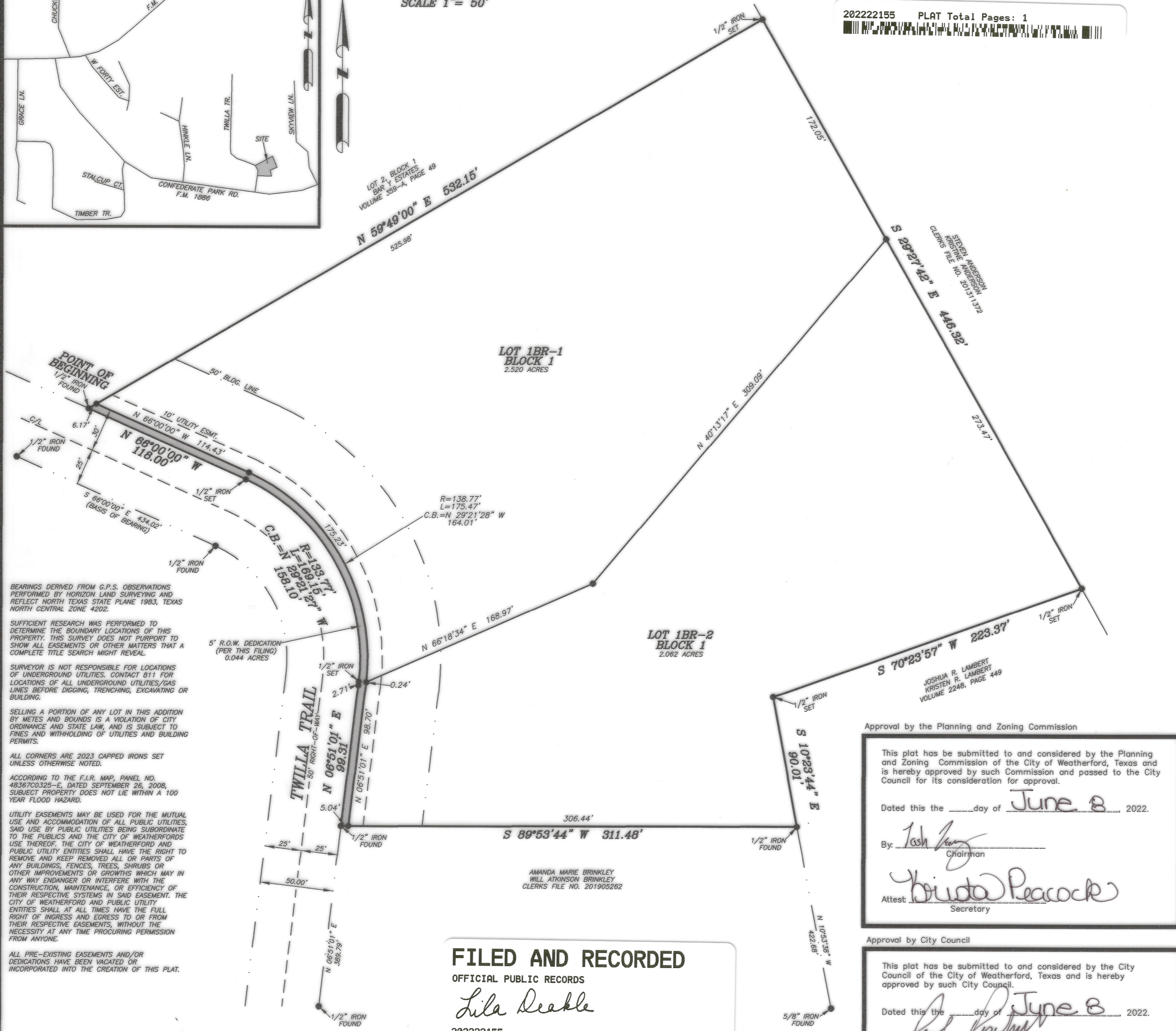


20222155 PLAT Total Pages: 1



BEARINGS DERIVED FROM C.P.S. OBSERVATIONS PERFORMED BY HORIZON LAND SURVEYING AND REFLECT NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

SELLING A PORTION OF ANY LOT IN 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.

ALL CORNERS ARE 2023 CAPPED IRONS SET UNLESS OTHERWISE NOTED.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700325-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF WEATHERFORDS 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 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.

