

Whereas, Louis C and Judith E Rackley Revocable Trust, being the sole owner of a 8.270 acres tract of land; being Lot 4, Block 4, ARMADILLO HILLS ESTATES, an addition to Parker County, Texas, as recorded in Volume 359-A, Page 51, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Louis C and Judith E Rackley Revocable Trust in CC# 201404502, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following 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).

BEGINNING at a found 1/2" iron rod in the northeast line of Valley View Drive, same being the common westerly corner of Lots 4 and 5, Block 4, of said ARMADILLO HILLS ESTATES, for the southerly southwest corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 78.58 feet, and whose chord bears N 45°13'06" W 70.74 feet to a found "X" cut in concrete at the common southerly corner of Lots 3 and 4, Block 4, of said ARMADILLO HILLS ESTATES, for the westerly southwest corner of this tract.

THENCE N 02°46'53" W 841.53 feet to a found 1/2" iron rod at the common northerly corner of said Lots 3 and 4 and in the south line of that certain tract conveyed to Chance in Volume 1687, Page 1824, for the northwest corner of this tract.

THENCE N 89°13'52" E 507.57 feet to a found 1/2" iron rod at the southeast corner of said Chance tract, for the northeast corner of this tract.

THENCE S 01°03'27" E 27.09 feet to a found 1/2" iron rod at the northwest corner of that certain tract conveyed to Bennett in CC# 201414333, for a corner of this tract.

THENCE S 01°11'34" E 419.77 feet to a found 1/2" capped iron rod at the northwest corner of that certain tract conveyed to Bennett & Cole in CC# 2020026079, for a corner of this tract.

THENCE S 01°15'57" E 80.06 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" at the common easterly corner of said Lots 4 and 5, for the southeast corner of this tract.

THENCE S 49°05'42" W 565.61 feet to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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 in accordance with the subdivision ordinance of the City of Weatherford.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: April 7, 2021 - W2103061-RP



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

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

According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

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)

4) 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.

5) Underground utilities were located during this survey per ticket number 207722130. Please call 811 before any excavating or construction.

6) 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.)

7) Special 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.

8) No abstract of title or title commitment was provided to this surveyor. record research done 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.

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

10) The 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.

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

12) The 30' Private Access Easement (as shown; dedicated per this plat) is created for shared driveway access to both lots shown hereon. Only those who own Lot 4R1 and/or Lot 4R2, Block 4 are permitted to use this private easement and it continues in perpetuity until vacated by separate plat.

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

Owner:
Louis C and Judith E Rackley Revocable Trust
484 Valley View Dr
Azle, Texas 76020

1" = 100'



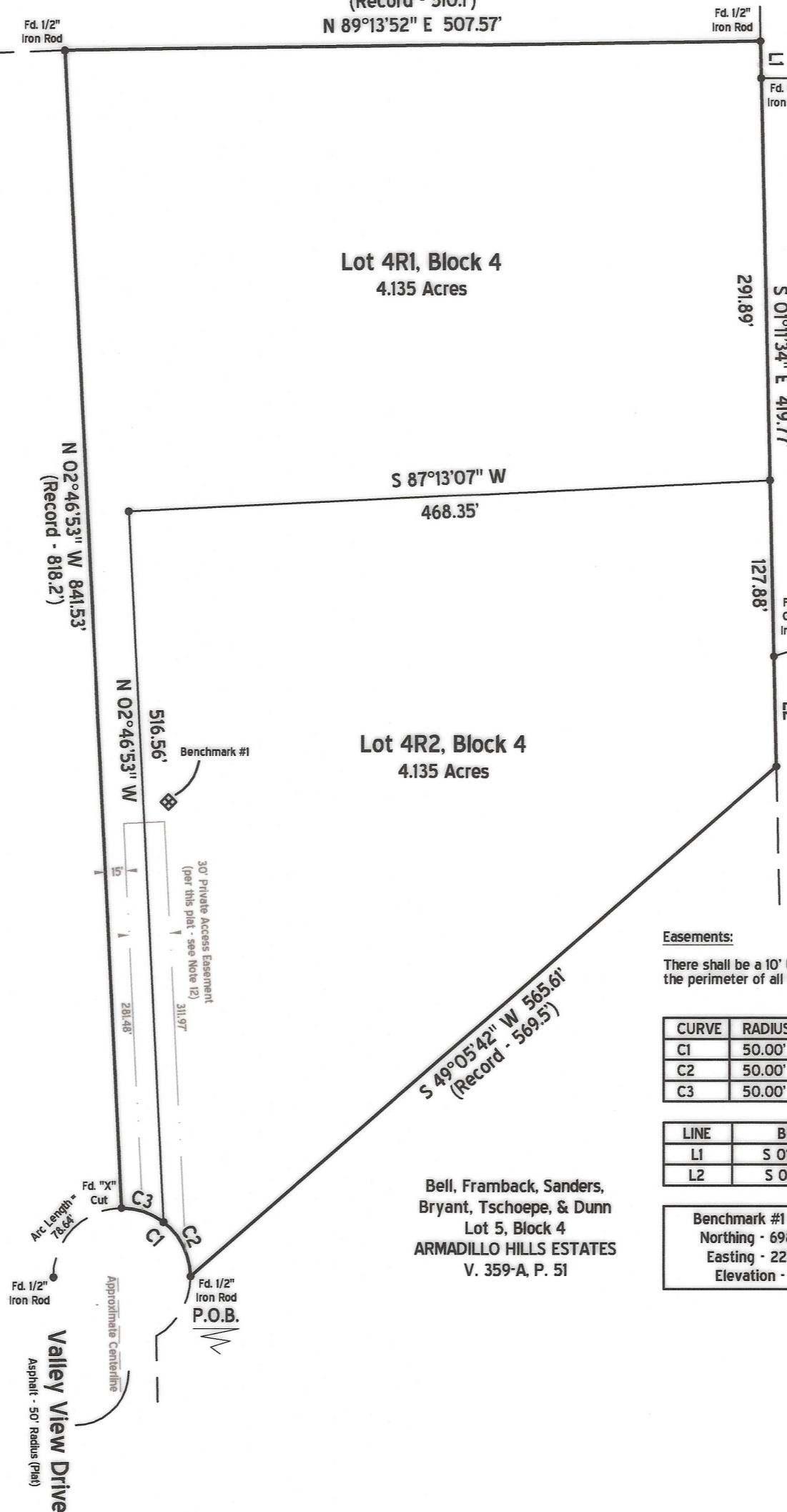
Chance
V. 1687, P. 1824
(Record - 510.1)
N 89°13'52" E 507.57'

