

State of Texas  
County of Parker

WHEREAS Sterling Via and Tinlee Via, being the sole owners of a 10.037 acre tract of land, out of the J. Degman Survey, Abstract No. 366, Parker County, Texas, same being all of Lots 1 and 2, The Red Oak Ranches, according to the plat recorded in Cabinet F, Slide 716, Plat Records, Parker County, Texas (P.R.P.C.T.); being a portion of that certain tract of land conveyed to Via in Document No. 202237455, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and being further described by metes and bounds as follows:

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" capped iron rod in the called north line of Dean Road (a paved surface), being the southwest corner of Lot 3, said The Red Oak Ranches, for the southeast and beginning corner of this tract.

THENCE N 89°25'59" W 1124.99 feet, with the north line of said Dean Road, to a found 5" steel fence post for the southwest corner of this tract.

THENCE N 05°18'37" E 67.40 feet, to a found 2" steel fence corner post in the southeast line of that certain tract conveyed to Cowdrey and Ballard, described as "First Tract" in Volume 1897, P. 423, O.P.R.P.C.T., for the northwest corner of this tract.

THENCE N 60°18'03" E 1283.94 feet, along the common line of said Via tract and said "First Tract", to a 2" steel fence post at the northwest corner of said Lot 3, The Red Oak Ranches, same being the northeast corner of said Lot 2, The Red Oak Ranches, for the northeast corner of this tract.

THENCE S 00°16'28" E 714.38 feet, along the common line of said Lots 2 and 3, The Red Oak Ranches, 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*  
Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
Project ID: W2403037-RP  
Field Date: April 11, 2024  
Preparation Date: August 11, 2024



#### Surveyor's Notes:

1) 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.

2) Currently this tract appears to be located within the following area:

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

According to the F.I.R.M. Community Panel Map No. 48367C0380F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) 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).

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

5) All property corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."), unless otherwise noted.

#### City of Weatherford Notes:

A) 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 ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

B) 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.)

C) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.

D) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

E) The owner/developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

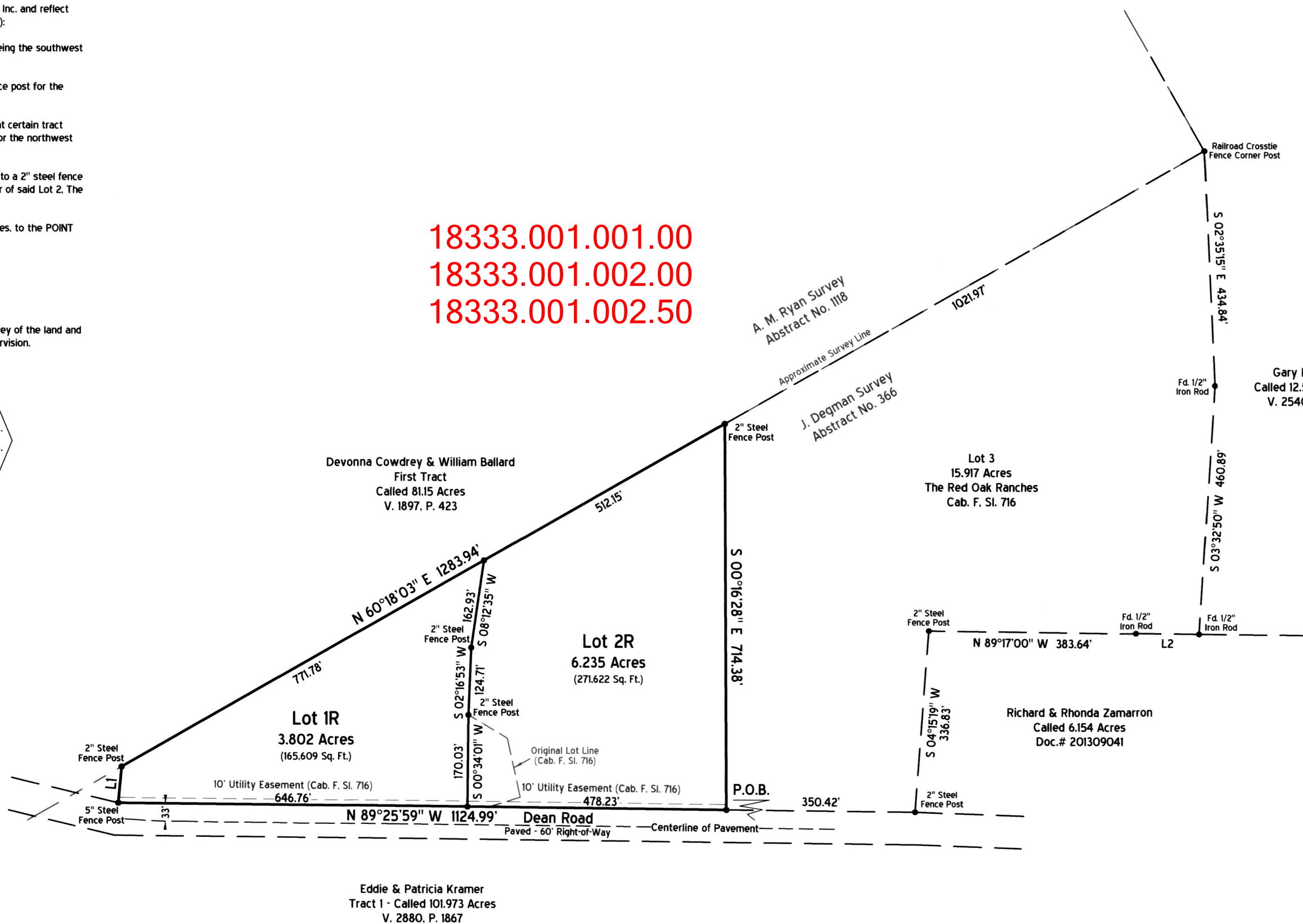
F) All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