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Gerardo and Mistie Rivera being the owners of that certain tract of land more particularly described as follows:

Description for a 4.627 acre tract of land and being a portion of Lot 1, Block 1, Bar Y Ranch, an addition to Parker County, Texas, according to the plat thereof recorded in Volume 359-A, Page 49, Plat Records, Parker County, Texas, and being the same tract of land described in deed to Gerardo and Mistie Rivera, recorded in Clerks File No. 202203126, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the Northeasterly line of Twilla Trail and being for the Northwest corner of said Lot 1 and the Southwest corner of Lot 2, Block 1;

THENCE N 59°49'00" E, with the common line of said Lot 1 and said Lot 2, Block 1, 532.15 feet to a 1/2" iron set at the Northeast corner of said Lot 1 and the Southeast corner of said Lot 2 and being in the West line of that certain tract of land described in deed to Steven Anderson and Kristine Anderson, recorded in Clerks File No. 201311372, Real Records, Parker County, Texas;

THENCE S 29°27'42" E, with the common line of said Lot 1 and said Clerks File No. 201311372, 446.32 feet to a 1/2" iron set at the most Easterly Southeast corner of said Clerks File No. 202203126 and for the Northeast corner of that certain tract of land described in deed to Joshua R. Lambert and Kristen R. Lambert, recorded in Volume 2248, Page 449, Real Records, Parker County, Texas;

THENCE S 70°23'57" W, with the common line of said Clerks File No. 202203126 and said Volume 2248, Page 449, 223.37 feet to a 1/2" iron set at and the corner of said Clerks File No. 202203126 and at the Northwest corner of said Volume 2248, Page 449;

THENCE S 10°23'44" E, with the common line of said Clerks File No. 202203126 and said Volume 2248, Page 449, 90.01 feet to a 1/2" iron found at the most Southerly Southeast corner of said Clerks File No. 202203126 and at the Northeast corner of that certain tract of land described in deed to Amanda Marie Brinkley and Will Atkinson Brinkley, recorded in Clerks File No. 201905262, Real Records, Parker County, Texas;

THENCE S 89°53'44" W, with the common line of said Clerks File No. 202203126 and said Clerks File No. 201905262, 311.48 feet to a 1/2" iron found in the East line of said Twilla Trail and being for the Southwest corner of said Clerks File No. 202203126 and the Northwest corner of said Clerks File No. 201905262;

THENCE N 06°51'01" E, with the East line of said Twilla Trail, 99.31 feet to a 1/2" iron set at the beginning of a curve to the left whose radius is 133.77 feet and being an arc length of 169.15 feet and whose chord bears N 29°21'27" W, 158.10 feet to a 1/2" iron set;

THENCE N 66°00'00" W, with the Northeasterly line of said Twilla Trail, 118.00 feet to the POINT OF BEGINNING and containing 4.627 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gerardo Rivera and Mistie Rivera, acting herein by and through their duly authorized officer, does hereby adopt this plat designating the herein above described property as Lots 1BR-1 & 1BR-2, Block 1, BAR Y Estates, an addition to the City of Weatherford, Texas, Extraterritorial Jurisdiction and does 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.

Executed this the 27 day of May, 2022.

Gerardo Rivera  
Gerardo Rivera

Mistie Rivera  
Mistie Rivera

10400  
AZ  
L-12

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Gerardo Rivera, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of May, 2022.

Shelby K Cucuta  
Notary Public, State of Texas



STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Mistie Rivera, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of May, 2022.

Shelby K Cucuta  
Notary Public, State of Texas



Final Plat  
Lots 1BR-1 & 1BR-2, Block 1,  
BAR Y ESTATES

an Addition to the City of Weatherford Extra Territorial Jurisdiction, Parker County, Texas and being a re-plat of a portion of Lot 1, Block 1, BAR Y ESTATES, recorded in Volume 359-A, Page 49, Plat Records, Parker County, Texas and all of that certain tract of land recorded in Clerks File No. 202203126, Real Records, Parker County, Texas. This plat prepared on April 13, 2022

Approval by the Planning and Zoning Commission

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Weatherford, Texas and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the June 8 day of June 8, 2022.

By: Josh Perry  
Chairman

Attest: Krista Peacock  
Secretary

Approval by City Council

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas and is hereby approved by such City Council.

Dated this the June 8 day of June 8, 2022.

By: Paul Pugh  
Mayor

Attest: Krista Peacock  
Secretary

OWNER/DEVELOPER  
GERARDO & MISTIE RIVERA  
195 KEETER SPRINGS ROAD  
SPRINGTOWN, TEXAS 76082

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

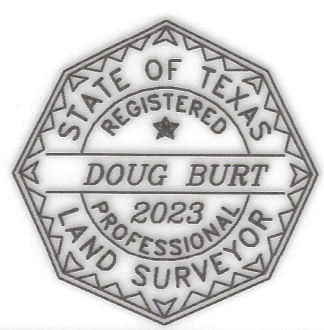
Lila Deakle

20222155  
06/09/2022 02:48 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

KNOW ALL MEN BY THESE PRESENTS:

That I, Doug Burt, 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.

Doug Burt  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 05/27/22 **F260**



**HORIZON LAND SURVEYING**  
582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194616

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