

LEGAL DESCRIPTION

Being a portion of Lot 35, Block 3, of Blocks 1 to 19, Inclusive - Sec. 4, Western Lake Estates, an addition to Parker County, Texas, according to the plat thereof recorded in volume 359-A, page 83, Plat Records, Parker County, Texas, being a portion of that certain tract of land conveyed in deed to Amanda Dawn Ricker, as recorded in Instrument No. 202203933, Official Public Records, Parker County, Texas, and all that certain tract of land described in deed to Benjamin Johnson, Jr., as recorded in Instrument No. 202203931, said Official Public Records, and being more particularly described by metes and bounds as follows:

Beginning at a 3/4-inch iron rod found at the east corner of said Lot 35 and said Johnson tract and the south corner of Lot 36, said Block, said iron rod being the most easterly south corner of that certain tract of land conveyed in deed to Kenneth Dale Parker, as recorded in Instrument No. 597653, Official Public Records, Parker County, Texas, being on the northwest line of Western Lake Drive (50 foot right-of-way);

Thence South 59° 52' 00" West, passing a found railroad spike at a distance of 139.00 feet to the south corner of said Johnson tract and continuing a total distance of 256.60 feet to a found railroad spike at the south corner of aforesaid Ricker tract and the east corner of that certain tract of land described in deed to Crystal Johnson and Benjamin Johnson, as recorded in instrument no. 201705172, aforesaid official public records;

Thence North 30° 06' 00" West, a distance of 329.00 feet along the common line of said Ricker and Johnson (201705172) tracts to a 1/2-inch iron rod found at the most southerly west corner of said Ricker tract and the north corner of said Johnson tract (201705172), said iron rod being on the common line of aforesaid Lot 35 and Lot 42, aforesaid Block, being on the southeast line of that certain tract of land conveyed in deed to Southwest Water Services, as recorded in Book 1821, Page 1183, Deed Records, Parker County, Texas;

Thence North 59° 52' 00" East, a distance of 117.60 feet along said common line and along the common line of said Ricker and Southwest tracts to a 1/2-inch iron rod found at the east corner of said Lot 42 and said Southwest tract, said iron rod being on the southeast line of aforesaid Johnson tract (202203931);

Thence North 30° 06' 00" West, a distance of 145.00 feet along said common line of Lots 35 and 42 and along the common line of said Johnson (20203931) and Southwest tracts to a 3/8-inch iron rod found at the west corner of said Johnson tract (20203931), the most northerly west corner of aforesaid Lot 35, and the south corner of Lot 41, aforesaid Block, said iron rod being the most westerly south corner of aforesaid Harper tract;

Thence North 59° 52' 00" East, a distance of 139.00 feet along the common line of said Lot 35 and 41 and along the common line of said Johnson (20203931) and Harper tracts to a 1/2-inch iron rod found at the north corner of said Lot 35 and said Johnson tract (20203931) and the west corner of aforesaid Lot 36;

Thence South 30° 06' 00" East, a distance of 474.00 feet along said common line and along the common line of said Lot 35 and 36 to the point of beginning and containing 104,576 square feet or 2.401 acres of land.

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS 11th DAY OF DECEMBER, 2024.

COUNTY JUDGE

COM. PRECINCT #1

COM. PRECINCT #2

COM. PRECINCT #3

COM. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, David Apple, Registered Professional Land Surveyor of the State of Texas, have planned the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 13, 2024.

David Apple, R.P.L.S. No. 5952

OWNERS CERTIFICATE

That I, AMANDA WILLIAMS, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as REVISION WESTERN LAKE ESTATES. This plat being a subdivision of 2.401 acres out of the Sarah Tankersly Survey, Abstract no. 1282, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extrajurisdiction of any Incorporated City or Town.

EXECUTED THIS 16th DAY OF December, 2024.

AMANDA WILLIAMS

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared AMANDA WILLIAMS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16th day of December, 2024.

Karen Carlton

OWNERS CERTIFICATE

That I, JAMES WILLIAMS, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as REVISION WESTERN LAKE ESTATES. This plat being a subdivision of 2.401 acres out of the Sarah Tankersly Survey, Abstract no. 1282, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extrajurisdiction of any Incorporated City or Town.

EXECUTED THIS 16th DAY OF December, 2024.

JAMES WILLIAMS

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES WILLIAMS, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16th day of December, 2024.

Karen Carlton



NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 22.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER SOURCE - SOUTHWEST WATER.

