

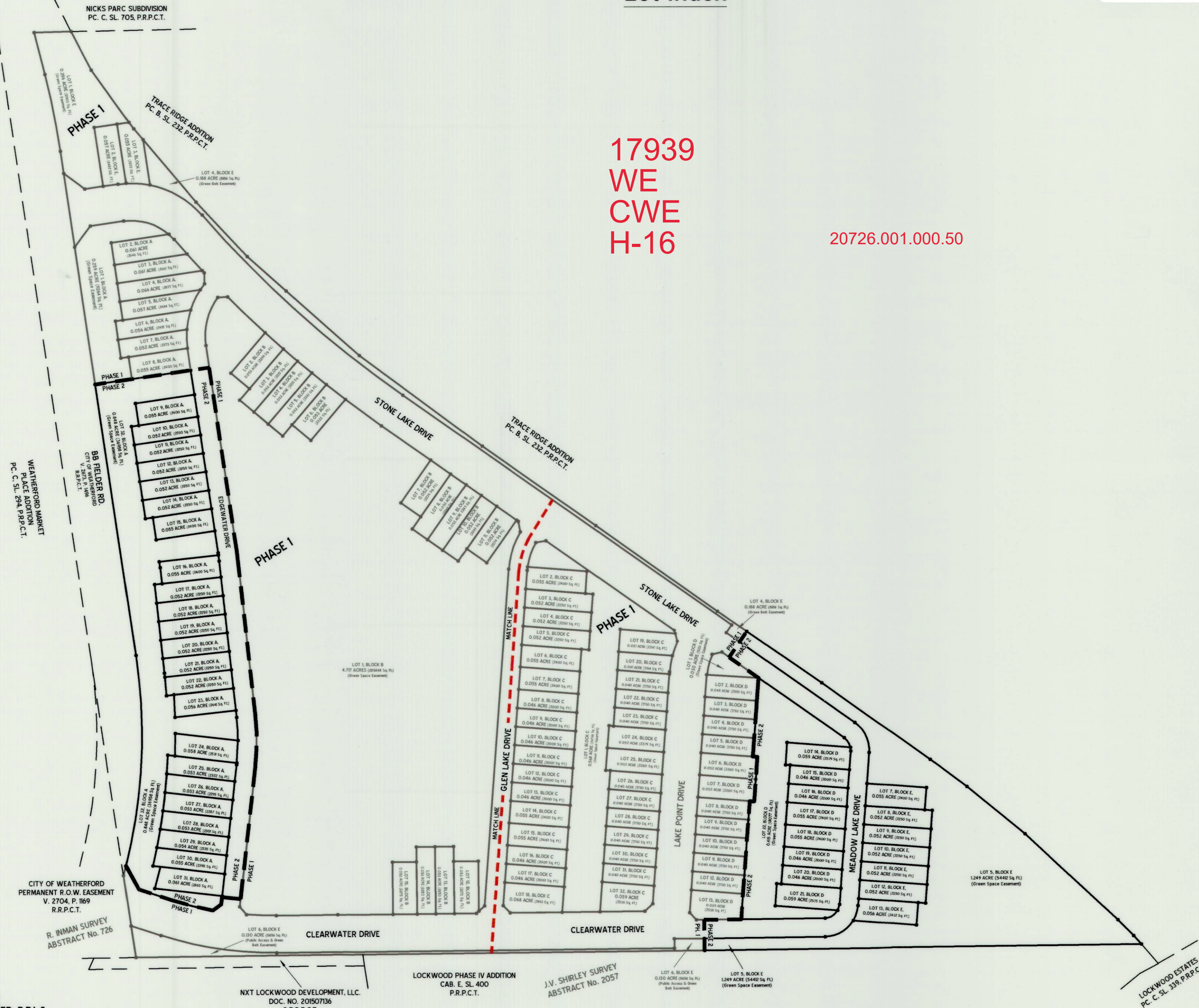
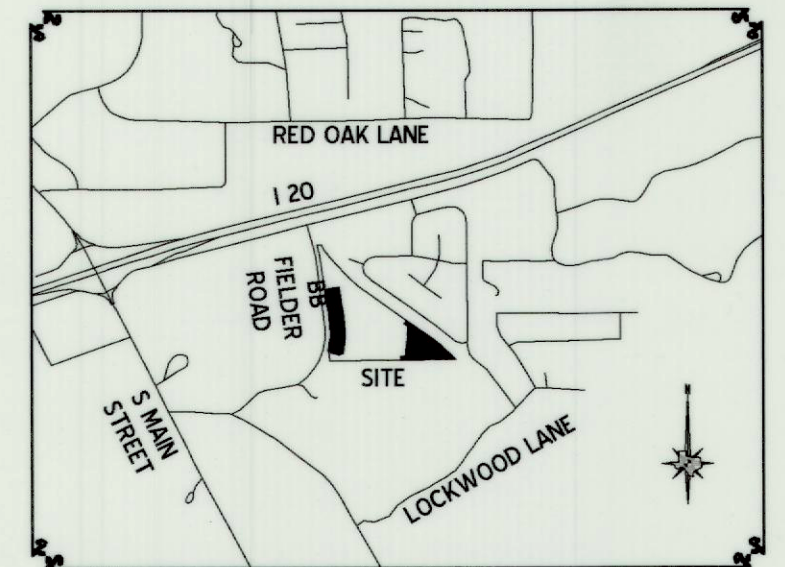
Lot Index

