202523003 PLAT Total Pages: 1

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.

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

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. Municipal Departments, Special Utility Districts, Architectural Control Committee, Home/Property Owners Associations, etc.)

All subdivision corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING", unless otherwise noted. Corners will be set upon completion of main development and/or construction activities.

Flood Hazard Note:

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48367C0275E, dated September 26, 2008.

Utility & Pipeline Notes:

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

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Water & Wastewater Notes:

Water is to be provided existing private wells.

Wastewater is to be provided by existing O.S.S.F..

All habitable structures shall be connected to a State & Parker County Approved O.S.S.F. (Note: Only one habitable structure shall be connected to a single O.S.S.F.; exceptions may be found in TNRRCC regulations).

Parker County Notes:

Special Notice: Selling a portion of this addition by metes and bounds is a violation of State Law and is subject to fines, withholding of utilities, and/or building permits.

This property lies within the Extraterritorial Jurisdiction of the City of Weatherford.

This plat does not modify or alter any existing covenants or restrictions applicable to this property.

No roads to be constructed.

The current speed limit of Green Branch Road is 35 M.P.H..

The waiver for a Groundwater Availability Certification was waived by the Parker County Commissioner's Court on July 28, 2025.

A waiver for driveway distance was approved by the Parker County Commissioner's Court on July 28, 2025.

This property represents land that 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.

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

There is a 12" corrugated metal culvert installed at the end of the easement touching Green Branch Road.

Subdivision Description

Of a 4.178 acres tract of land out of the HORACE BAKER SURVEY, ABSTRACT No. 2191, Parker County, Texas: being all of B. & F. Patton's called 1.696 acres tract of land described as Tract I in Clerk File No. 202229563, and a portion of M. Wood & J. Norton II's called 12.5 acres tract of land as described in Clerk File No. 202508289, Official Public Records, Parker County, Texas: 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 reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid - U.S. Survey Feet)

BEGINNING at a found 1/2" iron rod, at a corner of FAB Forward Metal, LLC's called 20.456 acres tract of land as described in Clerk File No. 202510941, O.P.R.P.C.T., at the southerly common corner of said 1.696 acres tract & said 12.5 acres tract, for the beginning corner of this tract, WHENCE the southeast corner of the T. & P. R.R. Co. SURVEY, ABSTRACT No. 1467 is calculated to bear N 18°17'18" E 3000.00 feet.

THENCE N 89°35'47" W 318.23 feet along the common line of said 1.696 acres tract & said 20.456 acres tract to a found 1/2" iron rod with plastic cap stamped "HARLAN", at the southeast corner of the remainder of J. & M. Watson's called 13.731 acres tract of land as described in Volume 1583, Page 289, O.P.R.P.C.T., for the southwest corner of this tract, WHENCE a found 1/2" iron rod bears N 89°35'47" W 141.41 feet.

THENCE along the common line of said Watson tract & said 1.696 acres tract as follows:

N 00°42'42" W 208.81 feet to a found 1/2" iron rod with plastic cap stamped "HARLAN", for the westerly northwest corner of this tract.
S 84°54'28" E 72.11 feet to a found 1/2" iron rod with plastic cap stamped "HARLAN";
N 72°52'47" E 170.87 feet to a found 1/2" iron rod with plastic cap stamped "HARLAN",
N 78°16'28" E 83.87 feet to a found 1/2" iron rod with plastic cap stamped "HARLAN", in the west line of said 12.5 acres tract, for an ell corner of this tract.

THENCE along the common line of said Watson tract & said 12.5 acres tract as follows:

N 00°45'20" W 107.66 feet to a found 1/2" iron rod with plastic cap stamped "HARLAN", for the northerly northwest corner of this tract.
S 89°57'15" E at 23.81 feet pass a found 1/2" iron rod, continuing for a total distance of 284.59 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING", for the northeast corner of this tract, WHENCE a found 1/2" iron pipe bears S 89°57'15" W 1144.31 feet.

THENCE S 00°44'46" E 379.73 feet across said 12.5 acres tract to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING", for the southeast corner of this tract, WHENCE a found 1/2" iron rod with plastic cap stamped "PRICE", at an ell corner of said 20.456 acres tract bears S 89°56'30" E 1145.28 feet.

THENCE N 89°56'30" W along the common line of said 12.5 acres tract & said 20.456 acres tract at 264.0 feet pass a found 1/2" iron rod, continuing for a total distance of 284.53 feet to the POINT OF BEGINNING.

Surveyor Certification

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
W2506030-P - Field: October 24, 2024 - Paper: July 28, 2025
Reference: W191008 & W2410019R1

STATE OF TEXAS REGISTERED MICAH HAMILTON 5865 PROFESSIONAL LAND SURVEYOR

Owner's Dedication & Acknowledgments

That, Martha Norton Wood, Joe Norton II, Bryan Patton, & Felicia Patton, being the sole owners, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, PATTON PARK, a subdivision in Parker County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, this plat approved subject to all ordinances, rules, regulations, and resolutions of Parker County, Texas, witness my hand, this the 12 day of August, 2025.

