

State of Texas
County of Parker

WHEREAS, WAYNE & CAROLANN HODGES, BEING THE SOLE OWNERS OF A CERTAIN 3.949 ACRE TRACT OF LAND OUT OF THE J. A. YEOMAN SURVEY, ABSTRACT NO. 1692, PARKER COUNTY, TEXAS; BEING ALL OF LOT 2-R, BLOCK 2, WESTWOOD PARK, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 706, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 2231, PAGE 1462, 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 EAST LINE OF BROWDER LANE (A CONCRETE SURFACE) AT THE NORTHWEST CORNER OF SAID LOT 2-R, BLOCK 2, WESTWOOD PARK, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, WESTWOOD PARK, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 635, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 89°44'12" E 207.64 FEET ALONG THE COMMON LINE OF SAID LOT 2-R, BLOCK 2, WESTWOOD PARK AND SAID LOT 1, BLOCK 2, WESTWOOD PARK TO A FOUND 1/2" IRON ROD IN THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN CLERK'S FILE NO. 201328871, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, WESTWOOD PARK AND THE NORTHEAST CORNER OF SAID LOT 2-R, BLOCK 2, WESTWOOD PARK, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°06'25" E 240.68 FEET TO A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID 201328871 TRACT, BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 14, WESTOVER VILLAGE, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 372, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR A CORNER OF THIS TRACT.

THENCE S 00°17'45" E 288.31 FEET ALONG THE COMMON LINE OF SAID WESTOVER VILLAGE AND SAID LOT 2-R, BLOCK 2, WESTWOOD PARK TO A SET 1/2" CAPPED IRON ROD IN THE NORTH LINE OF B.B. FIELDER DRIVE (A CONCRETE SURFACE) AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 14, SAID WESTOVER VILLAGE, BEING THE SOUTHWEST CORNER OF SAID LOT 2-R, BLOCK 2, WESTWOOD PARK, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 89°06'03" W 362.19 FEET ALONG THE COMMON LINE OF SAID B.B. FIELDER DRIVE AND SAID LOT 2-R, BLOCK 2, WESTWOOD PARK TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") IN THE NORTH LINE OF THAT CERTAIN CITY OF WEATHERFORD TRACT DESCRIBED IN CLERK'S FILE NO. 20191644, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF LOT 3-R, BLOCK 2, SAID WESTWOOD PARK (CABINET B, SLIDE 706), BEING THE SOUTHWEST CORNER OF SAID LOT 2-R, BLOCK 2, WESTWOOD PARK, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°37'23" E 330.21 FEET ALONG THE COMMON LINE OF SAID LOT 3-R, BLOCK 2, WESTWOOD PARK AND SAID LOT 2-R, BLOCK 2, WESTWOOD PARK TO A FOUND 5/8" IRON ROD IN THE SOUTH LINE OF SAID BROWDER LANE AT THE NORTHERLY COMMON CORNER OF SAID LOT 3-R, BLOCK 2, WESTWOOD PARK AND SAID LOT 2-R, BLOCK 2, WESTWOOD PARK, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE OF SAID BROWDER LANE THE FOLLOWING COURSES AND DISTANCES:
N 46°16'37" E 48.73 FEET TO A FOUND 1/2" IRON ROD AT A CORNER OF SAID LOT 2-R, BLOCK 2, WESTWOOD PARK, FOR A CORNER OF THIS TRACT;
NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT 196.19 FEET, HAVING A RADIUS OF 530.00 FEET, WHOSE CHORD BEARS N 35°40'20" E 195.08 FEET 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.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherfordtxsurveying.com - 817-594-0400
Field Date: June 8, 2020 - JN200578-P



Notes:

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

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

According to the F.I.R.M. Community Panel Map No. 48367C0380F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

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.

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.

