

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

NOTE: We do hereby waiver all claims for damages against the City 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.

NOTICE: Setting 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.

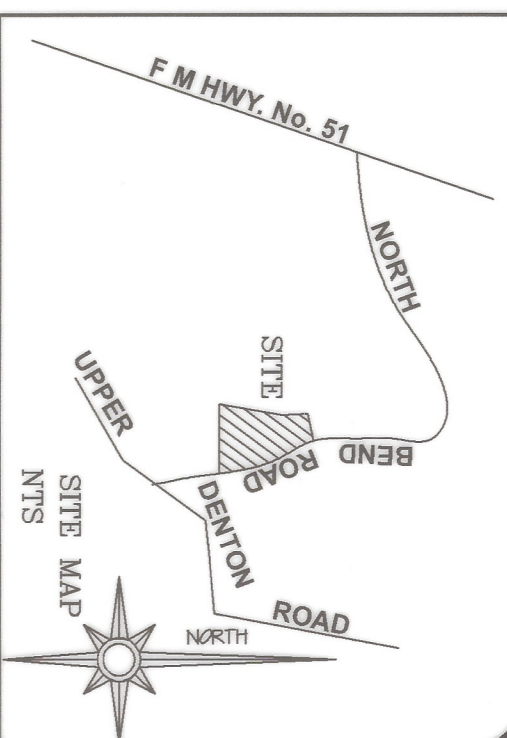
Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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

2021306590 PLAT Total Pages: 2

20961.001.011.00

NOTE: NO NEW ROADS NEEDED  
WATER: INDIVIDUAL PRIVATE WATER WELLS  
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS  
0.712 ACRE RIGHT OF WAY DEDICATION ALONG NORTH BEND ROAD



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION (FIA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48357 C 0270 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.  
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

OWNERS/DEVELOPERS:  
Benjamin Roy Schoonover  
817-613-4900  
3517 Old Dennis Rd  
Weatherford, TX 76087



KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

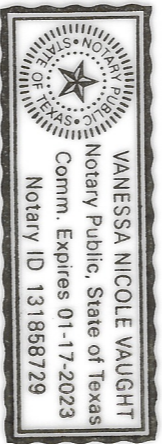
David Harlan, Jr.  
Professional Land Surveyor, No. 2074  
Texas

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 David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 29th day of July, 2021.

Notary Public in and for the State of Texas



JAMIE STEWARD  
DOC# 202102196

BROWN'S WILLOW  
CREEK FARM, LLC  
DOC# 201310175

MCKINNEY & WILLIAMS SURVEY  
ABSTRACT No. 961

D. W. SPEER SURVEY  
ABSTRACT No. 1902

RONALD HALL  
DOC# 202119763

RONALD HALL  
DOC# 201414077

2.189 Acres  
95363 SF

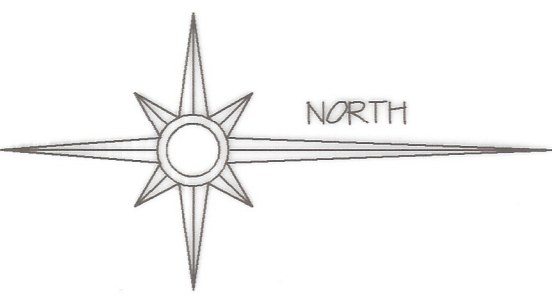
7.963 Acres  
346854 SF

JAMIE STEWARD  
DOC# 201933070

AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION IN THE CITY OF WEATHERFORD, TEXAS  
10.864 acres situated in and being a portion of the McKinney and Williams Survey, Abstract No. 961 and the D. W. Speer Survey, Abstract No. 1902 in the extra-territorial jurisdiction of the City of Weatherford Parker County, Texas

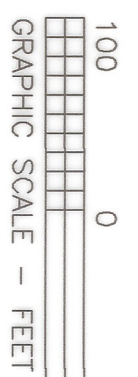
MAY 2021

10322  
WE  
I-14



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
HARLAN@hls.com



F 24 Slide

FUTURE RIC WILLIAMSON MEMORIAL LOOP  
PARKER COUNTY  
DOC# 201730439

1/2" IRON ROD UNLESS NOTED  
1/2" IRON ROD (HARLAN, 2074 "CAP")

