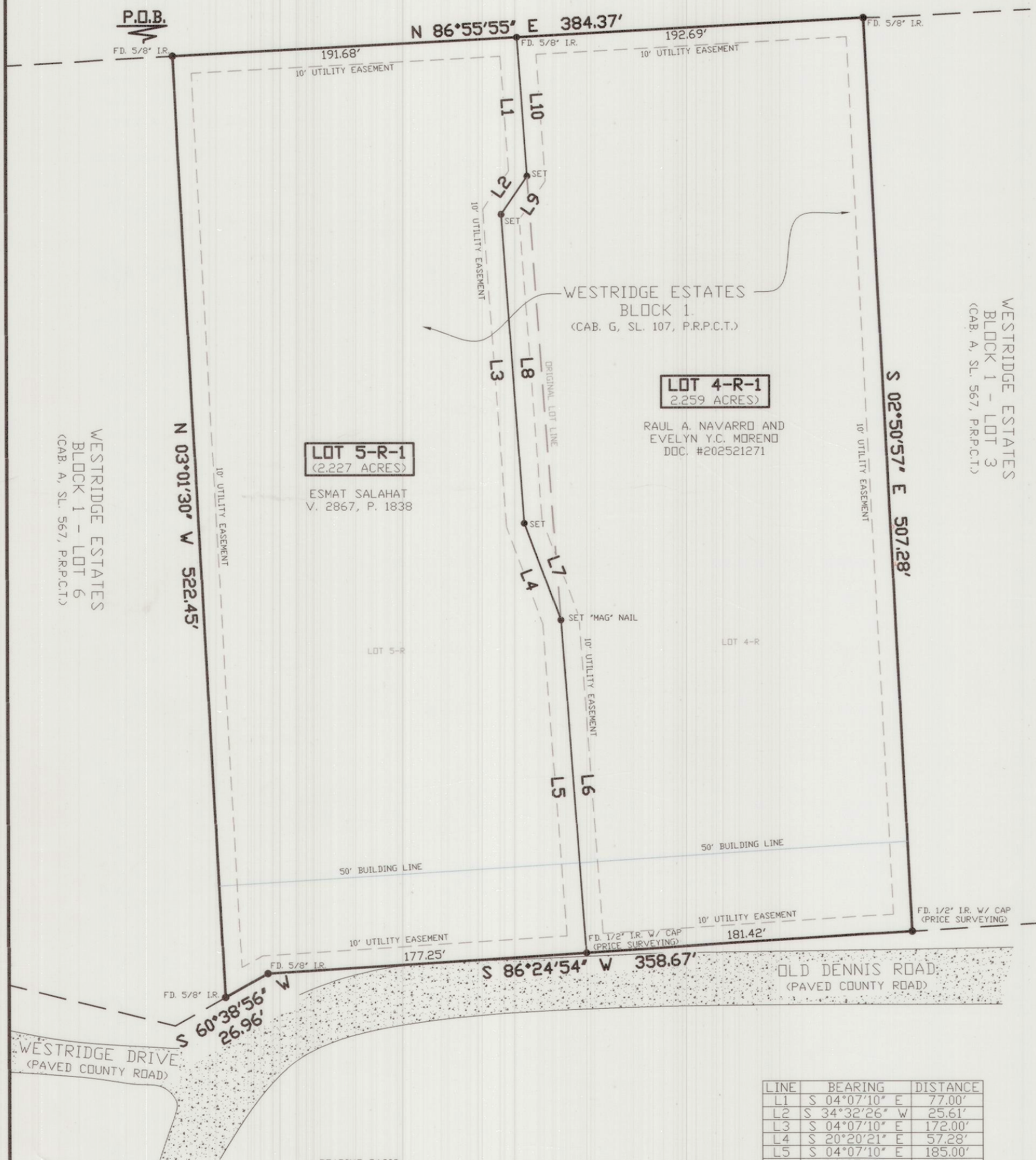


E.M. KRAMER AND
P.A. KRAMER
V. 2880, P. 1867

202530618 PLAT Total Pages: 1



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. 48367C0380F, DATED APRIL 5, 2019

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 232.0032.
BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE
GROUNDWATER AVAILABILITY.