202329250 PLAT Total Pages: 3

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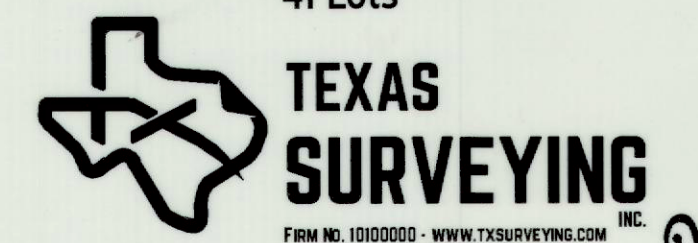
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Final Plat
Lots 9-31, Block A; Lots 14-21, Block D;
and Lots 7-13, Block E (Residential Use)
Lot 32, Block A, Lot 22, Block D,
and Lot 5, Block E (Special Use)
Stone Lake, Phase 2
an Addition to the City of Weatherford,
Parker County, Texas.

Being a 2.488 acres tract & 2.812 acres tract of land out of the R.
INMAN SURVEY, ABSTRACT No. 726, Parker County, Texas; being a
portion of that certain tract conveyed to MT STONE LAKE, LLC
and recorded in Clerk's File No. 202212938,
Real Property Records, Parker County, Texas.

November 2023
41 Lots

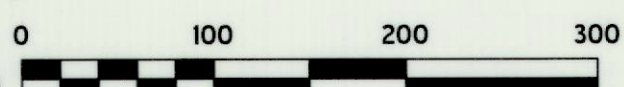


FORM NO. 10100000 - WWW.TXSURVEYING.COM

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S WALNUT ST
WEATHERFORD, TX. 76086
817-594-0400

OWNER/DEVELOPER:
MT STONE LAKE, LLC
2545 E. SOUTHLAKE BLVD.
SOUTHLAKE, TX 76092
972-351-2956

1" = 100'



F597

STREET CENTERLINE TABLES				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
CL1	100.00'	100.28'	S 69°35'50" E	96.13'
CL2	1500.00'	81.29'	S 42°24'50" E	81.28'
CL3	1500.00'	287.02'	S 49°25'54" E	286.59'
CL4	100.00'	53.64'	S 19°42'09" W	53.00'
CL5	460.00'	149.68'	S 8°20'35" W	149.02'
CL6	100.00'	94.86'	S 8°59'13" E	91.34'
CL8	300.00'	66.19'	S 00°14'5" W	66.05'
CL20	300.00'	66.19'	S 00°14'5" W	66.05'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
BC1	730.00'	284.63'	N 02°53'09" E	282.83'
BC2	312.50'	11.95'	S 07°13'1" E	11.95'
BC3	312.50'	68.95'	S 00°11'45" E	68.81'
BC4	435.00'	56.52'	N 75°44'28" W	56.48'
BC5	730.00'	13.45'	S 14°34'54" W	13.45'
BC6	1030.00'	105.05'	N 11°21'0" W	105.00'

LOT LINE TABLE				
LINE	BEARING	ARC	CHORD BEARING	CHORD
L1	S 35°04'2" W	12.50'		12.50'
L2	S 00°11'45" E	12.50'		12.50'
L3	S 00°11'45" E	13.72'		13.72'
L4	N 07°04'4" W	14.81'		14.81'
L5	N 87°21'0" W	13.42'		13.42'
L6	S 45°30'35" E	10.25'		10.25'
L7	S 45°30'35" E	10.25'		10.25'
L8	N 19°10'13" W	13.91'		13.91'
L9	N 39°06'13" W	13.91'		13.91'
L10	N 55°20'53" E	13.47'		13.47'
L11	N 43°09'53" W	11.57'		11.57'
L12	S 46°50'07" W	4.50'		4.50'
L13	N 36°42'02" E	35.28'		35.28'
L14	N 23°29'40" W	35.28'		35.28'
L15	N 58°29'40" W	14.74'		14.74'
L16	S 46°50'07" W	10.79'		10.79'
L17	S 46°50'07" W	10.79'		10.79'
L18	N 14°21'02" W	4.40'		4.40'
L19				

