

Whereas, Angela Guo, Toby Thomas, John T. Wright, and Rebecca L. Wright, being the sole owners of a 6.841 acres tract of land out of the A. J. HUNTER SURVEY, ABSTRACT No. 672 and the F. EMMA SURVEY, ABSTRACT 421, Parker County, Texas; being all of that certain tract conveyed to Angela Guo in Doc.#202037164, being a portion of V. 1753, P. 1098, conveyed to Toby Thomas, being the remainder of that certain tract conveyed to John & Rebecca Wright in Doc.#201513090, and all of that certain tract conveyed to Toby Thomas & Angela Guo in Doc.#202333014, 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 - US Survey Feet).

BEGINNING at a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC.", in the west line of Newport Road (Paved Surface), being the northeast corner of that certain tract conveyed to Thomas in V. 1725, P. 936; R.P.R.P.C.T. and the southeast corner of said Doc.#201513090, for the southeast and beginning corner of this tract. WHENCE the Northwest corner of said A. J. HUNTER SURVEY, is calculated to bear N 75°55'43" W 1895.11 feet.

THENCE N 89°40'53" W 679.62 feet, with the common line of said Doc.#201513090 and said V. 1725, P. 936, to a found 60D nail, in the east line of that certain tract conveyed to Thomas in V. 2776, P. 1442; R.P.R.P.C.T., being the the northwest corner of said V. 1725, P. 936, for the southwest corner of said Doc.#201513090 and this tract.

THENCE N 00°50'17" E 252.02 feet, with the common line of said Doc.#201513090 and said V. 2776, P. 1442, to a found 60D nail, being the southwest corner of that certain tract conveyed to Jeffrey & Aundrea Campbell in Doc.#201707706; R.P.R.P.C.T., and the northwest corner of said Doc.#201513090, for an ell corner of this tract. WHENCE a found 1/2" iron rod, being the northwest corner of said Doc.#201707706 bears N 00°50'17" E 187.21 feet.

THENCE S 89°40'37" E 262.61 feet, with the common line of said Doc.#201707706 and said Doc.#201513090, to a found 1/2" iron rod, being the southeast corner of said Doc.#201707706 and the southwest corner of said Doc.#202037164, for a corner of this tract.

THENCE N 16°57'07" W 196.63 feet, with the common line of said Doc.#202037164 and said Doc.#201707706, to a found 1/2" iron rod, in the south line of Old Brock Road (Paved Surface), being the northeast corner of said Doc.#201707706, for the northwest corner of said Doc.#202037164 and this tract.

THENCE S 89°46'16" E at 30.07 feet passing a found 1/2" iron rod, in total 35.54 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.

THENCE N 78°44'43" E 154.44 feet, with the north line of said Doc.#202037164, to a found 1/2" iron rod, being a corner of that certain tract conveyed to James Barton in V. 1050, P. 1122; R.P.R.P.C.T., for a corner of this tract.

Thence with the common line of said Doc.#202037164 and said V. 1050, P. 1122 the following bearings and distances:

N 64°55'48" E 56.08 feet, to a 3" wood fence post, for a corner of this tract.  
N 50°25'22" E 88.00 feet, to a found 1/2" iron rod, for a corner of this tract.  
N 44°55'10" E 211.49 feet, to a found 1/2" iron rod, for the northeast corner of this tract.

THENCE S 25°03'39" E 52.83 feet, to a found 1/2" iron rod, in the west line of said Newport Road, for a corner of this tract.

THENCE S 00°35'07" W 402.45 feet, with the common line of said Newport Road and said Doc.#202037164, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC.", being the southeast corner of said Doc.#202037164 and the northeast corner of said Doc.#201513090, for a corner of this tract.

THENCE S 00°35'20" W 251.69 feet, with the common line of said Newport Road and said Doc.#201513090, 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. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
Project ID: W2310239-P  
Field Date: January 5, 2024  
Preparation Date: February 21, 2024

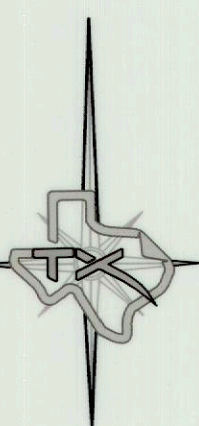


#### Surveyor's Notes:

- No abstract of title or title commitment was provided to this surveyor. Record research performed 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.
- 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
- 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).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 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.)
- All property corners are set 1/2" capped iron rods stamped "TEXAS SURVEYING INC.", unless otherwise noted.

