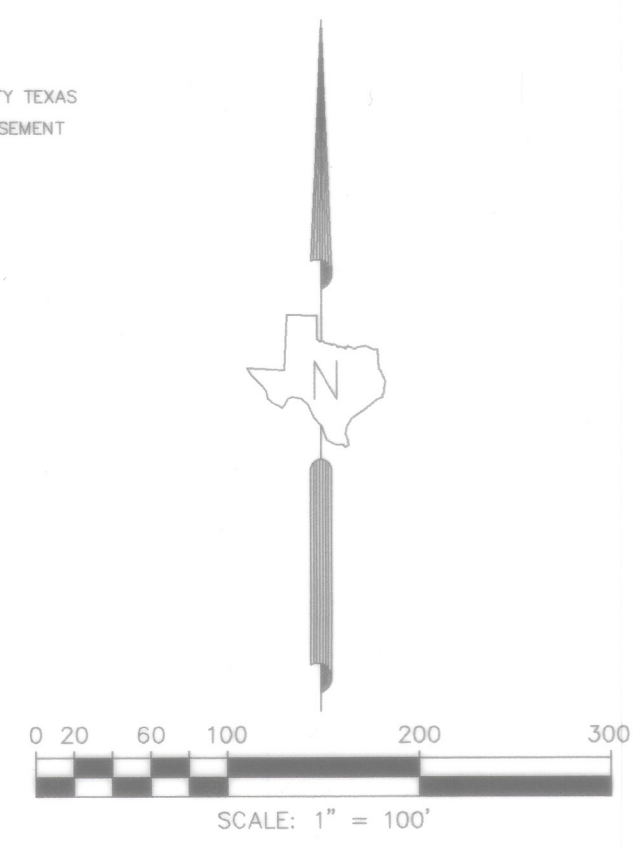
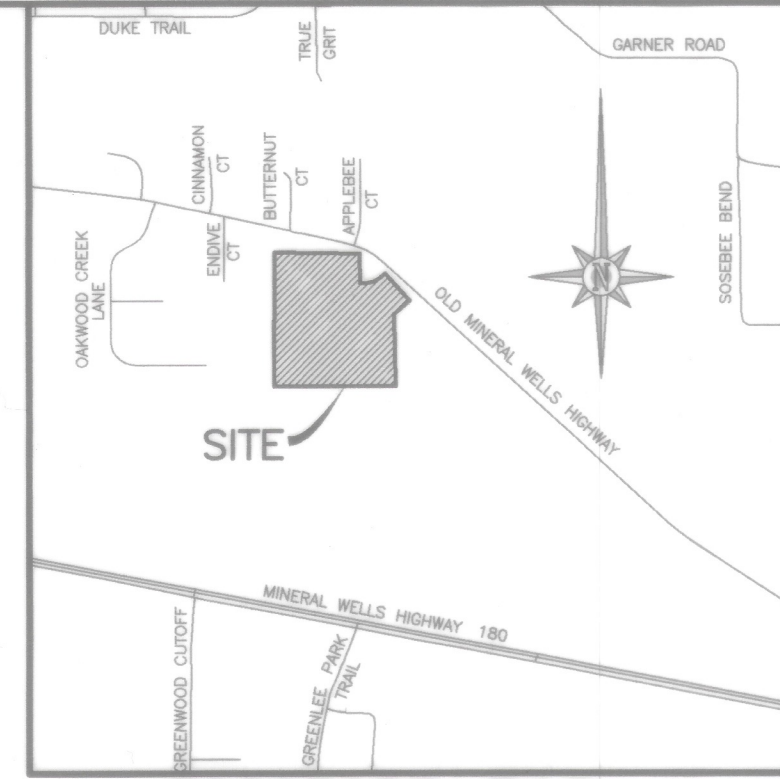


LINE	DIST.	BEARING
L1	37.02'	S89°14'58"E
L2	80.20'	N49°28'45"E
L3	114.23'	S40°31'00"E
L4	20.00'	N00°07'28"W
L5	1.09'	S89°14'58"E

CURVE	DELTA	RADIUS	ARC	CHORD	DIRECTION	CHORD
C1	41°16'18"	300.00'	216.10'	N70°07'08"E		211.46'
C2	41°16'17"	270.00'	194.49'	N70°06'53"E		180.31'
C3	89°28'38"	90.00'	140.58'	N45°07'43"E		126.72'
C4	0°03'51"	638464.30'	714.68'	S00°22'54"W		714.68'
C5	0°04'28"	1474762.38'	816.29'	S00°22'54"W		816.29'

LEGEND

- 1/2" CRF 1/2" CAPPED IRON ROD FOUND
- 1/2" IRF 1/2" IRON ROD FOUND
- 1/2" CRS 1/2" IRON ROD SET WITH RED CAP STAMPED "B&D SURVEYING, INC"
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- ROW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- D.R.P.C.T. DEED RECORDS PARKER COUNTY TEXAS
- P.R.P.C.T. PLAT RECORDS PARKER COUNTY TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS PARKER COUNTY TEXAS
- V.A.M.E. VISIBILITY ACCESS AND MAINTENANCE EASEMENT