LOT CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	125.00'	125.33'	S 69°35'20" E	120.15'
C2	1475.00'	365.58'	N 47°53'45" E	363.27'
C3	45.00'	46.54'	S 25°17'31" E	44.49'
C4	45.00'	66.75'	S 46°50'07" W	60.80'
C5	480.00'	151.79'	N 8°20'35" W	151.10'
C6	430.00'	56.52'	N 75°44'28" W	56.48'
C7	281.50'	63.42'	N 00°11'45" E	63.29'
C8	281.50'	11.00'	N 07°13'1" W	10.99'
C9	125.00'	91.80'	N 15°03'48" E	89.27'
C10	125.00'	60.25'	N 47°53'45" E	60.24'
C11	75.00'	75.21'	N 69°35'20" W	72.09'
C12	125.00'	26.87'	S 49°42'5" E	26.82'
C13	125.00'	52.87'	S 17°41'38" W	52.39'
C14	312.50'	68.95'	N 00°11'45" E	68.81'
C15	312.50'	11.95'	N 07°13'1" W	11.95'
C16	87.50'	68.09'	N 15°39'57" E	66.39'
C17	87.50'	52.67'	N 43°09'53" W	50.27'
C18	125.00'	28.36'	S 46°50'07" W	27.02'
C19	125.00'	28.36'	N 15°03'48" E	28.39'
C20	125.00'	42.64'	S 14°04'54" E	42.44'
C21	87.50'	39.46'	N 17°52'1" E	39.12'
C22	435.00'	40.07'	N 88°03'48" W	40.00'
C23	125.00'	10.78'	S 69°35'20" E	10.78'
C24	125.00'	31.80'	S 69°35'20" E	31.72'
C25	45.00'	82.75'	S 17°49'25" W	20.98'
C26	45.00'	21.8'	S 17°49'25" W	20.98'
C27	45.00'	45.57'	S 60°19'24" W	43.65'
C28	775.00'	30.29'	N 14°24'22" E	30.29'
C29	765.00'	25.14'	N 12°26'03" E	25.13'
C30	765.00'	25.06'	N 07°33'15" E	25.06'
C31	765.00'	25.02'	N 08°40'43" E	25.02'
C32	765.00'	25.00'	N 08°40'20" E	25.00'
C33	765.00'	25.01'	N 04°55'59" E	25.01'
C34	765.00'	25.07'	N 03°01'59" E	25.05'
C35	775.00'	30.14'	N 02°48'31" E	30.16'
C36	775.00'	30.05'	N 02°48'31" E	30.05'
C37	765.00'	53.30'	S 17°52'04" E	53.34'
C38	75.00'	65.07'	S 77°20'04" E	62.98'
C39	75.00'	10.20'	S 44°45'39" E	10.19'
C40	155.00'	26.07'	S 42°24'50" E	26.00'
C41	155.00'	40.66'	S 42°24'50" E	40.66'
C42	155.00'	40.66'	S 43°02'56" E	40.69'
C43	125.00'	9.72'	S 35°58'04" W	9.71'
C44	125.00'	30.28'	S 25°47'02" W	30.19'
C45	125.00'	26.60'	S 11°17'9" W	26.54'
C46	125.00'	25.21'	S 07°53'47" E	25.16'
C47	125.00'	2.85'	S 08°01'55" E	2.85'
C48	281.50'	8.15'	S 06°56'11" E	8.15'
C49	281.50'	31.07'	S 03°02'03" E	30.99'
C50	281.50'	30.07'	S 03°03'06" W	30.05'
C51	281.50'	2.35'	S 08°16'55" W	2.35'
C52	195.00'	69.47'	S 46°07'20" E	69.45'
C53	195.00'	32.51'	S 48°07'17" E	32.51'
C54	195.00'	25.00'	S 49°07'06" E	25.00'
C55	195.00'	25.00'	S 50°03'48" E	25.00'
C56	195.00'	25.00'	S 50°03'48" E	25.00'
C57	195.00'	25.00'	S 52°04'41" E	25.00'
C58	195.00'	25.00'	S 52°04'41" E	25.00'
C59	195.00'	19.46'	S 18°51'38" W	19.42'
C60	87.50'	5.00'	S 05°58'29" W	5.00'
C61	87.50'	5.00'	S 05°58'29" W	5.00'
C62	125.00'	20.48'	S 09°12'01" W	20.46'
C63	125.00'	22.26'	S 09°24'52" E	22.13'
C64	765.00'	150.28'	S 04°59'37" E	150.03'
C69	765.00'	30.25'	S 04°59'37" E	30.25'
C70	201.50'	8.15'	N 07°14'58" W	8.15'

