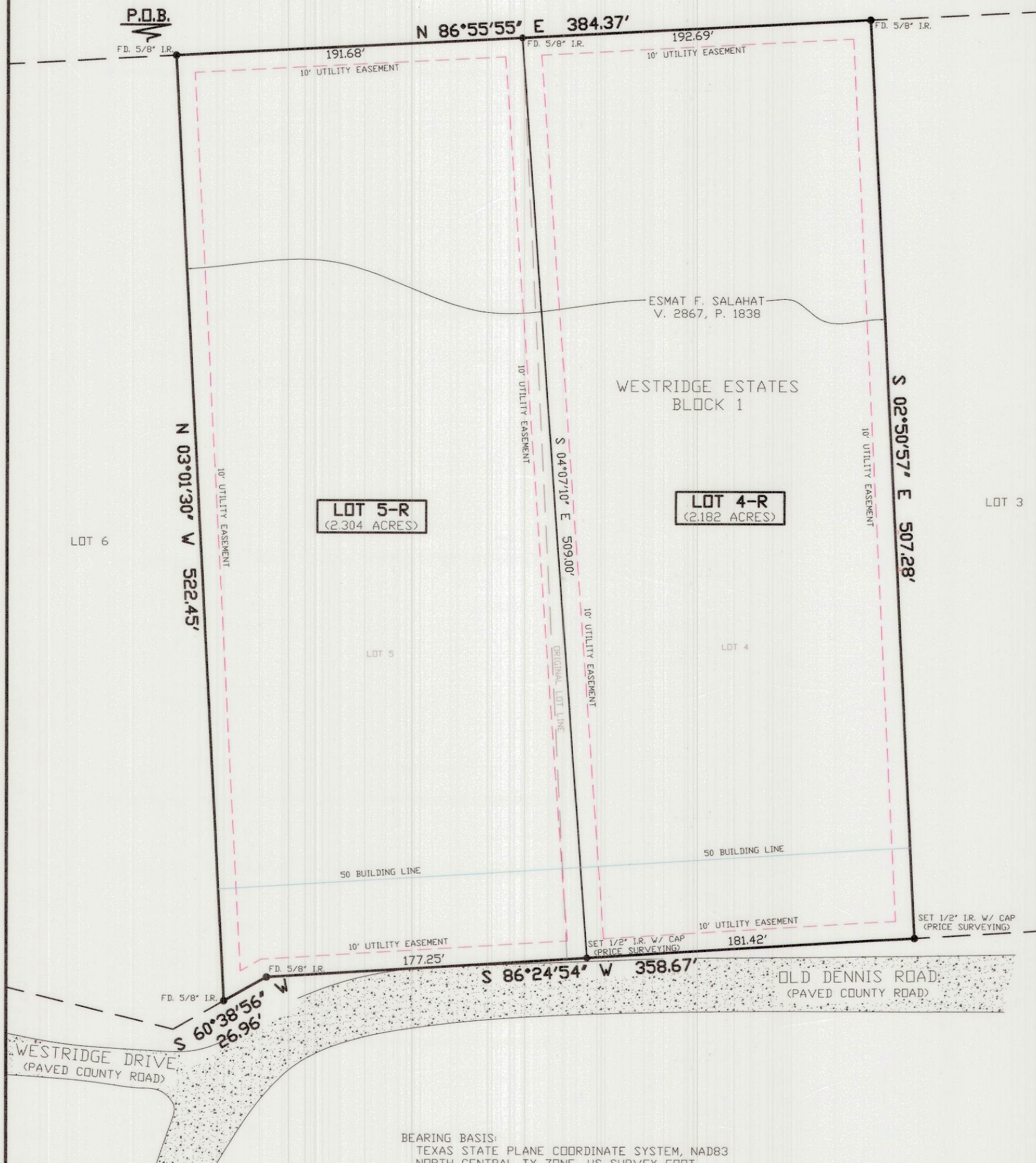




BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

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: WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED BY
PARKER COUNTY COMMISSIONERS COURT ON N/A 2025

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

Variance for driveway distances was
approved in the Commissioners Court
May 12, 2025

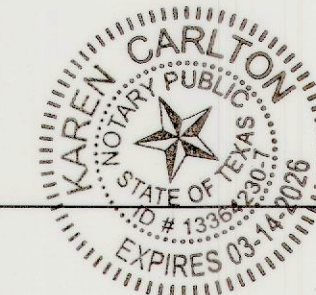
OWNER'S CERTIFICATE

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 and LOT 5-R 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 6th DAY OF May, 2025

BY: ESMAT 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 6th day of May, 2025

Karen Carlton
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 12 DAY OF May, 2025.

George T. Colby
COMR. PRECINCT #1

Jan Felt
COMR. PRECINCT #3

John Felt
COUNTY JUDGE

James Felt
COMR. PRECINCT #2

Theresa Felt
COMR. PRECINCT #4

LEGAL DESCRIPTION

Of a 4.486 acres tract of land, being all of Lot 4 and Lot 5 in Block 1 of Westridge Estates, according to plat recorded in Cabinet A, Slide 567 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 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.

Thence S. 02 deg. 50 min. 57 sec. E. 507.28 feet to a set 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.

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.

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.

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 MARCH 25, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25265 221383.crd FN250407



19255
WE

G-17

19255.001.004.00
19255.001.005.00

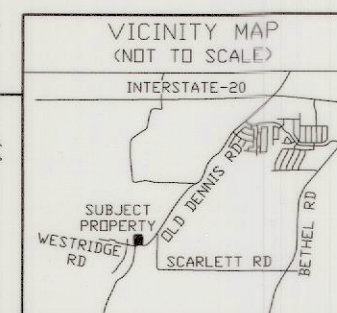
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202512528
05/13/2025 02:26 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 107
DATE 5/13/25



OWNER

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

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 & LOT 5-R

BEING A REPLAT OF ALL OF
LOT 4 AND LOT 5 IN BLOCK 1
OF WESTRIDGE ESTATES,
ACCORDING TO PLAT RECORDED
IN CABINET A, SLIDE 567 OF
THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: APRIL 7, 2025