G) Water services to be provided by private water wells.

H) Sanitary sewer services to be provided by private on-site sewage facilities.

LINE	BEARING	DISTANCE
L1	N 05°18'37" E	67.40'
L2	N 89°20'29" W	116.42'

18333.001.001.00  
18333.001.002.00  
18333.001.002.50



ACCT. NO: 18333  
SCH. DIST: WE  
CITY: CWE  
MAP NO: G-17

Now, Therefore, Know All Men By These Presents:

that Sterling Via and Tinlee Via, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1R and 2R, The Red Oak Ranches, an addition to the City of Weatherford, Parker County, Texas, and do(es) hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and 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 buildings, 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 easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

witness, my hand, this the 12<sup>th</sup> day of August, 2024.

By:

*Sterling Via*  
Sterling Via (owner)  
*Tinlee Via*  
Tinlee Via (owner)

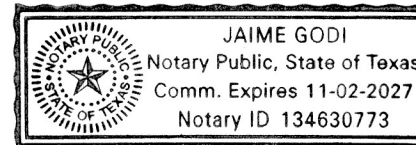
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Sterling Via* 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 12<sup>th</sup> day of August, 2024.

*Jaime Godi*  
Notary Public in and for the State of Texas



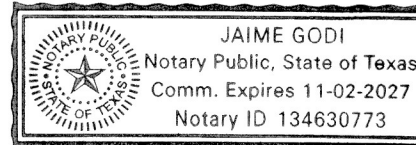
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Tinlee Via* 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 12<sup>th</sup> day of August, 2024.

*Jaime Godi*  
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas, as delegated by the City Council, and is hereby approved by such Department.