STORMWATER DETENTION POND EASEMENT LINE TABLE				
LINE	BEARING	ARC	CHORD BEARING	CHORD
EC1	435.00'	36.77'	N 88°14'35" W	36.76'
EC2	312.50'	68.95'	N 00°11'45" E	68.81'
EC3	312.50'	11.95'	N 07°13'1" W	11.95'

STORMWATER DETENTION POND EASEMENT LINE TABLE				
LINE	BEARING	ARC	CHORD BEARING	CHORD
EL1	S 89°10'07" E	140.00'		27.68'
EL2	S 89°10'07" E	27.68'		
EL3	S 49°35'17" E	72.22'		
EL4	S 35°04'2" W	70.00'		
EL5	S 35°04'2" W	32.50'		
EL6	S 35°04'2" W	20.00'		
EL7	S 35°04'2" W	69.54'		
EL8	S 03°13'46" W	114.24'		
EL9	S 03°13'46" W	77.42'		
EL10	S 19°20'35" W	36.26'		
EL11	S 19°20'35" W	36.26'		
EL12	S 27°10'07" W	38.8'		
EL13	S 52°13'31" W	74.68'		
EL14	S 52°13'31" W	84.14'		
EL15	S 38°44'00" W	53.38'		
EL16	S 38°44'00" W	82.44'		
EL17	S 89°20'07" W	41.52'		
EL18	N 06°35'38" W	28.63'		
EL19	N 07°06'33" W	83.22'		
EL20	N 12°48'25" W	36.62'		
EL21	N 08°30'58" E	17.70'		
EL22	N 08°30'58" E	21.23'		
EL23	S 89°20'07" W	9.92'		

STORMWATER DETENTION POND EASEMENT LINE TABLE				
LINE	BEARING	ARC	CHORD BEARING	CHORD
EL24	S 89°20'07" W	10.79'		
EL25	S 89°20'07" W	10.79'		
EL26	S 89°20'07" W	10.79'		
EL27	S 89°20'07" W	10.79'		
EL28	S 89°20'07" W	10.79'		
EL29	S 89°20'07" W	10.79'		
EL30	S 89°20'07" W	10.79'		
EL31	S 89°20'07" W	10.79'		
EL32	S 89°20'07" W	10.79'		
EL33	S 89°20'07" W	10.79'		
EL34	S 89°20'07" W	10.79'		
EL35	S 89°20'07" W	10.79'		
EL36	S 89°20'07" W	10.79'		
EL37	S 89°20'07" W	10.79'		
EL38	S 89°20'07" W	10.79'		
EL39	S 89°20'07" W	10.79'		
EL40	S 89°20'07" W	10.79'		
EL41	S 89°20'07" W	10.79'		
EL42	S 89°20'07" W	10.79'		
EL43	S 89°20'07" W	10.79'		
EL44	S 89°20'07" W	10.79'		
EL45	S 89°20'07" W	10.79'		
EL46	S 89°20'07" W	10.79'		
EL47	S 89°20'07" W	10.79'		
EL48	S 89°20'07" W	10.79'		
EL49	S 89°20'07" W	10.79'		
EL50	S 89°20'07" W	10.79'		
EL51	S 89°20'07" W	10.79'		
EL52	S 89°20'07" W	10.79'		
EL53	S 89°20'07" W	10.79'		
EL54	S 89°20'07" W	10.79'		
EL55	S 89°20'07" W	10.79'		
EL56	S 89°20'07" W	10.79'		
EL57	S 89°20'07" W	10.79'		
EL58	S 89°20'07" W	10.79'		
EL59	S 89°20'07" W	10.79'		
EL60	S 89°20'07" W	10.79'		
EL61	S 89°20'07" W	10.79'		
EL62	S 89°20'07" W	10.79'		
EL63	S 89°20'07" W	10.79'		
EL64	S 89°20'07" W	10.79'		
EL65	S 89°20'07" W	10.79'		
EL66	S 89°20'07" W	10.79'		
EL67	S 89°20'07" W	10.79'		
EL68	S 89°20'07" W	10.79'		
EL69	S 89°20'07" W	10.79'		
EL70	S 89°20'07" W	10.79'		
EL71	S 89°20'07" W	10.79'		
EL72	S 89°20'07" W	10.79'		
EL73	S 89°20'07" W	10.79'		
EL74	S 89°20'07" W	10.79'		
EL75	S 89°20'07" W	10.79'		
EL76	S 89°20'07" W	10.79'		
EL77	S 89°20'07" W	10.79'		
EL78	S 89°20'07" W	10.79'		
EL79	S 89°20'07" W	10.79'		
EL80	S 89°20'07" W	10.79'		
EL81	S 89°20'07" W	10.79'		
EL82	S 89°20'07" W	10.79'		
EL83	S 89°20'07" W	10.79'		
EL84	S 89°20'07" W	10.79'		
EL85	S 89°20'07" W	10.79'		
EL86	S 89°20'07" W	10.79'		
EL87	S 89°20'07" W	10.79'		
EL88	S 89°20'07" W	10.79'		
EL89	S 89°20'07" W	10.79'		
EL90	S 89°20'07" W	10.79'		
EL91	S 89°20'07" W	10.79'		
EL92	S 89°20'07" W	10.79'		
EL93	S 89°20'07" W	10.79'		
EL94	S 89°20'07" W	10.79'		
EL95	S 89°20'07" W	10.79'		
EL96	S 89°20'07" W	10.79'		
EL97	S 89°20'07" W	10.79'		
EL98	S 89°20'07" W	10.79'		
EL99	S 89°20'07" W	10.79'		
EL100	S 89°20'07" W	10.79'		

