

State of Texas
County of Parker

Whereas Oliver Grant and Da Woon Jeong, being the sole owners of a 6.669 acres tract of land; being all of Lots 2 and 3, Block 1, Linhart Woods, as recorded in Plat Cabinet C, Slide 667, Plat Records, Parker County, Texas (P.R.P.C.T.); being all of those certain tracts conveyed to Grant & Jeong in CF# 201903318 and CF# 201920038, Real Property Records, Parker County, Texas; 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 N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202; Grid - US Survey Feet);

BEGINNING at a found 1/2" iron rod, in the east line of that certain tract conveyed to Westbrook in CF# 201623483, at the southwest corner of said Lot 3 and at the northwest corner of Lot 9, Parker Meadows, as recorded in Plat Cabinet F, Slide 337, P.R.P.C.T., for the southwest and beginning corner of this tract;

THENCE N 07°43'03" E, 576.48 feet, to a found 1/2" iron rod, at the northwest corner of said Lot 3 and at the southwest corner of that certain tract conveyed to Lemons in CF# 201901857, for the northwest corner of this tract;

THENCE S 61°22'03" E, 1230.71 feet, with the south line of said Lemons tract, to a found 1/2" iron rod, in the northwest right-of-way of Zion Hill Loop and at the northeast corner of said Lot 3, for the northeast corner of this tract;

THENCE S 26°34'15" W, 40.03 feet, with the northwest right-of-way of said Zion Hill Loop, to a found 1/2" capped iron rod, at the easterly southeast corner of said Lot 2 and at the northeast corner of Lot 1 of said Linhart Woods, for the easterly southeast corner of this tract;

THENCE N 61°22'03" W, 623.39 feet, to a found 1/2" iron rod, at the northwest corner of said Lot 1, for an interior corner of said Lot 2 and this tract;

THENCE S 10°29'39" W, 347.92 feet, to a found 1/2" iron rod, at the southwest corner of said Lot 1 and in the north line of Lot 10 of said Parker Meadows, for the southerly southeast corner of said Lot 2 and this tract;

THENCE N 79°32'40" W, 538.13 feet, with the north line of said Parker Meadows, to the POINT OF BEGINNING, and containing 6.669 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2501005-RP
Field Date: January 15, 2025
Revised Date: February 8, 2025

Surveyor's Notes:

A) 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.

B) Currently this tract appears to be located within the following area(s):

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

according to the F.I.R.M. Community Panel Map No. 48367C0275E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) 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 - US Survey Feet).

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

E) 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.).

LINE	BEARING	DISTANCE
L1	S 26°34'15" W	40.03'

Parker County Notes:

- 1) 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.
- 2) At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford. This plat was deferred to Parker County for review on February 3, 2025.
- 3) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- 4) Water is to be provided by private well.
- 5) 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.
- 6) At time of plat, Zion Hill Loop has a posted speed limit of 40 miles per hour.
- 7) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- 8) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on February 10, 2025.

Lot #	Culvert
2R	36" C.M.P.

14563.001.002.00

202506225 PLAT Total Pages: 1

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

Arch C (18" x 24")

That Oliver Grant and Da Woon Jeong, do(es) hereby adopt this plat designating the herein above described property as Lot 2R, Block 1, Linhart Woods, 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford and Parker County, Texas.

Witness, my hand, this the 13 day of February, 2025.

By:

Oliver Grant (Owner)

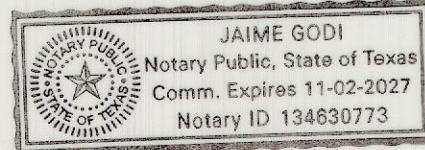
Da Woon Jeong (Owner)

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 Oliver Grant, 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 13 day of February, 2025.

Jaime Godi
Notary Public in and for the State of Texas

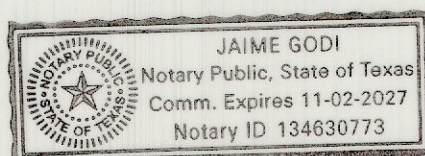


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Da Woon Jeong, 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 13 day of February, 2025.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas
County of Parker

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

this the 10th day of March, 2025.

County Judge

George A. Carley
Commissioner Precinct #1
Jim Gidd
Commissioner Precinct #3

James H. H.
Commissioner Precinct #2
Dianna
Commissioner Precinct #4

14563
WE

H-12

Replat
Lot 2R, Block 1
Linhart Woods

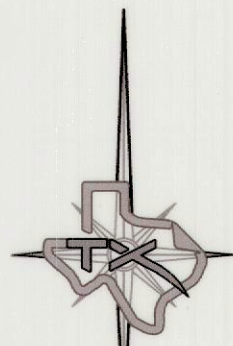
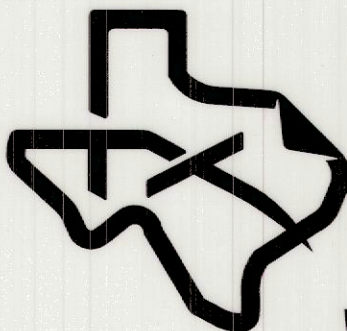
an addition to the Extraterritorial Jurisdiction of
the City of Weatherford, Parker County, Texas

Being a 6.669 acres replat of Lots 2 and 3, Block 1, Linhart Woods,
as recorded in Cabinet C, Slide 667, Plat Records, Parker County, Texas

March 2025

TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586



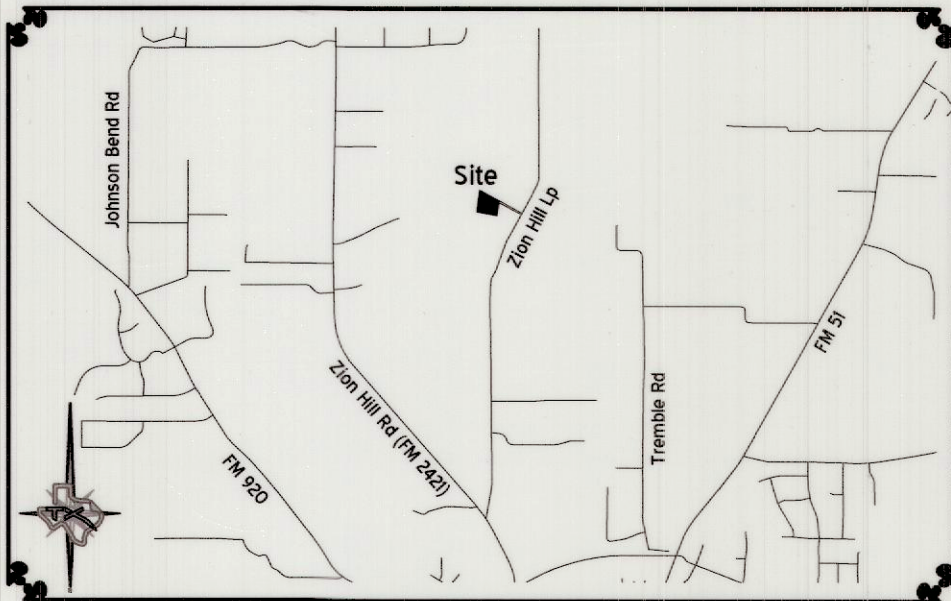
Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner:
Oliver Grant & Da Woon Jeong
1659 Zion Hill Lp
Weatherford, TX 76088

1" = 100'



Vicinity Map (1" = 5,000')



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202506225
03/11/2025 09:19 AM
Fees: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 075