20994.002.000.00
20204.002.000.50
20825.002.000.00

10593
MI
G-14

OWNER:
BOBCAT PASS DEVELOPMENT, LLC.
P.O. Box 1326
Aledo, Texas 76179
817-825-1229

ENGINEER:
DONOHUE CONSULTING, INC.
1327 Blue Jay Dr.
Lewisville, Texas 75077
972-746-0632
F-18207

SURVEYOR:
B & D SURVEYING, INC.
P.O. BOX 293264
Lewisville, Texas 75067
972-221-2838
FIRM. NO 101247-00

A FINAL PLAT OF
LOTS 1-12, BLOCK 1, LOTS 1-4, BLOCK 2
(16 SINGLE FAMILY LOTS)

BOBCAT PASS

AN ADDITION TO THE ETJ OF THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS, SITUATED IN THE S. BARBER
SURVEY, ABSTRACT NO. 204, THE L. LEE SURVEY, ABSTRACT
NO. 825 AND THE T. MOORE SURVEY, ABSTRACT NO. 994,
AND CONTAINING 37.956 ACRES OF LAND.

DATE: 01/06/22

F155

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS BOBCAT PASS DEVELOPMENT, LLC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, IS THE OWNERS OF A 37.956 ACRE TRACT OF LAND SITUATED IN THE L. LEE SURVEY, ABSTRACT NUMBER 825, THE S. BARBER SURVEY, ABSTRACT NUMBER 204, AND THE T. C. MOORE SURVEY, ABSTRACT NUMBER 994, IPARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JERRY DON TANNER AND SANDRA JO-JASLEY TANNER, AS RECORDED IN VOLUME 2889, PAGE 1740, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 2, OF SPRING GARDEN COMMONS, PHASE FOUR, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, PAGE 758, PLAT RECORDS, PARKER COUNTY, TEXAS (P.R.P.C.T.), AND BEING IN THE SOUTH LINE OF LOT 4, BLOCK 2, OF SPRING GARDEN COMMONS, PHASE TWO, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, PAGE 705, P.R.P.C.T.;

THENCE SOUTH 89 DEGREES 14 MINUTES 43 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID SPRING GARDEN COMMONS, PHASE TWO, A DISTANCE OF 883.22 FEET TO A 3/4 INCH AXLE FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID SPRING GARDEN COMMONS, PHASE TWO, AND BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JERRY DON TANNER AND WIFE, SANDRA TANNER, AS RECORDED IN VOLUME 1284, PAGE 538, DEED RECORDS, PARKER COUNTY, TEXAS (D.R.P.C.T.), AND LYING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD MINERAL WELLS HIGHWAY, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 01 DEGREE 02 MINUTES 10 SECONDS EAST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID TANNER TRACT, A DISTANCE OF 310.20 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR AN INNER "ELL" CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 14 MINUTES 58 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 37.02 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR CORNER, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, WITH A CENTRAL ANGLE OF 41°16'17", WHOSE LONG CHORD BEARS N70°06'53"E, A DISTANCE OF 190.31 FEET;

THENCE IN A NORTHEASTERLY DIRECTION WITH SAID CURVE AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, AN ARC LENGTH OF 194.49 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR CORNER;

THENCE NORTH 49 DEGREES 28 MINUTES 45 SECONDS EAST, WITH THE NORTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 60.20 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR A NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD MINERAL WELLS HIGHWAY;

THENCE SOUTH 40 DEGREES 31 MINUTES 00 SECONDS EAST, WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD MINERAL WELLS HIGHWAY, A DISTANCE OF 114.23 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR CORNER;

THENCE SOUTH 43 DEGREES 08 MINUTES 50 SECONDS EAST, CONTINUING WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD MINERAL WELLS HIGHWAY, A DISTANCE OF 262.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PAUL MCKIBBEN, AS RECORDED UNDER DOCUMENT NUMBER 201903186, O.P.R.C.T.;

THENCE DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD MINERAL WELLS HIGHWAY, SOUTH 48 DEGREES 29 MINUTES 29 SECONDS WEST, WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST LINE OF SAID MCKIBBEN TRACT, A DISTANCE OF 219.43 TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR AN INNER "ELL" CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHWEST CORNER OF SAID MCKIBBEN TRACT;

THENCE SOUTH 01 DEGREE 12 MINUTES 14 SECONDS EAST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID MCKIBBEN TRACT, A DISTANCE OF 744.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID MCKIBBEN TRACT, SAID POINT LYING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO W. GUS VINCENT, AS RECORDED IN VOLUME 321, PAGE 599, D.R.P.C.T.;