STORMWATER DETENTION POND EASEMENT LINE TABLE				
LINE	BEARING	ARC	CHORD BEARING	CHORD
EL101	S 89°20'07" W	10.79'		
EL102	S 89°20'07" W	10.79'		
EL103	S 89°20'07" W	10.79'		
EL104	S 89°20'07" W	10.79'		
EL105	S 89°20'07" W	10.79'		
EL106	S 89°20'07" W	10.79'		
EL107	S 89°20'07" W	10.79'		
EL108	S 89°20'07" W	10.79'		
EL109	S 89°20'07" W	10.79'		
EL110	S 89°20'07" W	10.79'		
EL111	S 89°20'07" W	10.79'		
EL112	S 89°20'07" W	10.79'		
EL113	S 89°20'07" W	10.79'		
EL114	S 89°20'07" W	10.79'		
EL115	S 89°20'07" W	10.79'		
EL116	S 89°20'07" W	10.79'		
EL117	S 89°20'07" W	10.79'		
EL118	S 89°20'07" W	10.79'		
EL119	S 89°20'07" W	10.79'		
EL120	S 89°20'07" W	10.79'		
EL121	S 89°20'07" W	10.79'		
EL				

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MT STONE LAKE, LLC, BEING THE OWNER OF A 2.488 SURFACE ACRES TRACT ("TRACT 1") AND A 2.812 SURFACE ACRES TRACT OF LAND OUT OF THE R. INMAN SURVEY, ABSTRACT NO. 726, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MT STONE LAKE, LLC, AND RECORDED IN DOC. NO. 20222938, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; 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 SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00002.

TRACT 1 (2.488 ACRES):

BEGINNING AT A SET 1/2" CAPPED IRON ROD IN THE EAST LINE OF B.B. FIELDER ROAD (A PAVED SURFACE), IN THE WEST LINE OF SAID MT STONE LAKE, LLC TRACT, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE MOST SOUTHERLY SOUTHWEST CORNER OF TRACT RIDGE ADDITION, PLAT CABINET B, SLIDE 232, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS S 84°29'04" E 158.95 FEET AND WHENCE A FOUND 4" FENCE POST BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID DOC. NO. 20222938 BEARS S 08°16'58" E 11.39 FEET.