NOTE: WATER IS SUPPLIED BY CITY OF WEATHERFORD
917 EUREKA ST, WEATHERFORD, TX 76086

NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES SUBJECT
TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE
PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES
FROM PUBLIC ROADS

NOTE: EXISTING CULVERT SIZES ARE 15" AND 18" DIAMETER AS
APPROVED BY PARKER COUNTY OFFICIALS

NOTE: A MINIMUM CULVERT SIZE OF 16" DIAMETER WILL BE
REQUIRED FOR ANY NEW DRIVES

NOTE: CURRENT SPEED LIMIT ON OLD DENNIS ROAD IS 40 MPH

SET = SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

LINE	BEARING	DISTANCE
L1	S 04°07'10" E	77.00'
L2	S 34°32'26" W	25.61'
L3	S 04°07'10" E	172.00'
L4	S 20°20'21" E	57.28'
L5	S 04°07'10" E	185.00'
L6	N 04°07'10" W	185.00'
L7	N 20°20'21" W	57.28'
L8	N 04°07'10" W	172.00'
L9	N 34°32'26" E	25.61'
L10	N 04°07'10" W	77.00'

OWNER'S CERTIFICATE

That I, ESMAT SALAHAT, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 4-R-1 and LOT 5-R-1 in BLOCK 1 of WESTRIDGE ESTATES. I, by the recordation of this plat, do hereby replat 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 within the Extraterritorial Jurisdiction of The City of Weatherford.

EXECUTED THIS THE 31 DAY OF October, 2025

BY: Emat Salahat
ESMAT SALAHAT

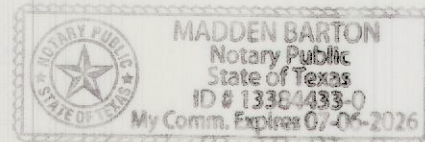
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ESMAT SALAHAT, 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31 day of October, 2025

Signature Madden Barton



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS.

ON THIS THE 10 DAY OF November, 2025.

COMR. PRECINCT #1

COMR. PRECINCT #3

COUNTY JUDGE

COMR. PRECINCT #2

COMR. PRECINCT #4

OWNER'S CERTIFICATE

That I, RAUL A. NAVARRO and EVELYN Y.C. MORENO, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 4-R-1 and LOT 5-R-1 in BLOCK 1 of WESTRIDGE ESTATES. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is within the Extraterritorial Jurisdiction of The City of Weatherford.

EXECUTED THIS THE 31 DAY OF October, 2025

BY: Raul A. Navarro
RAUL A. NAVARRO

BY: Evelyn Y.C. Moreno
EVELYN Y.C. MORENO

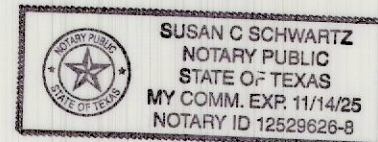
STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RAUL A. NAVARRO and EVELYN Y.C. MORENO, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31 day of October, 2025

Signature Susan C. Schwartz



LEGAL DESCRIPTION

Of a 4.486 acres tract of land, being all of Lot 4-R and Lot 5-R in Block 1 of Westridge Estates, according to plat recorded in Cabinet G, Slide 107 of the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod at the northwest corner of said Lot 5-R for the northwest and beginning corner of this tract.

Thence N. 86 deg. 55 min. 55 sec. E. 384.37 feet to a found 5/8" iron rod for the northeast corner of this tract and said Lot 4-R.

Thence S. 02 deg. 50 min. 57 sec. E. 507.28 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of Old Dennis Road (paved) for the southeast corner of this tract and said Lot 4-R.

Thence S. 86 deg. 24 min. 54 sec. W. 358.67 feet to a found 5/8" iron rod in the north line of said Old Dennis Road for a corner of this tract and said Lot 5-R.

Thence S. 60 deg. 38 min. 56 sec. W. 26.96 feet along the north line of said Old Dennis Road to a found 5/8" iron rod for the southwest corner of this tract and said Lot 5-R.

Thence N. 03 deg. 01 min. 30 sec. W. 522.45 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 SEPTEMBER 30, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25999 221383.crd FN251002



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202530618
11/10/2025 04:11 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

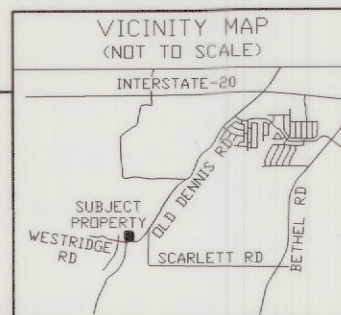
19255.001.004.00
19255.001.005.00

19255
WE

G-17

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 192
DATE 11/10/25



OWNERS

ESMAT SALAHAT
3316 OLD DENNIS ROAD
WEATHERFORD, TX 76087
817-876-1984

RAUL A. NAVARRO AND
EVELYN Y.C. MORENO
8121 RICHARD STREET
FORT WORTH, TX 76108

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT

WESTRIDGE ESTATES
BLOCK 1
LOT 4-R-1 & LOT 5-R-1

BEING A REPLAT OF ALL OF
LOT 4-R AND LOT 5-R IN BLOCK 1
OF WESTRIDGE ESTATES,
ACCORDING TO PLAT RECORDED IN
CABINET G, SLIDE 107 OF THE
PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 6, 2025