

0196

Doc# 798252
Book 2929 Page 1264

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN V.A. HOMES SURVEY, ABSTRACT NO. 658, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND BEING ALL OF LOTS 2 AND 3, BLOCK 3, LOCKWOOD ESTATES, ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 339, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD SET, (IRS), SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, OF SAID LOCKWOOD ESTATES, SAID POINT ALSO BEING IN THE WESTERLY RIGHT-OF-WAY OF TRACE RIDGE DRIVE;

THENCE SOUTH 15 DEG. 23 MIN. 01 SEC. EAST, ALONG THE EASTERLY LINE OF SAID LOT 2 AND 3, AND THE WESTERLY LINE OF SAID TRACE RIDGE DRIVE, A DISTANCE OR 209.12 FEET TO A 1/4 INCH IRON ROD FOUND, (IRF), TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3, OF SAID LOCKWOOD ESTATES;

THENCE SOUTH 72 DEG. 36 MIN. 36 SEC. WEST ALONG THE COMMON LINE BETWEEN SAID LOTS 1, AND 2, A DISTANCE OF 120.27 FEET TO A 1/4 INCH IRF FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING IN THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LOCKWOOD, RECORDED IN VOLUME 1272, PAGE 567, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 15 DEG. 23 MIN. 01 SEC. WEST, ALONG THE WESTERLY LINE OF SAID LOT 2 AND 3, A DISTANCE OF 210.38 FEET TO A 1/4 INCH IRF FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 3, AND SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 73 DEG. 12 MIN. 10 SEC. EAST, ALONG THE COMMON LINE BETWEEN SAID LOTS 3, AND 4, A DISTANCE OF 120.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.579 ACRES OF LAND, MORE OR LESS.

WITNESS, my hand, this the 23rd day of July, 2012.

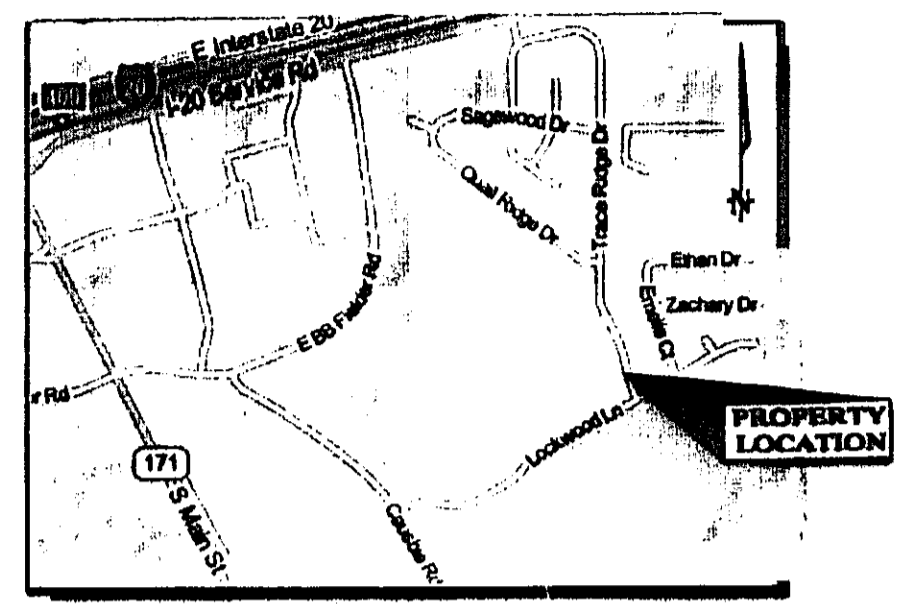
BY: Natalie Schneider
Owner Name

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 Natalie Schneider, KNOWN ME TO BE THE PERSON SUBSCRIBE TO THE ABOVE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGE TO ME THAT THEY WHOSE NAMES ARE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF July, 2012.

Christa L. Erb
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRATION:
DATE HERE:



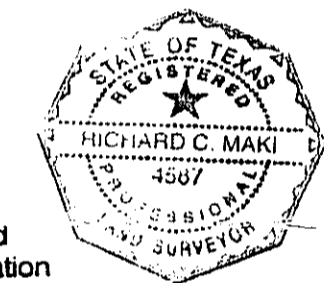
LOCATION MAP
SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD C. MAKI do hereby certify that I prepared this plat from an actual 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.

Richard C. Maki
Registered Public Land Surveyor
Registration No. 4587



SURVEYOR'S FLOOD PLAIN NOTE:

According to the U. S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 48367C0385E, effective date, September 26, 2008, this property does not lie within a 100 year flood hazard area.

NOTE:
Any development upon any lot, parcel, tract, or replat of LOCKWOOD is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as the sanitary and accompanying easements and appurtenances.

SPECIAL NOTICE

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.

EASEMENTS:
THERE SHALL BE A 10' UTILITY EASEMENT ALONG ALL STREETS OF AND A 5' FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS UNLESS OTHERWISE NOTED. THERE SHALL ALSO BE A 5' UTILITY EASEMENT ALONG THE LOT LINE OF ALL LOTS.