#### Parker County Notes:

- 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.
- This property lies within the extra territorial jurisdiction of the City of Weatherford.
- Sanitary sewer is to be provided by on-site septic facilities.
- Water is to be provided by private wells.
- 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.
- Speed Limits: Old Brock Road appears to have speed limit of 40 miles per hour, posted near the intersection of Old Brock Road and Ric Williamson Memorial Highway. Newport Road does not have a posted speed limit.
- City of Weatherford has granted permission to Parker County as the reviewing authority for this plat.



Owners:  
Angela Guo & Toby Thomas  
1804 Newport Rd  
Weatherford, TX 76086

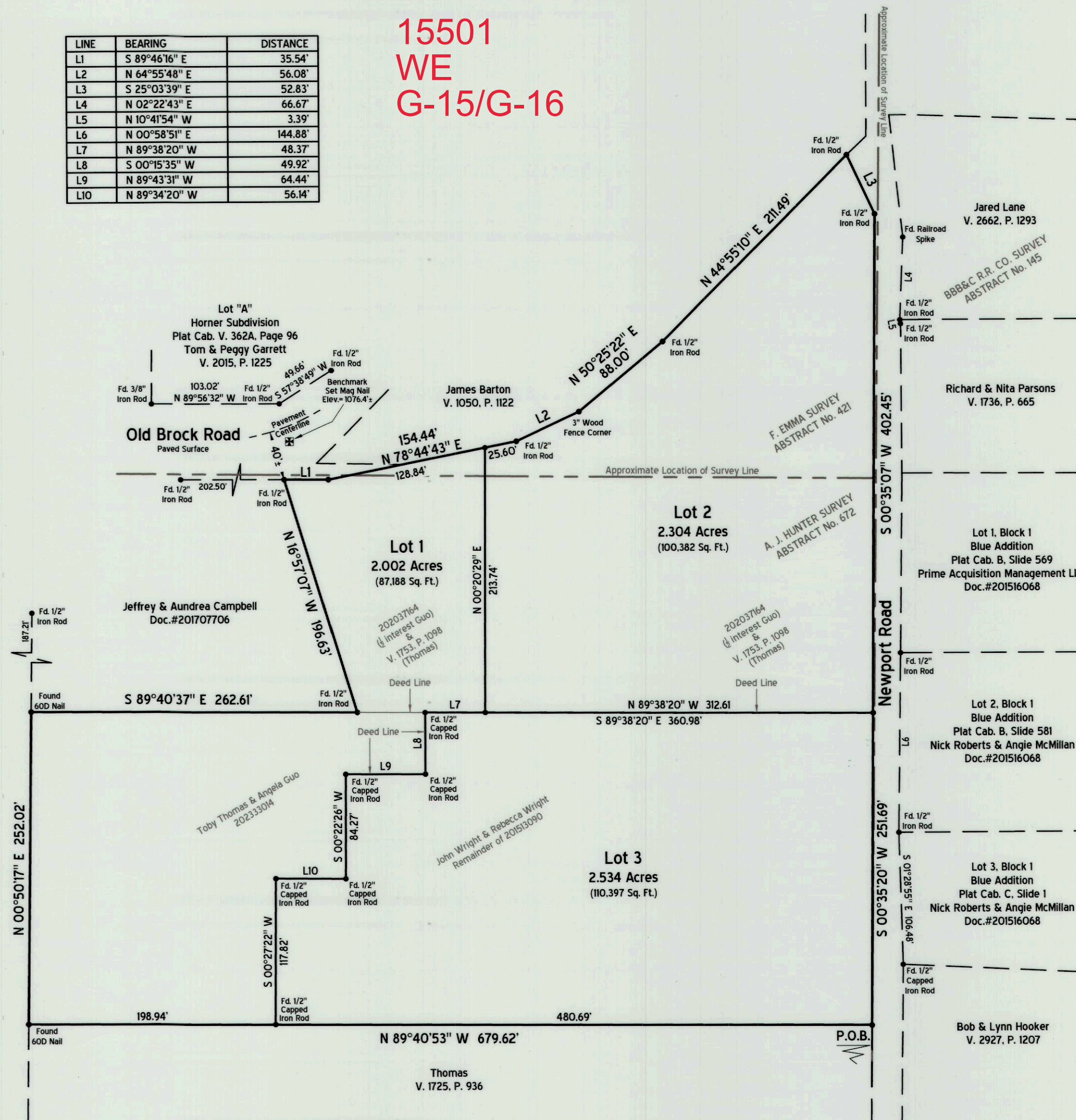
Owners:  
John & Rebecca Wright  
620 Reed St  
Roanoke, TX 76262

