202511145 PLAT Total Pages: 1

Sheet 1 of 1
Arch C (18" x 24")

State of Texas
County of Parker

Whereas Greenwood Baptist Church of Weatherford, being the sole owner of a 9.443 acre tract of land out of the F. Green Survey, Abstract No. 495 and the D. Harry Survey, Abstract No. 627, Parker County, Texas being all of Lot 1 Greenwood Estates, as recorded in Plat Cabinet B, Slide 766, Plat Records, Parker County, Texas being all of those certain tracts conveyed to Greenwood Baptist Church of Weatherford in Volume 526, Page 269, Volume 576, Page 238, Volume 592, Page 1916 and CFV 20101888 and a portion of CFV 20101889, Deed Records, Parker County, Texas, bounds and being further described by metes and bounds as follows (bearings, distances, and/or areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet):

BEGINNING at a found 1/2" iron rod, at the northwest corner of said Lot 1, for the northwest and beginning corner of this tract;

THENCE S 89°24'06" E 136.79' feet, to a found 1/2" iron rod, at the northeast corner of said Lot 1 and at the northwest corner of said Volume 592, Page 1916 tract, for a corner of this tract;

THENCE S 88°30'00" E 95.65' feet, to a found 1/2" iron rod, at the common northerly corner of that certain tract conveyed to Dorsey in Volume 1646, Page 249 and that certain tract conveyed to Ellis in Volume 1583, Page 1548, for a corner of this tract;

THENCE S 89°21'33" E 167.69' feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at a corner of that certain tract conveyed to Community Greenwood Cemetery Association in CFV 20101780, for the northeast corner of this tract;

THENCE S 00°59'28" W 119.95' feet, to a found 1/2" capped iron rod, at the southeast corner of said Community Greenwood Cemetery Association tract, for a corner of this tract;

THENCE S 89°12'34" E 216.91' feet, to a found 1/2" capped iron rod, at corner in the south line of that certain tract conveyed to ESD #7 Greenwood Rural Volunteer Fire Department in CFV 20017594, for a corner of this tract;

THENCE S 72°31'12" E 8.27' feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the southwest corner of said ESD #7 Greenwood Rural Volunteer Fire Department tract, in the west line of Greenwood Cut Off Road, for the northeast corner of this tract;

THENCE S 0°47'38" W 18.84 feet, to a point, in said Greenwood Cut Off Road, for a corner of this tract;

THENCE S 0°18'36" W 523.79 feet, to a point, at the intersection of said Greenwood Cut Off Road and Ellis Drive, for the southeast corner of this tract;

THENCE N 89°50'31" W 276.10 feet, to a point, in said Ellis Drive, for a corner of this tract;

THENCE N 89°43'35" W 400.09' feet, to a found 1/2" iron rod, at the southwest corner of said Lot 1, for the southwest corner of this tract;

THENCE N 00°16'34" E 647.73' feet, along the west line of said Lot 1, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5825
Texas Surveying & Engineering Inc
104 S. Walnut St, Weatherford, TX 76086
weatherford@texassurveyingeng.com - 817-594-0400
Project ID: W24030374P
Field Date: March 25, 2025
Record Date: April 1, 2025

STATE OF TEXAS REGISTERED MICAH HAMILTON 5825 PROFESSIONAL LAND SURVEYOR

Surveyor's Notes

1) No statement 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 the property and of the adjoining parcels. Record documents other than those shown on the survey may exist and encumber this property.

2) Currently this tract appears to be located within the following zone(s):

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

according to the FEMA Community Panel Map No. 48367C0280F and 48367C0290F, dated April 5, 2019 for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

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

5) Before construction please consult all applicable governing entities regarding zoning & regulations, that may affect construction on this property (i.e. architectural control committees, municipal departments, home owners assoc., etc.)

6) C.I.R.S. = set 1/2" capped iron rod, stamped "Texas Surveying, Inc."

Now, Therefore, Know All Men By These Presents:

That Greenwood Baptist Church of Weatherford, do(es) hereby adopt this plat designating the herein above described property to be Lot 1R, Greenwood Estates, Phase 2, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This property was deferred to Parker County for platting authority/review on December 20th, 2024, by the City of Weatherford.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 3 day of April, 2025.

Larry Bunn
Greenwood Baptist Church of Weatherford
Larry Bunn (Trustee)

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 Larry Bunn, 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.

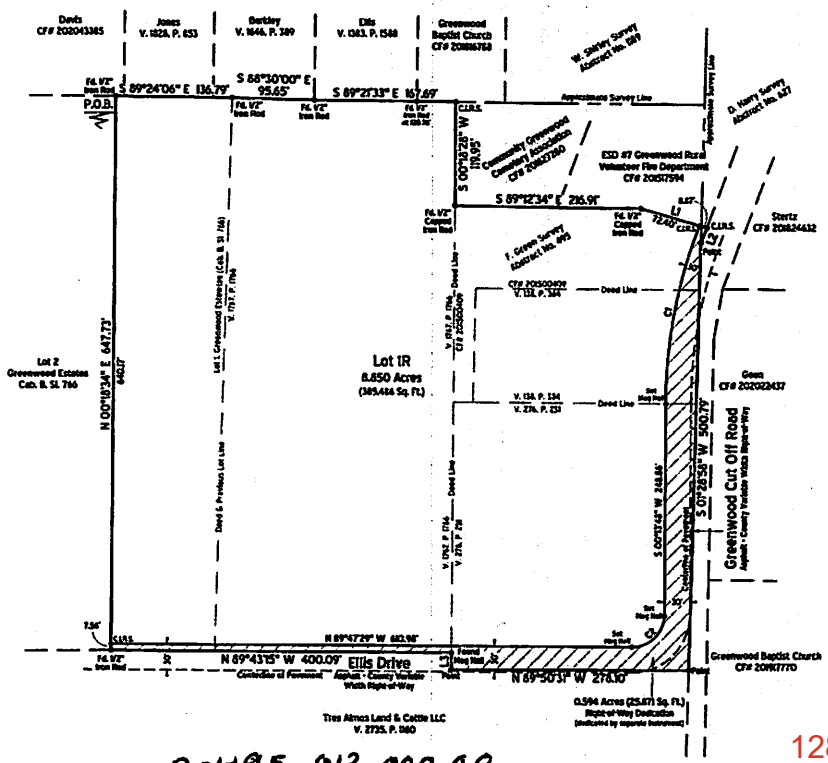
given under my hand and seal of office on this the 3 day of April, 2025.

Jaime Godi
Notary Public in and for the State of Texas

JAIME GODI
Notary Public, State of Texas
Comm. Expires 11-02-2027
Notary ID 134630773

LINE	BEARING	DISTANCE
L1	S 72°31'12" E	8.27'
L2	S 2°07'38" W	18.84'
L3	N 00°21'34" E	19.32'

CURVE	RADIUS	ARC	CHORD BRG.	CHORD
C1	954.28'	213.42'	S 10°39'11" W	212.9'
C2	28.00'	50.21'	S 46°25'27" W	52.71'



20495. 012.000.00
20495. 012.003.00
12820.001.001.00

12820
WE

F-15

Lot #	Culvert
1R	18" C.M.P.

Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lot 1R, Greenwood Estates, Phase 2, as shown hereon.

By: First Bank Texas
First Bank Texas
Cory [illegible] [illegible] Representative
Date: 4/9/25

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 Lorra Edmonds, 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 9th day of April, 2025.

Notary Public in and for the State of Texas

Lorra Edmonds
My Commission Expires
11/22/2028
Notary ID
10352510

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 28 day of April, 2025.

County Judge
George A Conley
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

B) At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford and was deferred to Parker County for platting December 20th, 2024.

C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

D) Water is to be provided by Parker County Special Utility District.

E) 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.

F) At time of plat, Ellis Road has a posted speed limit of 35 miles per hour, and Greenwood Cut Off Road has a posted speed limit of 35 miles per hour.

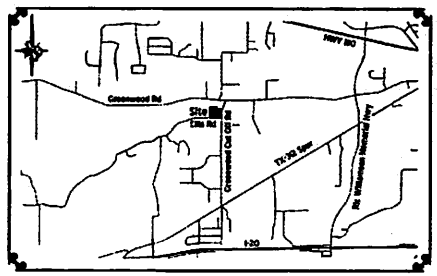
G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX. 76086

Owner:
Greenwood Baptist Church of Weatherford
1504 Greenwood Cut Off Rd
Weatherford, TX 76088

1" = 100'

0 100 200 300



Vicinity Map (1" = 5,000')

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202511145
04/30/2025 09:46 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 098

Final Plat
Lot 1R
Greenwood Estates, Phase 2

an addition to the Extraterriotorial Jurisdiction of the City of Weatherford, Parker County, Texas

Being a 9.443 acres tract of land out of the F. Green Survey, Abstract No. 495 and the D. Harry Survey, Abstract No. 627, and all of Lot 1, Greenwood Estates, as recorded in Plat Cabinet B, Slide 766, Plat Records, Parker County, Texas

April 2025

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD • MINERAL WELLS • ALEDO
SURVEYING FIRM NO. 10103000 • ENGINEERING FIRM NO. F-17586