Approved By:

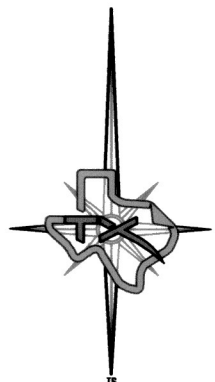
*Jaime Moon*  
Development & Neighborhood Services Staff

8/13/24  
Date of Approval

Attest:

*Notary Seal*  
Secretary

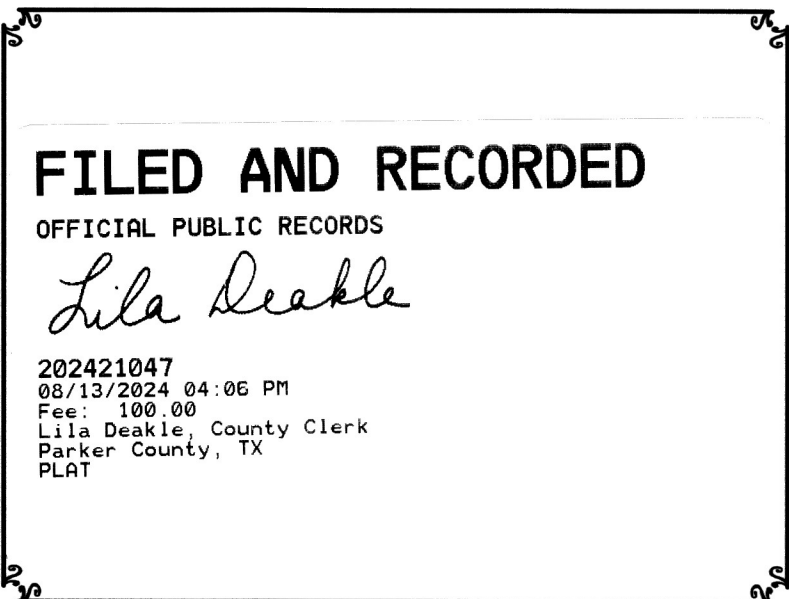
8/13/24  
Date



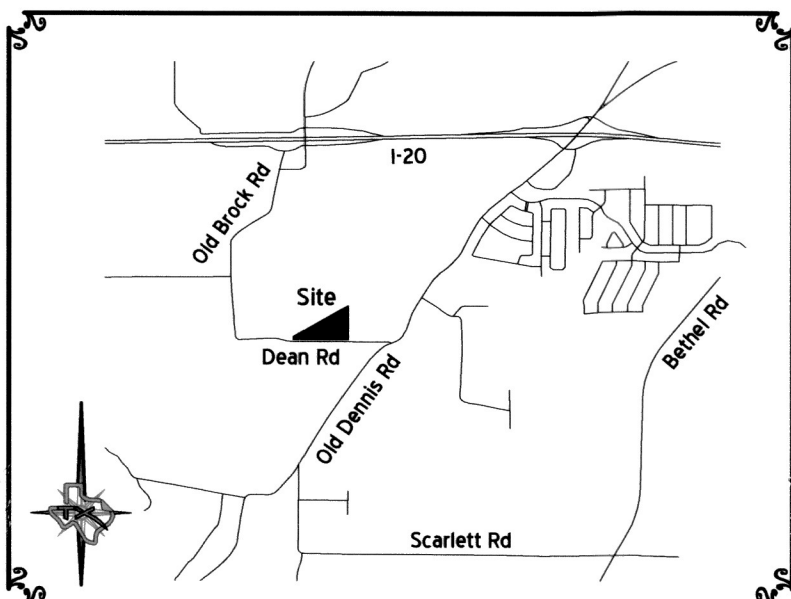
Surveyor:  
Micah Hamilton, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX 76086  
817-594-0400

Owners:  
Sterling & Tinlee Via  
701 Dean Rd  
Weatherford, TX 76086

1" = 200'



Plat Cabinet F Slide 770



Vicinity Map ( 1" = 4,000' )

Minor Replat  
Lots 1R and 2R  
**The Red Oak Ranches**  
an addition to the City of Weatherford,  
Parker County, Texas

Being a 10.037 acre replat, being all of Lots 1 and 2,  
The Red Oak Ranches, according to the plat recorded in  
Cabinet F, Slide 716, Plat Records, Parker County, Texas

August 2024

WEATHERFORD BRANCH - 817-594-0400