Surveyor:  
Micah Hamilton, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX, 76086  
817-594-0400

1" = 80'

LINE	BEARING	DISTANCE
L1	S 89°46'16" E	35.54'
L2	N 64°55'48" E	56.08'
L3	S 25°03'39" E	52.83'
L4	N 02°22'43" E	66.67'
L5	N 10°41'54" W	3.39'
L6	N 00°58'51" E	144.88'
L7	N 89°38'20" W	48.37'
L8	S 00°15'35" W	49.92'
L9	N 89°43'31" W	64.44'
L10	N 89°34'20" W	56.14'

15501  
WE  
G-15/G-16

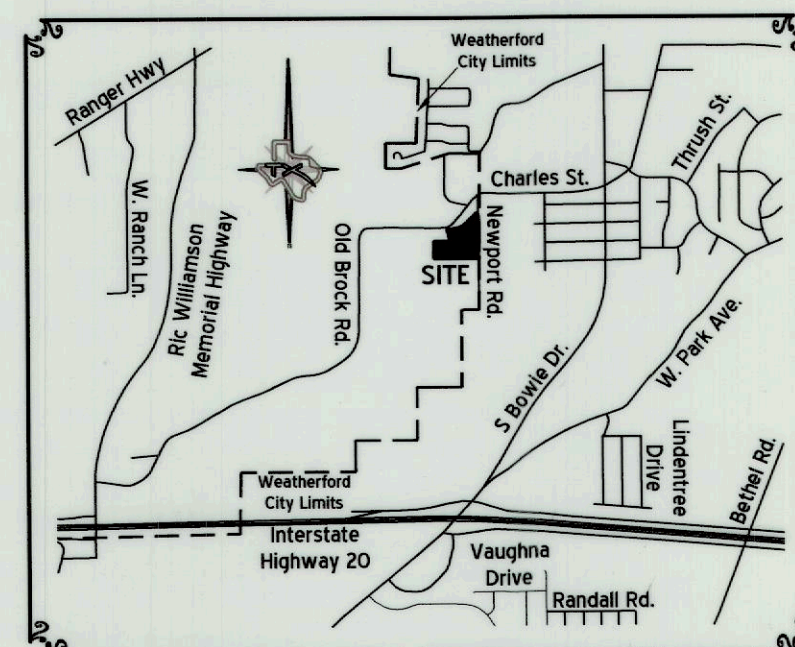


20421.038.000.00  
20672.006.001.00  
20672.006.002.00  
20672.006.004.00

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202404678  
02/26/2024 02:36 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT



Vicinity Map (not to scale)



Now, Therefore, Know All Men By These Presents:

that Angela Guo, Toby Thomas, John T. Wright and Rebecca L. Wright acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-3, Newport Addition, 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 other public improvements shown thereon.

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

Witness, my hand, this 22nd day of February, 2024.

By:  
John T. Wright  
Angela Guo

Rebecca L. Wright  
Toby Thomas

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 Angela Guo 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 22nd day of February, 2024.

Karen Carlton  
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 Toby Thomas 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 22nd day of February, 2024.

Karen Carlton  
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 John T. Wright 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 22nd day of February, 2024.

Karen Carlton  
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 Rebecca Wright 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 22nd day of February, 2024.

Karen Carlton  
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 26th day of February, 2024.

George A. Conley  
Commissioner Precinct #1

John H. Holt  
Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

## Final Plat Lots 1-3 Newport Addition

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

Being a 6.841 acres tract of land out of the  
A. J. HUNTER SURVEY, ABSTRACT No. 672 and  
the F. EMMA SURVEY, ABSTRACT 421, Parker County, Texas;  
being all of those certain tracts conveyed to Angela Guo in  
Doc.#202037164 and to John & Rebecca Wright in  
Doc.#201513090, Real Property Records, Parker County, Texas

February 2024

WEATHERFORD BRANCH - 817-594-0400



TEXAS  
SURVEYING  
INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM