



LOT 4, BLOCK 19
McCALL'S ADDITION

JACKSON STREET
50' RIGHT OF WAY

LOT 3, BLOCK 20
McCALL'S ADDITION

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

WEST COUTS STREET
50' RIGHT OF WAY

LOT 1, BLOCK 13
COUTS ADDITION

JACKSON STREET
50' RIGHT OF WAY

TRACT ONE
0.206 OF AN ACRE
KATHRYN A. WOODWORTH AND LAVIDA
TRANSFORMATIONS, LLC
DOCUMENT NO. 202420337

LOT 2R-1, BLOCK 12
0.2077 OF AN ACRE
9,046 SQ. FT.

TRACT TWO
0.206 OF AN ACRE
KATHRYN A. WOODWORTH AND LAVIDA
TRANSFORMATIONS, LLC
DOCUMENT NO. 202420337

LOT 2R-2, BLOCK 12
0.2065 OF AN ACRE
8,996 SQ. FT.

11560.012.002.30

11560
WE
CWE
H-15

LEGEND

- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- POSE
- IPF
- IRF
- IRS
- IRR
- CM
- PUBLIC OPEN SPACE EASEMENT
- IRON PIPE FOUND
- IRON ROD FOUND
- 5/8" IRON ROD SET MARKED "A-WARD"
- 5/8" IRON ROD RECOVERED MARKED "A-WARD"
- CONTROL MONUMENT
- BEARINGS OR DISTANCE SHOWN IN "()" ARE PLAT OR DEED CALL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202429994
11/15/2024 10:47 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

APPROVAL BLOCK

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

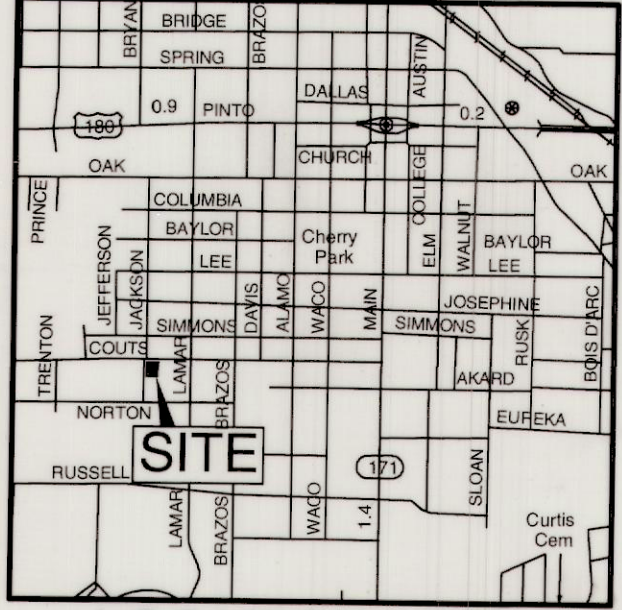
Dated this 14th day of November, 2024

By: *Mania Johnson*
Development and Neighborhood Services Staff

ATTEST:

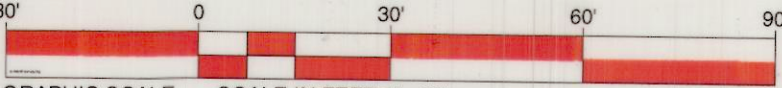
Kristen Robinson
Development and Neighborhood Services Staff

G-019



LOCATION MAP

SCALE 1"=2000'



A-WARD PROJECT NO: 2024-1933 COUTS PLAT

STATE OF TEXAS §
COUNTY OF PARKER §

202429994 PLAT Total Pages: 1

WHEREAS, Kathryn A. Woodworth and Lavida Transformations, LLC, acting by and through Dani Robertson, managing partner, authorized to so act are the owners of a tract of land situated in AZARIAH BRACKENE SURVEY, Abstract No. 72, and being a part of Lot 2, Block 12 COUTS ADDITION, an addition to the City of Weatherford, Parker County, Texas; embracing all of Tract One being a called 0.206 of an acre tract and all of Tract Two, being a called 0.206 of an acre tract land as described in the deed to Kathryn A. Woodworth and Lavida Transformations, LLC, as recorded in Document No. 202420337 of the of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found (whose Northing is 6957488.54 and whose Easting is 2181673.71) for the northwest corner of said Lot 2 and the northwest corner of said Tract One being at the intersection of the easterly right-of-way line of Jackson Street, having a 50 foot right-of-way and the south line of West Couts Street, having a 50 foot right-of-way;