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID B.B. FIELDER ROAD AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 284.83 FEET, AND WHOSE CHORD BEARS N 02°53'09" E 282.83 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 08°16'58" W 36.68 FEET, WITH SAID EAST LINE OF B.B. FIELDER ROAD TO A SET 1/2" CAPPED IRON ROD, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE OVER & ACROSS SAID MT STONE LAKE, LLC TRACT THE FOLLOWING:

N 81°41'02" E 154.42 FEET TO A SET 1/2" CAPPED IRON ROD, FOR THE NORTHEAST CORNER OF THIS TRACT.
S 08°16'58" E 247.84 FEET TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 312.50 FEET, AN ARC LENGTH OF 11.95 FEET, AND WHOSE CHORD BEARS S 07°13'1" E 1.95 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
S 06°10'28" E 212.22 FEET TO A SET 1/2" CAPPED IRON ROD, FOR THE EAST CORNER OF THIS TRACT.
SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 302.50 FEET, AN ARC LENGTH OF 48.95 FEET, AND WHOSE CHORD BEARS S 00°14'45" W 48.81 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
S 06°30'59" W 178.95 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.
N 83°29'01" W 25.00 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
S 06°30'59" W 9.90 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
S 53°14'43" W 13.72 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 56.52 FEET, AND WHOSE CHORD BEARS N 75°44'38" W 54.48 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
N 72°01'18" W 46.91 FEET, TO A SET 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE N 28°29'40" W 36.25 FEET TO A SET 1/2" CAPPED IRON ROD, TO THE POINT OF BEGINNING.

TRACT 2 (2.812 ACRES):

BEGINNING AT A SET 1/2" CAPPED IRON ROD FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE MOST SOUTHERLY SOUTHWEST CORNER OF TRACT RIDGE ADDITION, PLAT CABINET B, SLIDE 232, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 89°20'07" E 585.67 FEET AND S 40°58'58" E 34.44 FEET AND WHENCE A FOUND 4" FENCE POST BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID DOC. NO. 20222938 BEARS S 89°20'07" W 762.69 FEET.

THENCE OVER & ACROSS SAID MT STONE LAKE, LLC TRACT THE FOLLOWING:

N 00°39'53" W 41.00 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 89°20'07" E 50.03 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 04°20'07" E 159.16 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 85°39'53" E 6.00 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 04°20'07" E 6.00 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 85°39'53" W 6.00 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 04°20'07" E 105.79 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 54°55'48" W 48.26 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
N 34°20'00" E 41.89 FEET, TO A SET 1/2" CAPPED IRON ROD IN THE WEST LINE OF TRACT RIDGE ADDITION, PLAT CABINET B, SLIDE 232, PLAT RECORDS, PARKER COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE ALONG THE WEST LINE OF SAID TRACT RIDGE ADDITION THE FOLLOWING:
S 55°28'00" E 121.39 FEET, TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
S 54°31'22" E 178.74 FEET, TO A FOUND 1000 NAIL FOR A CORNER OF THIS TRACT.
S 55°21'16" E 60.97 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 50°47'05" E 100.45 FEET, TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
S 46°56'51" E 169.38 FEET, TO A FOUND 1000 NAIL FOR A CORNER OF THIS TRACT.
S 44°49'11" E 30.16 FEET, TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
S 41°03'32" E 15.35 FEET TO A SET CONCRETE MONUMENT AT A CORNER OF SAID TRACT RIDGE ADDITION FOR THE SOUTHEAST CORNER OF SAID MT STONE LAKE, LLC TRACT, AND THIS TRACT.

THENCE S 89°20'07" W 585.83 FEET WITH THE SOUTH LINE OF SAID MT STONE LAKE, LLC TRACT, TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE: DECEMBER 2019 - JN50849-P2