THENCE SOUTH 89 DEGREES 52 MINUTES 47 SECONDS WEST, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID VINCENT TRACT, A DISTANCE OF 1,284.75 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF LOT 16, BLOCK 1, OAKWOOD CREEK ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 505, P.R.P.C.T.;

THENCE DEPARTING THE NORTH LINE OF SAID VINCENT TRACT, NORTH 00 DEGREES 20 MINUTES 29 SECONDS EAST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID BLOCK 1, OF OAKWOOD CREEK ESTATES, A DISTANCE OF 640.19 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR CORNER, SAID POINT BEING THE COMMON EAST CORNER OF LOT 15, BLOCK 1, OF SAID OAKWOOD CREEK ESTATES AND LOT 8, BLOCK 2, OF THE AFOREMENTIONED SPRING GARDEN COMMONS, PHASE FOUR;

THENCE NORTH 00 DEGREES 23 MINUTES 13 SECONDS EAST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID SPRING GARDEN COMMONS, PHASE FOUR, A DISTANCE OF 749.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 37.956 ACRES OR 1,653,370 SQUARE FEET OF LAND, PLUS OR MINUS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BOBCAT PASS DEVELOPMENT, LLC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, BLOCK 1 AND LOTS 1 THROUGH 4, BLOCK 2, BOBCAT PASS, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING 37.956 ACRES SITUATED IN AND BEING A PORTION OF THE T. MOORE SURVEY, ABSTRACT NO. 994, L. LEE SURVEY, ABSTRACT NO. 825, AND THE S. BARBER SURVEY, NO. 204, PARKER COUNTY, TEXAS IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, 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.

Witness my hand this the 10 Day of January, 2022 BOBCAT RANCH DEVELOPMENT, LLC, a Texas limited liability company

Debra Jean Ozee - managing member
Name / Title

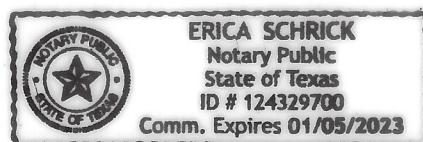
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Debra Jean Ozee, Managing Member, of Bobcat Pass Development, LLC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of January, 2022.

Erica Schrick
Notary Public in and for the State

My Commission Expires 1-5-23



FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN ZONE 'A' OR 'AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD), THIS PROPERTY IS LOCATED IN ZONE 'X' (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS SHOWN ON THE FEMA, FLOOD INSURANCE ADMINISTRATION RATE MAP, COMMUNITY-PANEL NUMBER 48367C0265F, EFFECTIVE DATE 4/05/2019. THIS STATEMENT DOES NOT IMPLY THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING AND/OR FLOOD DAMAGE. GREATER FLOODS CAN AND MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. IF INTERESTED PARTIES HAVE CONCERNS REGARDING THE FLOODING PROPENSITIES OF THIS PROPERTY, A QUALIFIED LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.

NOTICE: THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW.

Table with 2 columns: Drive Name, Distance. Rows: BOBCAT PASS DRIVE 996 FEET, DOLLY DRIVE 1395 FEET, DEBBIE DRIVE 714 FEET.

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.

APPROVED BY: [Signature of Paul Fudrew]

Signature of Mayor

1/19/22

Date of Approval

ATTEST:

[Signature of Malinda Nowell]
City Secretary

1/19/22

Date of Approval

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.

RECOMMENDED BY:

[Signature]
PLANNING & ZONING CHAIRMAN

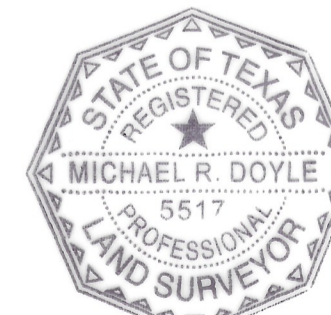
ATTEST:

[Signature of Malinda Nowell]
CITY SECRETARY

SURVEYORS CERTIFICATE:

That I, Michael R. Doyle, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Godley, Texas.

[Signature of Michael R. Doyle] 1-10-22
MICHAEL R. DOYLE, R.P.L.S. NO 5517
DATE



NOTES:

- ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
ALL INTERIOR LOT CORNERS ARE 1/2" IRON RODS WITH RED CAPS STAMPED "B&D SURVEYING".
BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83.
ALL LOTS TO BE PRIVATE WELLS AND SEPTIC.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature of Lila Deakle]

202204394
02/02/2022 04:05 PM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

A FINAL PLAT OF
LOTS 1-12, BLOCK 1 LOTS 1-4, BLOCK 2
(16 SINGLE FAMILY LOTS)

BOBCAT PASS

AN ADDITION TO THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, SITUATED IN THE S. BARBER SURVEY, ABSTRACT NO. 204, THE L. LEE SURVEY, ABSTRACT NO. 825 AND THE T. MOORE SURVEY, ABSTRACT NO. 994, AND CONTAINING 37.956 ACRES OF LAND.

DATE: 01/06/22

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