AND

Martha Norton Wood, Joe Norton II, Bryan Patton, & Felicia Patton, being the dedicatory and owners of this attached plat of said Subdivision, do hereby certify that it is within the Extra Territorial Jurisdiction (E.T.J.) of the City of Weatherford, who deferred the plat to Parker County for review on July 10, 2025.

Additionally, it is the responsibility of the developer, not Parker County, to assure compliance with the provisions of all applicable Federal, State, and Local Laws and/or Regulations relating to the environment and water supply including (but not limited to) the Endangered Species Act, the Clean Water Act, etc..

Owner

Martha Norton Wood

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Martha Wood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office, this 11 day of August, 2025.

Notary Public in and for the State of Texas

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

Owner

Joe Norton II

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Joe Norton II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office, this 11 day of August, 2025.

Notary Public in and for the State of Texas

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

Owner's Dedication Cont'd.

Owner

Bryan Patton

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Bryan Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office, this 12 day of August, 2025.

Notary Public in and for the State of Texas

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

Owner

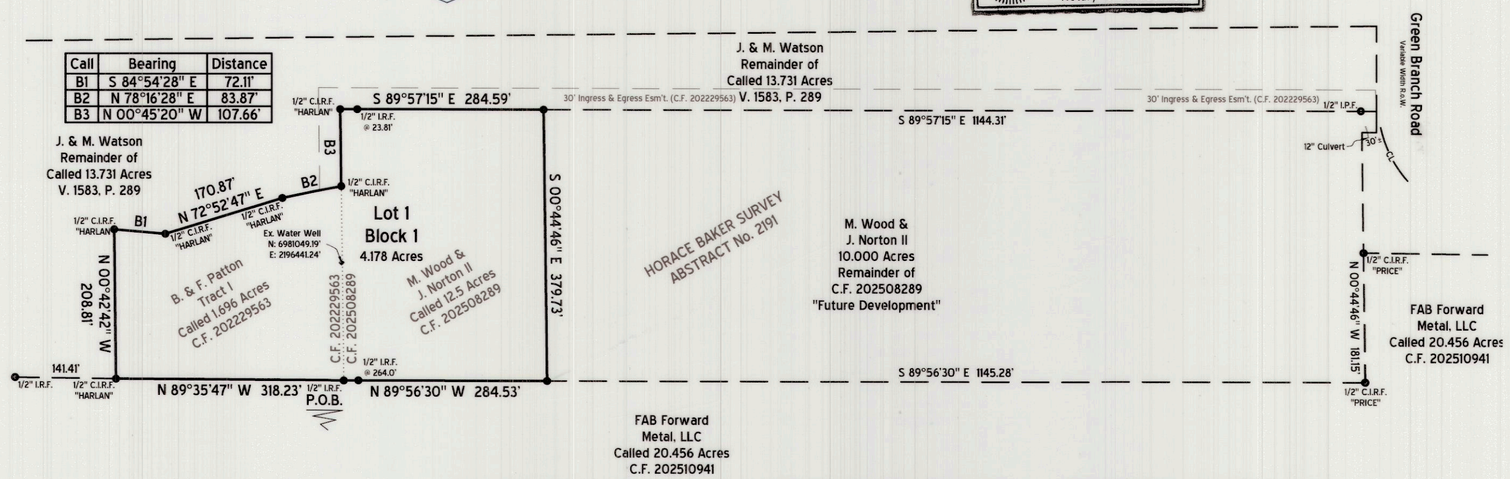
Felicia Patton

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Felicia Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office, this 12 day of August, 2025.

Notary Public in and for the State of Texas

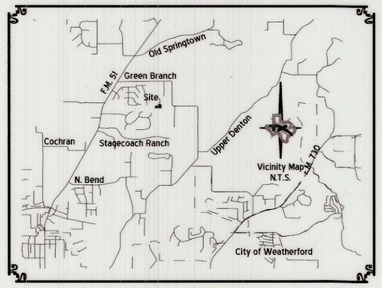
JAIME GODI
Notary Public, State of Texas
Comm. Expires 11-02-2027
Notary ID 134630773



Call	Bearing	Distance
B1	S 84°54'28" E	72.11'
B2	N 78°16'28" E	83.87'
B3	N 00°45'20" W	107.66'

16081
WE

I-12
NWE



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202523003
08/26/2025 09:22 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 161

County Approval Statement

The Commissioner's Court of Parker County, Texas, on the 25 day of August, 2025, voted affirmatively to adopt this plat and approve it for filing of record.

County Judge - Pat Deen

Commissioner Precinct 1 - George Conley

Commissioner Precinct 2 - Jacob Holt

Commissioner Precinct 3 - Larry Walden

Commissioner Precinct 4 - Mike Hale

Preliminary Plat

Lot 1, Block 1
PATTON PARK

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

A subdivision of 4.178 acres tract of land out of the HORACE BAKER SURVEY, ABSTRACT No. 2191, Parker County, Texas.

July 2025 - Page 1 of 1

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Surveyor:
Texas Surveying & Engineering, Inc.
104 S. Walnut Street
Weatherford, TX 76086
817-594-0400
Firm No. 10100000

Owner:
Martha Norton Wood
& Joe Norton II
535 Cattlebaron Parc Drive
Fort Worth, TX 76108

Owner:
Bryan & Felicia Patton
1636 Green Branch Road
Weatherford, TX 76085

0 150 300 450