

I, THE UNDERSIGNED, 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 DIRECT SUPERVISION ON APRIL 16, 2024

Phil E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 24392 221421.crd FN240425

LEGAL DESCRIPTION

Of a 0.743 acre tract of land out of Lot 18, Lot 19 and Lot 20 of Shannon's Subdivision of Block 56 of the Original Town of Weatherford, and the west 1/2 of an extension of Shannon Street as shown on 1905 Myers Map of the City of Weatherford, Parker County, Texas; being part of a called 1.156 acres tract described in Document No. 202148734 and all of a certain 0.049 acre tract described in Document No. 202304756, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of West Ball Street and at the southeast corner of said 0.049 acre tract and at the southwest corner of a certain 0.036 acre tract described in Document No. 202304755 of said Official Public Records for the southeast and beginning corner of this tract. Whence a found 1/2" iron rod with cap (HARLAN) at the southeast corner of said Lot 20 bears N. 89 deg. 45 min. 15 sec. W. 15.00 feet.

Thence N. 89 deg. 45 min. 15 sec. W. 152.00 feet along the north right of way line of said West Ball Street to a found 1/2" iron rod with cap (HARLAN) at the southeast corner of a certain 0.2369 acre tract described in Document No. 202320159 of said Official Public Records for the most southerly southwest corner of this and said 1.156 acres tract.

Thence N. 02 deg. 12 min. 20 sec. E. 84.80 feet to a found 1/2" iron rod with cap (HARLAN) at the northeast corner of said 0.2369 acre tract for an ell corner of this and said 1.156 acres tract.

Thence N. 88 deg. 43 min. 16 sec. W. 21.97 feet along the north line of said 0.2369 acre tract to a found 1/2" iron rod with cap (HARLAN) at the southeast corner of a certain tract described in Volume 447, Page 514 of the Deed Records for the most westerly southwest corner of this and said 1.156 acres tract.

Thence N. 00 deg. 42 min. 18 sec. E. 173.79 feet to a found 1/2" iron rod with cap (HARLAN) at the northeast corner of said tract described in Volume 447, Page 514 and in the northeast line of said Lot 18 and in the southwest right of way line of the G.C. & S.F. Railroad for the northwest corner of this and said 1.156 acres tract.

Thence along the southwest right of way line of said G.C. & S.F. Railroad the following courses and distances:

- S. 54 deg. 55 min. 10 sec. E. 213.77 feet to a found 1/2" iron rod with cap (HARLAN) for the northeast corner of this and said 0.049 acre tract
- S. 35 deg. 09 min. 50 sec. W. 24.66 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this and said 0.049 acre tract
- S. 54 deg. 51 min. 05 sec. E. 10.22 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 0.036 acre tract for a corner of this and said 0.049 acre tract

Thence S. 00 deg. 16 min. 26 sec. W. 110.75 feet to the place of beginning.

LINE	BEARING	DISTANCE
L1	N 88°43'16" W	21.97'
L2	S 35°09'50" W	24.66'
L3	S 54°51'05" E	10.22'

NORTH BRAZOS STREET (PAVED)

B. REDDELL, ET UX
V. 447, P. 514

LOT 19-R
(0.439 ACRE)

LOT 20-R
(0.304 ACRE)

R.D. JOHNSON II
0.2369 ACRE
DOC. #202320159

CCM HOMES, LLC
CALLED 1156 ACRES
DOC. #202148734

G.R. HERNANDEZ, ET UX
E.S. CATALAN
0.165 ACRE
DOC. #202236489

WEST BALL STREET (PAVED)

WEST BALL STREET (NOT OPEN)

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0270E,
DATED SEPTEMBER 26, 2008

NOTE: THIS TRACT IS CURRENTLY ZONED R2

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.

NOTE: FUTURE DEVELOPMENT MAY BE SUBJECT TO THE
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NECESSARY BY THE CITY OF WEATHERFORD.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH
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CERTIFICATION AS PRESCRIBED IN THE TEXAS
LOCAL GOVERNMENT CODE, SECTION 232.0032.
BUYER IS ADVISED TO QUESTION THE SELLER AS
TO THE GROUNDWATER AVAILABILITY

NOTE: WATER IS CURRENTLY SUPPLIED BY CITY OF
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NOTE: SEWER WILL BE SUPPLIED BY CITY OF
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NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR
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