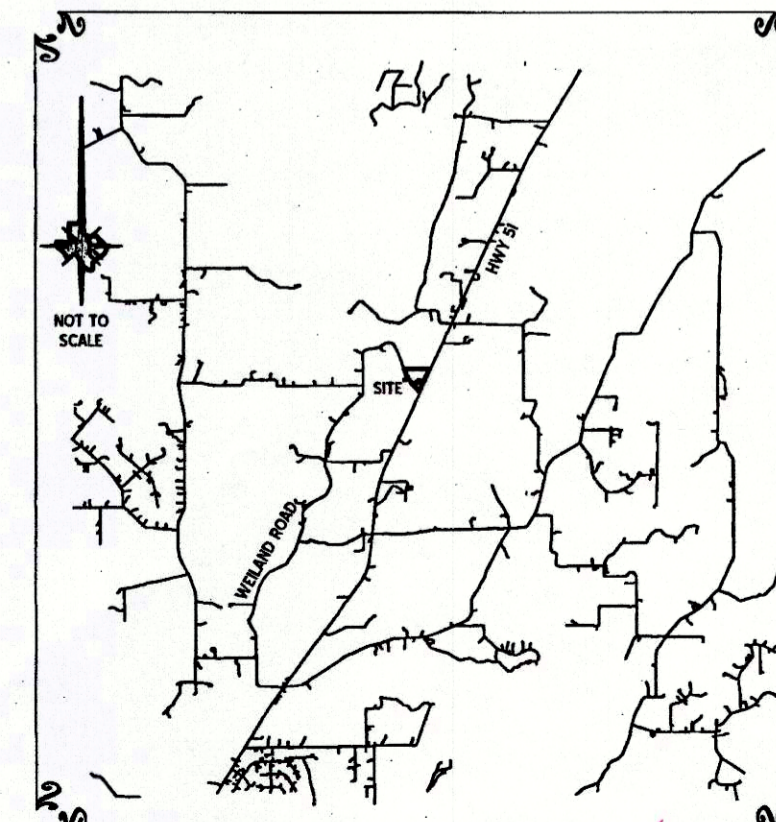
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakie

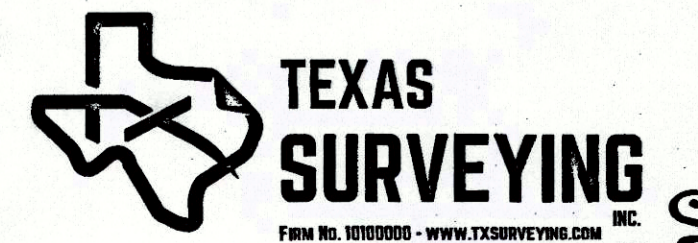
201922117  
 08/26/2019 10:42 AM  
 Fee: 76.00  
 Lila Deakie, County Clerk  
 Parker County, Texas  
 PLAT

PLAT CABINET E, SLIDE 362



ACCT. NO.: 19053  
 SCH. DIST.: WE  
 CITY:  
 MAP NO.: T-10  
NWE

FINAL PLAT OF  
 LOTS 1 & 2 Blk 1  
 WEILAND ROAD ADDITION  
 AN ADDITION TO PARKER COUNTY, TEXAS.  
 BEING A 14.012 ACRES TRACT OF LAND OUT OF THE  
 W.M. DOBBS SURVEY, ABSTRACT NO. 407,  
 PARKER COUNTY, TEXAS  
 AUGUST 2019



Form No. 1010000 - WWW.TXSURVEYING.COM

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