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS BENJAMIN ROY SCHOONOVER (Doc No. 202122086) is the owner of 10.864 acres situated in and being a portion of the MCKINNEY AND WILLIAMS SURVEY, ABSTRACT No. 961 and the D. W. SPEER SURVEY, ABSTRACT No. 1902 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas and being more particularly described as follows:

COMMENCING from a post in the west line of North Bend Road, as it exists at the northeast corner of said Schoonover tract and the southeast corner of a tract of land described by deed to Ronald Hall recorded in Doc No. 201414077, Official Records, Parker County, Texas, said post being called by deed to be North, 739.63 feet and East, 1012.54 feet from the most southerly southwest corner of said D. W. Speer Survey; THENCE with the west line of said North Bend Road, S 19°04'27" E, 205.23 feet to an iron rod set (iron rods set are 1/2" with cap Hartan 2074) and POINT OF BEGINNING;

THENCE with the west line of said North Bend Road the following courses and distance:

S 19°04'27" E, 145.30 feet to a post;  
S 19°20'41" E, 592.39 feet to an iron rod set;  
S 01°28'22" E, 162.90 feet to a post;  
S 01°28'22" E, 394.93 feet to an iron rod set in the north line of the future Ric Williamson Memorial Loop recorded in Doc No. 201730439, Official Records, Parker County, Texas;  
THENCE S 89°30'49" W, with the north line of said future Rick Williamson Memorial Loop tract, 369.67 feet to an iron rod set;  
THENCE N 00°29'24" W, 235.48 feet to an iron rod set;  
THENCE N 56°57'07" W, 214.81 feet to an iron rod set;  
THENCE N 08°40'13" E, 729.40 feet to an iron rod set;  
THENCE N 36°24'22" E, 152.90 feet to an iron rod set;  
THENCE N 24°12'21" W, 31.61 feet to an iron rod set;  
THENCE S 74°55'33" E, 155.18 feet to the POINT OF BEGINNING and containing 10.864 acres (473,229 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, BENJAMIN ROY SCHOONOVER, the undersigned, owner of the land shown on this plat, and designated herein as the LOT 1 AND LOT 2, BD ACRES, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION IN THE CITY OF WEATHERFORD, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

*Benjamin Roy Schoonover*  
Benjamin Roy Schoonover

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 BENJAMIN ROY SCHOONOVER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER my hand and seal of office this the 09th day of July, 2021.  
*Krista Peacock*  
Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements:

*N/A*

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 \_\_\_\_\_ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner

*Benjamin Roy Schoonover*  
SWORN TO AND SUBSCRIBED before me this 09th day of July, 2021.  
*Krista Peacock*  
Notary Public in and for the State of Texas



THE STATE OF TEXAS  
COUNTY OF PARKER

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

Dated this the 30 day of July, 2021.

BY: *Krista Peacock*  
Krista Peacock  
Attest: Secretary

This property is located in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas.

Approved by: Mayor/City Manager, City of Weatherford  
*Krista Peacock* 7-30-2021  
Attest: City Secretary, City of Weatherford  
*Krista Peacock* 7-30-2021  
Date

FINAL PLAT  
LOT 1 AND LOT 2  
BD ACRES

AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION IN THE CITY OF WEATHERFORD, TEXAS  
10.864 acres situated in and being a portion of the McKinney and Williams Survey, Abstract No. 961 and the D. W. Speer Survey, Abstract No. 1902 in the extra-territorial jurisdiction of the City of Weatherford Parker County, Texas

OWNERS/DEVELOPERS:  
Benjamin Roy Schoonover  
817-613-4900  
3517 Old Dennis Rd  
Weatherford, TX 76087

FILED AND RECORDED

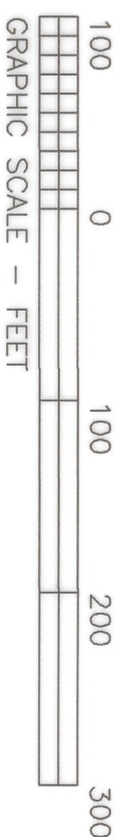
OFFICIAL PUBLIC RECORDS

*Krista Peacock*

202130690  
6/29/2021 03:53 PM  
Lila Deakle, County Clerk  
Parker County, Texas  
PL#1

SHEET TWO OF TWO

F-24



MAY 2021

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO/(817)596-9700-(817)599-0880  
FAX: METRO/(817) 341-2833  
FIRM #10085500 harland@hchoo.com