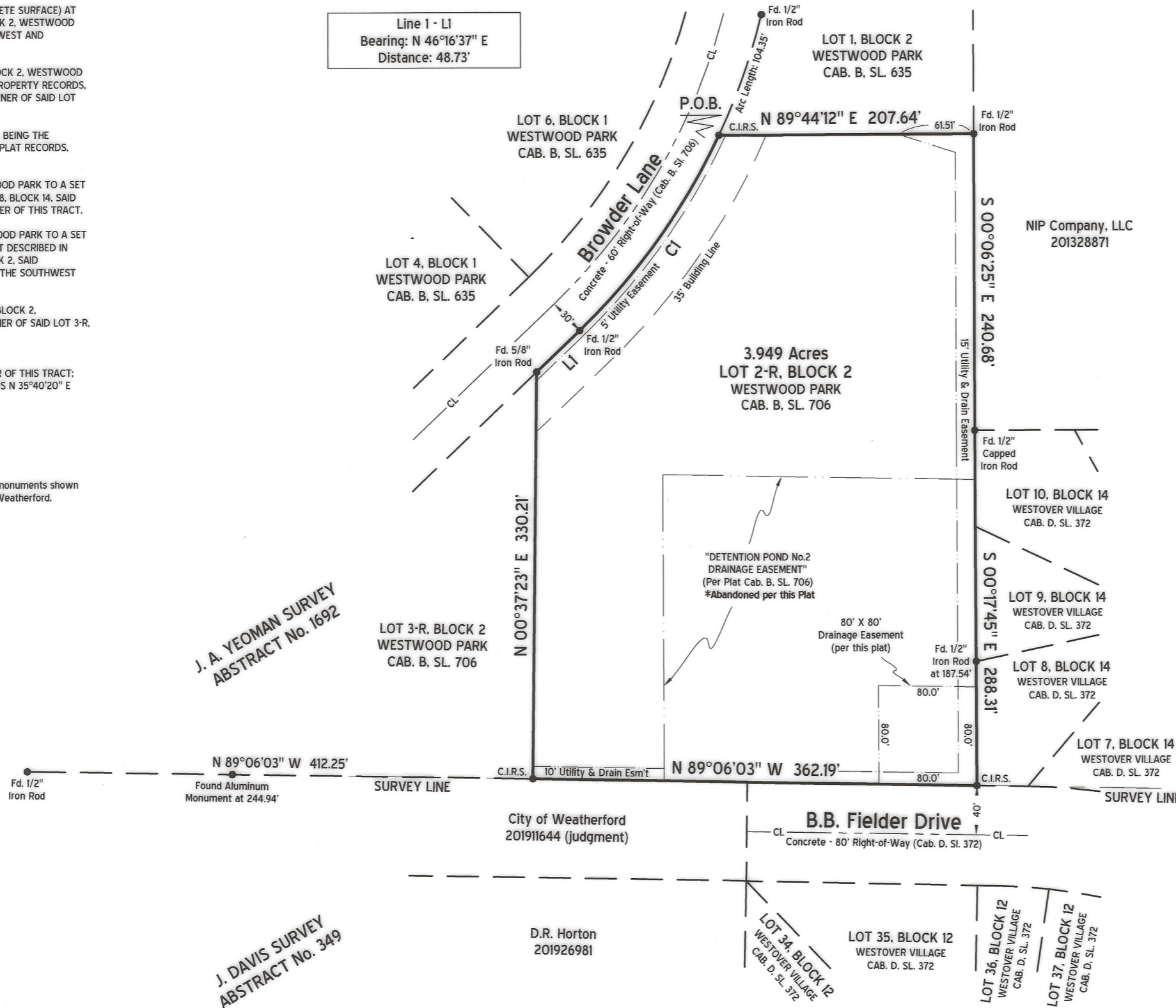
9) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

10) 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.

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

Curve 1 - C1
Radius: 530.00'
Arc Length: 196.19'
Chord: N 35°40'20" E 195.08'

Line 1 - L1
Bearing: N 46°16'37" E
Distance: 48.73'