THENCE South 89°57'40" East, along the common line of said Lot 2 and said West Couts Street, to and along the north line of said Tract Two, a distance of 180.00 feet to a 1/2" iron rod found for the northeast corner of said Tract Two and the northwest corner of a called 0.23 of an acre tract of land described in the deed to Mark Andrew Carlson and Donna Denise Carlson as recorded in Document No. 202217208 of said Official Public Records;

THENCE South 0°6'21" West, along the common line of said Tract Two and said 0.23 of an acre tract, over and across said Lot 2, a distance of 100.07 feet to a 2" metal fence post for the common south corner of said Tract Two and said 0.23 of an acre tract and being in the north line of a called 0.23 of an acre tract of land described in the deed to Gemini C. Barnett as recorded in Document No. 201823309 of said Official Public Records;

THENCE South 89°59'59" West, along the common line of said Tract Two and said Barnett tract to and along the south line of said Tract One, a distance of 180.38 feet to a 1/2" iron rod found for the southwest corner of said Tract One and being in the west line of said Lot 2 and the said east line of Jackson Street;

THENCE North 0°19'17" East, along the common line of said Lot 2 and said Jackson Street, a distance of 100.19 feet to the POINT OF BEGINNING and containing 0.4142 of an acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Kathryn A. Woodworth and Lavida Transformations, LLC do hereby adopt this plat designating the herein above described real property as

LOTS 2R-1 and 2R-2, BLOCK 12 COUTS ADDITION

a subdivision to 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.

By:

Kathryn A. Woodworth
Kathryn A. Woodworth

Lavida Transformations, LLC

Dani Robertson
Dani Robertson

Owner

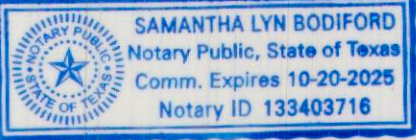
State of Texas §

County of Parker §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kathryn A. Woodworth, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 16 day of Nov., 2024.

Samantha Lyn Bodiford
Notary Public in and for the State of Texas



Owner

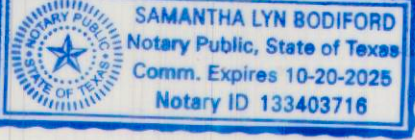
State of Texas §

County of Parker §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Dani Robertson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 16 day of Nov., 2024.

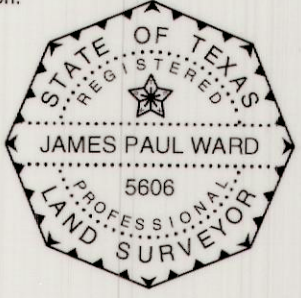
Samantha Lyn Bodiford
Notary Public in and for the State of Texas



I, James Paul Ward, 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.

James Paul Ward
James Paul Ward

Texas Registered Professional Land Surveyor No. 5606



REPLAT
LOTS 2R-1 and 2R-2 in BLOCK 12
COUT'S ADDITION,
an addition to the City of Weatherford, Parker County,
Texas being a replat of a portion of Lot 2 in Block 12 of
COUT'S ADDITION, an addition to the City of Weatherford,
Parker County, Texas, situated in the AZARIAH
BRACKENE SURVEY, Abstract No. 72
2 lot containing 0.4142 of an acre or 18,042 sq. ft.
November, 2024

OWNER:
KATHRYN A. WOODWORTH AND
LAVIDA TRANSFORMATIONS, LLC
515 WEST COUTS STREET
WEATHERFORD, TX

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-334-WARD (332-9273) survey@wardsurveying.com
TBPELS Firm No. 10194435