NOTE: NO CULVERTS ARE REQUIRED ON THE PROPERTY PER PRECINCT #3.

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED TO BE AT THE DRIVEWAY AND MUST BE VISIBLE AND LEGIBLE BOTH DAY AND NIGHT AT THE PUBLIC ROAD.

NOTE: THE SPEED LIMIT OF WESTERN LAKE DRIVE IS 25 M.P.H.

OWNERS CERTIFICATE

That I, BENJAMIN JOHNSON, JR., the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as REVISION WESTERN LAKE ESTATES. This plat being a subdivision of 2.401 acres out of the Sarah Tankersly Survey, Abstract no. 1282, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extrajurisdiction of any Incorporated City or Town.

EXECUTED THIS 13 DAY OF December, 2024.

BENJAMIN JOHNSON, JR.

STATE OF TEXAS

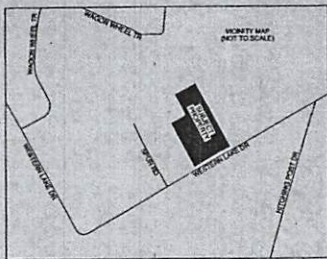
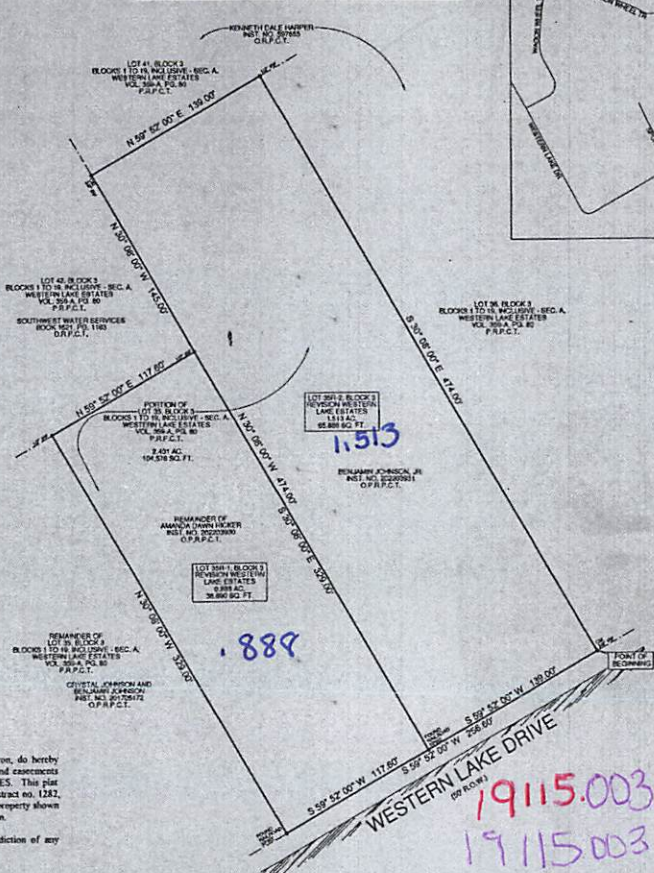
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BENJAMIN JOHNSON, JR., 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 13 day of December, 2024.

BENJAMIN JOHNSON, JR.

202433671 PLAT Total Pages: 1



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202433671
12/26/2024 11:53 AM
Lila Deakle, County Clerk
Parker County, TX

Variance for the right of way and driveway easements for Lot 20 was approved in Commissioners Court on Dec. 24, 2024.

DEVELOPER	DEVELOPER	SURVEYOR	FINAL PLAT
AMANDA WILLIAMS 174 WESTERN LAKE DRIVE, WEATHERFORD, TX 76087 817-994-2257 817-394-4341	BENJAMIN JOHNSON, JR. 170 WESTERN LAKE DRIVE, WEATHERFORD, TX 76087 817-994-2257	DAVID APPLE PRIMER SURVEYING 5700 W. PLANO PARKWAY, SUITE 1200 PLANO, TX 75093 972-612-3601	REVISION WESTERN LAKE ESTATES LOT 35R-1 AND LOT 35R-2 BEING A SUBDIVISION OF 2.401 ACRES OUT OF THE SARAH TANKERSLY SURVEY, ABSTRACT NO. 1282, PARKER COUNTY, TX PLAT DATE: MARCH 13, 2024

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET 10 - SLIDE 083
DATE: 12/24/24