J. A. YEOMAN SURVEY
ABSTRACT No. 1692

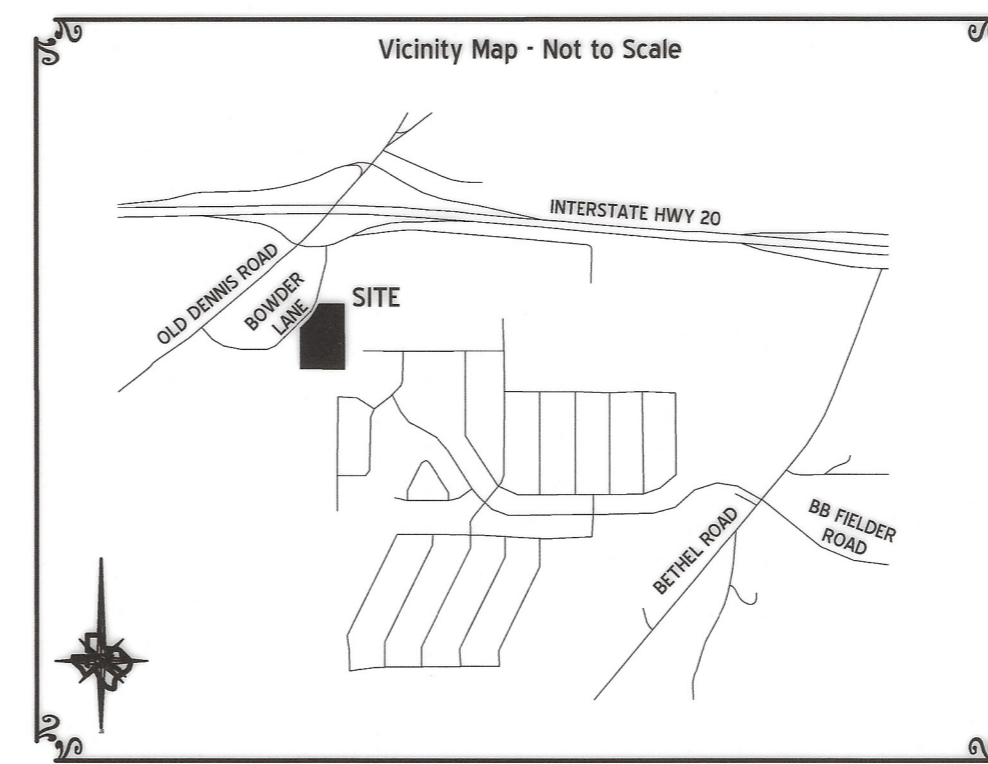
J. DAVIS SURVEY
ABSTRACT No. 349

ACCT NO: 19348
SCH DIST: WE
CITY: CWE

* The purpose of this amended plat is to abandon "Detention Pond No. 2 Drainage Easement" (as shown here and on Cabinet B, Slide 706) and add the 80' x 80' Drainage Easement (as shown).

19348.002.002.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202118417
05/10/2021 03:55 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Plat Cabinet **E** Slide **751**

Now, Therefore, Know All Men By These Presents:

that *Wayne and Carolann Hodges* acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as LOT 2-R, BLOCK 2, WESTWOOD PARK, an addition to the City of Weatherford, 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 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 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 22nd day of April, 2021.

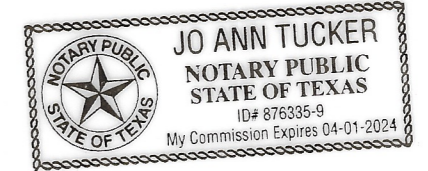
by: *Wayne Hodges* *Carolann Hodges*
Wayne Hodges Carolann Hodges

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 *Wayne Hodges* 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 22nd day of April, 2021.

Jo Ann Tucker
Notary Public in and for the State of Texas

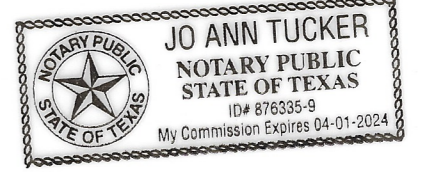


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Carolann Hodges* 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 22nd day of April, 2021.

Jo Ann Tucker
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: *Yun Vekhad*
Development & Neighborhood Services Staff

5/10/21
Date of Approval

Attest:

Wendy
Secretary

5/10/21
Date

Amended Plat
Lot 2-R, Block 2
Westwood Park
an Addition to the
City of Weatherford,
Parker County, Texas
Being an Amended Plat of Lot 2-R, Block 2,
Westwood Park, according
to the Plat recorded in
Cabinet B, Slide 706, Parker County, Texas.

April 2021

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
FIRM No. 10100000 - WWW.TXSURVEYING.COM INC.

1" = 100'