Bennett Family Trust
5 Acres
CC# 201414333

Bennett
CC# 201414333
CC# 202026080

Bennett & Cole
Volume 2588, Page 80
CC# 202026079

Bell, Framback, Sanders,
Bryant, Tschoepe, & Dunn
Lot 5, Block 4
ARMADILLO HILLS ESTATES
V. 359-A, P. 51



Easements:

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

CURVE	RADIUS	ARC	CHORD	CHORD
C1	50.00'	78.58'	N 45°13'06" W	70.74'
C2	50.00'	45.79'	N 26°25'51" W	44.20'
C3	50.00'	32.79'	N 71°27'07" W	32.21'

LINE	BEARING	DISTANCE
L1	S 01°03'27" E	27.09'
L2	S 01°15'57" E	80.06'

Benchmark #1 - Set Hub
Northing - 6986819.157
Easting - 223110.815
Elevation - 920.5'

Now, Therefore, Know All Men By These Presents:

that JUDITH E. RACKLEY acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 4R1 & Lot 4R2, Block 4, Armadillo Hills Estates, an addition to the City of Weatherford Extra-Territorial Jurisdiction, 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, Texas.

witness, my hand, this the 27 day of May, 2021.

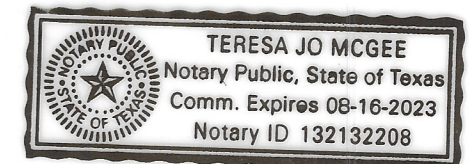
by: Judith E. Rackley
Louis C and Judith E Rackley Revocable Trust

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 Judith E. Rackley, 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 27th day of May, 2021.

Debra Nichel
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:

[Signature]
Development & Neighborhood Services Staff

June 4th 2021
Date of Approval

Attest:

[Signature]
Secretary

June 4th 2021
Date

ACCT NO: 10200
SCH DIST: AZ

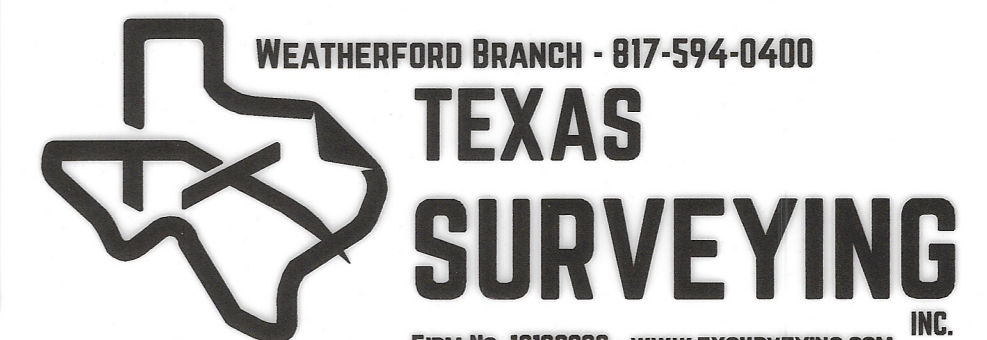
10200.004.004.00

Replat
Lot 4R1 & Lot 4R2, Block 4
Armadillo Hills Estates
an Addition to Parker County, Texas

Being a Replat of Lot 4, Block 4, Armadillo Hills Estates, an Addition to the City of Weatherford Extra-Territorial Jurisdiction, Parker County, Texas, according to the plat as recorded in V. 359-A, Page 51, Plat Records, Parker County, Texas.

May 2021

WEATHERFORD BRANCH - 817-594-0400



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202123048
05/10/2021 01:49 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet E Slide 778

Vicinity Map - Not to Scale