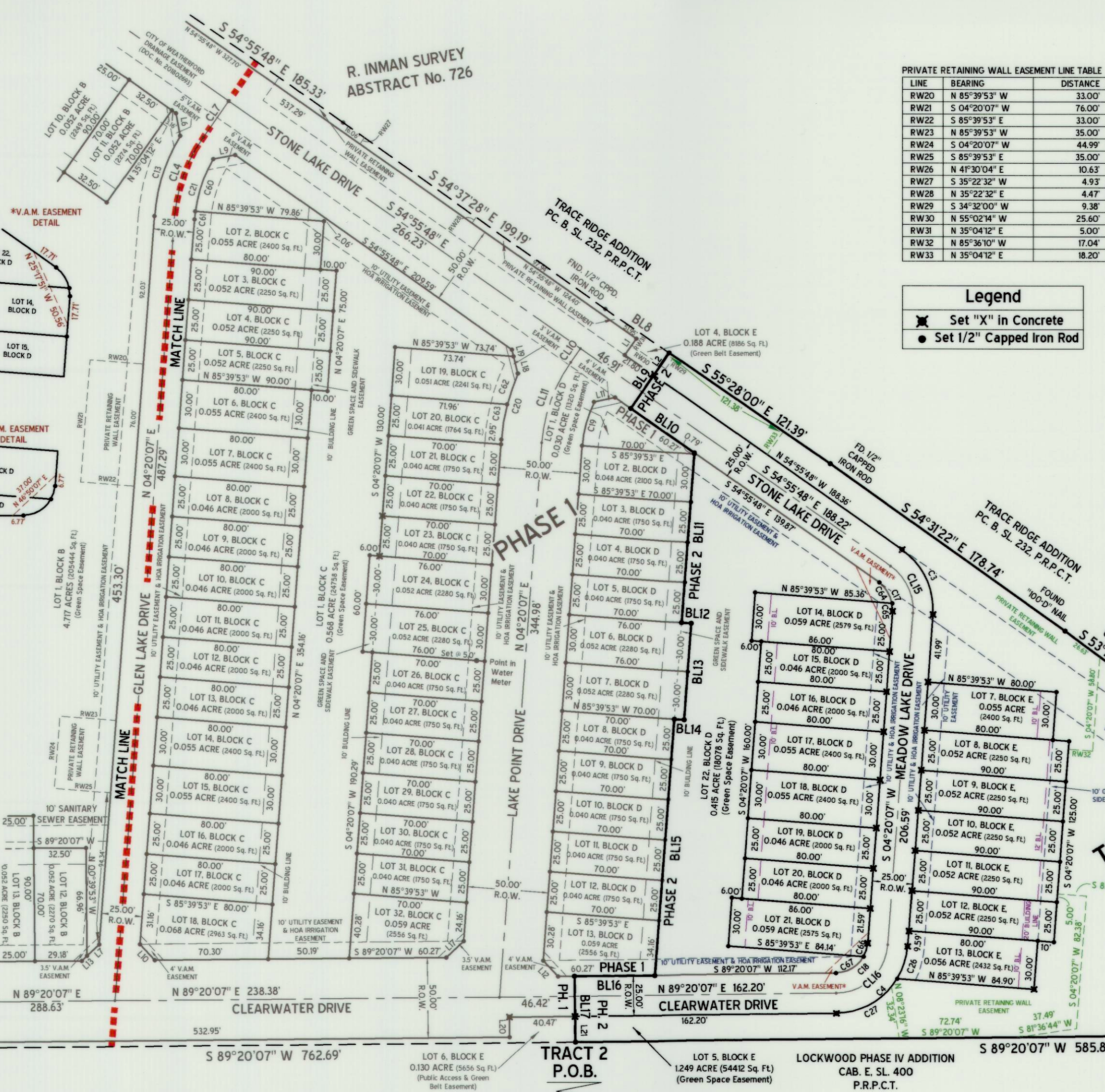


NOTES:

- THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48302C0265, DATED APRIL 5, 2006, FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
- ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC." OR SET "X" IN CONCRETE UNLESS OTHERWISE NOTED. SEE LEGEND AND CORNER SYMBOLS.
- SPECIAL 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.
- UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF WEATHERFORD'S USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 800-DIG-TEST 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.)
- WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- TRAFFIC CALMING MEASURES WILL BE REQUIRED AS STATED BY CITY COUNCIL DURING THE MASTER PLAT APPROVAL.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONE LAKE RECORDED IN DOCUMENT NO. 20232798, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF GREEN SPACE EASEMENTS, PUBLIC OPEN SPACE EASEMENTS, PRIVATE RETAINING WALL EASEMENTS, IRRIGATION EASEMENTS AND COMMON USE AREAS AS SHOWN HEREON.
- LOT 5, BLOCK E TO BE UTILIZED AS PUBLIC ACCESS EASEMENT - DEDICATED PER THIS PLAT.
- ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THE PLAT (REFERENCE WEATHERFORD MUNICIPAL CODE (WMC) 19-5-23M).
- BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00002.
- THE GRADING, DRAINAGE, AND UTILITY EASEMENT RECORDED IN VOLUME V, 2973, P. 1503, IS ABANDONED AND REPLACED BY A NEW GRADING, DRAINAGE AND UTILITY EASEMENT PER THE PLAT OF STONE LAKE PHASE 1, AS SHOWN ON PAGE 2 OF THIS PLAT.

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER:
MT STONE LAKE, LLC
2545 E. SOUTHLAKE BLVD.
SOUTHLAKE, TX 76092
972-351-2956



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MT STONE LAKE, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 9-31, BLOCK A; LOTS 14-21, BLOCK D; AND LOTS 7-13, BLOCK E (RESIDENTIAL USE); AND LOT 32, BLOCK A; LOT 22, BLOCK D; AND LOTS 5, BLOCK E (SPECIAL USE), STONE LAKE, PHASE 2, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DESIGNATED HEREIN AS THE SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS 2nd DAY OF November 2023.