SURVEYOR:

MAKI AND ASSOCIATES, Inc.
P.O. BOX 14293
ARLINGTON, TX 76086
(817) 226-2700 Phone



P.O. BOX 2230
WEATHERFORD, TX 79086
(817) 599-4278
(817) 341-4242 METRO
(817) 599-4279 FAX
www.barnettengineering.com

OWNER:
N. SCHNEIDER
3060 OUTFITTERS DR.
CLARKSVILLE, TN

CITY APPROVAL OF CONSTRUCTION PLAT

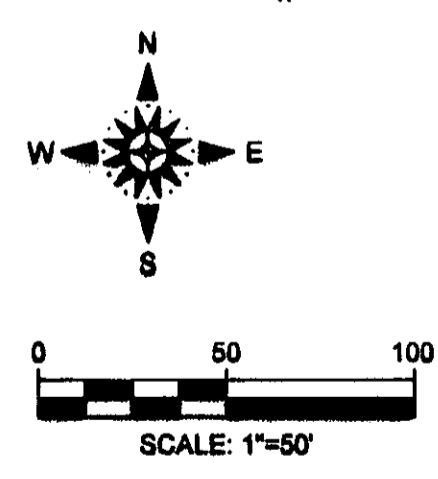
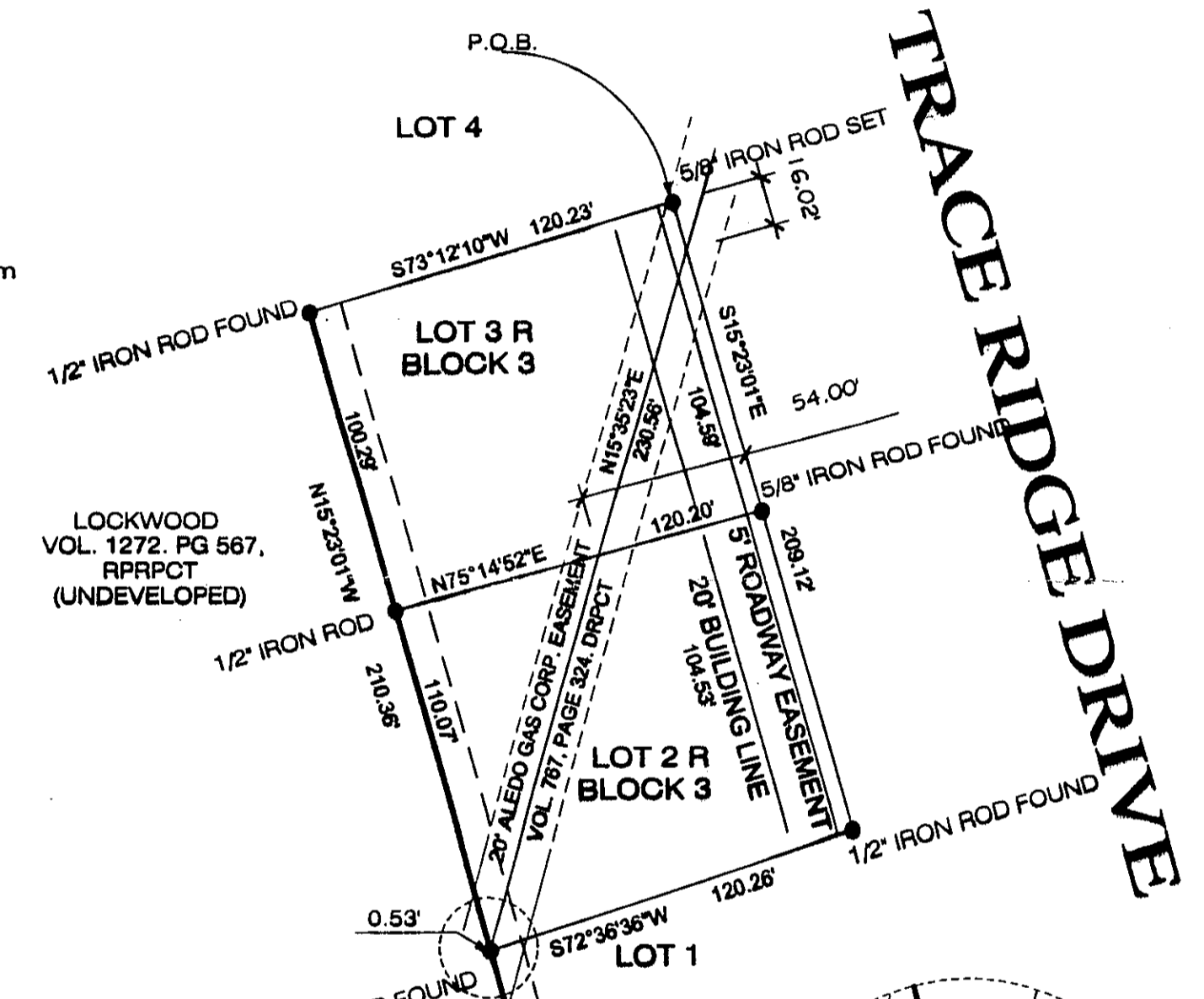
APPROVED BY THE CITY OF WEATHERFORD FOR FILLING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

APPROVED BY:
[Signature]
Signature of Mayor

City Council
City of Weatherford, Texas
7-30-12
Date of Approval

ATTEST:
Melinda Howell
City Secretary

7/30/12
Date



0.53'

ACCT. NO.: 14635
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-16

REPLAT
OF
LOCKWOOD ESTATES
LOTS 2 R & 3R, BLOCK 3
V.A. HOLMES SURVEY, ABSTRACT NO. 658
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
JUNE, 2012

Doc# 798252 Fees: \$66.00
07/31/2012 1:52PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BRINSON, COUNTY CLERK

JOB#