BY: *Matt Farris*

MT STONE LAKE, LLC

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 *MATT FARRIS*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 2nd DAY OF Nov 2023.

Allynn Gayle Fisher
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
ALLYNN GAYLE FISHER
Notary ID #133238673
My Commission Expires July 28, 2025

PLAT CABINET **F**, SLIDE **591**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

DATED THIS 8th DAY OF November 2023.

BY: *Burt W. ...*

CHAIRMAN

ATTEST: *Andrea McDonald*

SECRETARY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202329250
11/09/2023 10:44 AM
Fee: \$4.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

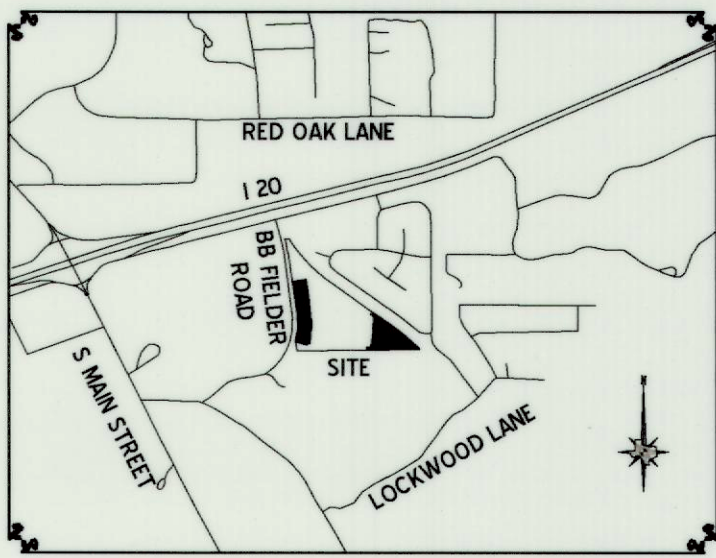
DATED THIS 7th DAY OF November 2023.

BY: *Paul ...*

MAYOR

ATTEST: *Andrea McDonald*

SECRETARY



LOT CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C3	45.00'	46.54'	S 25°17'51" E	44.49'
C4	45.00'	66.75'	S 46°50'07" W	60.80'
C13	102.50'	52.87'	S 17°47'58" W	52.39'
C17	20.00'	20.69'	S 25°17'51" E	19.78'
C18	20.00'	29.67'	S 46°50'07" W	27.02'
C19	75.00'	28.36'	N 15°10'03" E	28.19'
C20	125.00'	42.64'	S 14°06'35" W	42.44'
C21	87.50'	39.46'	N 17°15'21" E	39.12'
C26	45.00'	20.69'	S 17°49'26" W	20.98'
C27	45.00'	45.57'	S 60°19'04" W	43.65'
C60	87.50'	34.46'	S 18°53'36" W	34.23'
C61	87.50'	5.00'	S 05°58'28" W	5.00'
C62	125.00'	20.48'	S 19°11'20" W	20.46'
C63	125.00'	22.16'	S 09°24'58" W	22.13'
C64	20.00'	15.63'	S 32°32'10" E	15.24'
C65	20.00'	5.05'	S 02°54'12" E	5.04'
C66	20.00'	8.68'	S 16°46'27" W	8.62'
C67	20.00'	20.99'	S 59°16'27" W	20.04'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°04'12" W	12.50'
L2	(N/S 34°32'00" W/E)	16.89'
L6	S 10°38'53" E	14.31'
L7	S 46°50'07" W	10.24'
L9	N 79°10'03" E	13.91'
L10	N 43°09'53" W	13.51'
L11	N 77°28'05" E	13.47'
L12	N 43°09'53" W	13.51'
L13	S 46°50'07" W	4.50'
L17	S 46°50'07" W	14.75'
L18	N 14°23'02" W	10.79'
L19	N 14°23'02" W	4.40'
L20	N 00°39'53" E	12.50'
L21	(N/S 00°39'53" E/W)	16.00'

STREET CENTERLINE CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD
CL4	100.00'	53.64'	S 19°42'09" W	52.99'
CL11	100.00'	53.64'	S 19°42'09" W	52.99'
CL15	32.50'	33.62'	S 25°17'51" E	32.14'
CL16	32.50'	48.21'	S 46°50'07" W	43.91'

STREET CENTERLINE LINE TABLE			
LINE	BEARING	DISTANCE	
CL7	S 35°04'12" W	27.53'	
CL10	S 35°04'12" W	10.63'	

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STREET CENTERLINE CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD
CL4	100.00'	53.64'	S 1	