

LEGAL DESCRIPTION

201900922 PLAT Total Pages: 1

Of a 10.000 acres tract of land out of Section No. 197, T. & P. RR. Co. Survey, Abstract No. 1475, Parker County, Texas; being part of a certain 197.56 acres tract described in Volume 2011, Page 112 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a 4" steel post in the southwest right of way fence of Sharla Smelley Road and at the northeast corner of said 197.56 acres tract and at the northwest corner of a certain 8.231 acres tract described in Volume 2667, Page 282 of said Official Records for the northeast and beginning corner of this tract. Whence the southeast corner of the B. Reynolds Survey, Abstract No. 1115, is called to bear South 4786.6 feet and East 59.2 feet.
 Thence S. 21 deg. 26 min. 00 sec. W. 299.38 feet to a 4" steel post at a corner of said 8.231 acres tract for a corner of this and said 197.56 acres tract.
 Thence S. 00 deg. 29 min. 40 sec. E. 505.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 8.231 acres tract and in the east line of said 197.56 acres tract for the southeast corner of this tract.
 Thence N. 00 deg. 29 min. 41 sec. W. 1173.12 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the southwest right of way fence of said Sharla Smelley Road and in the north line of said 197.56 acres tract for the northwest corner of this tract.
 Thence S. 53 deg. 03 min. 55 sec. E. 413.23 feet along the southwest right of way fence of said Sharla Smelley Road to a cross-tie post for a corner of this and said 197.56 acres tract.
 Thence S. 54 deg. 41 min. 57 sec. E. 237.00 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, ROBERT E. HOWARD, 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 1 & LOT 2 of DODSON PLACE to Parker County, Texas; being a subdivision of 10.000 acres out of SECTION NO. 197, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1475, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this subdivision is within the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas

EXECUTED THIS THE 21 DAY OF DEC, 2018

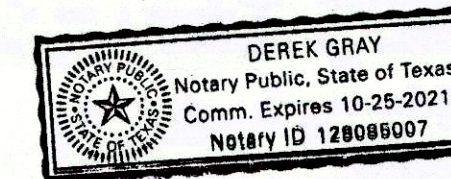
BY: Robert E. Howard
 ROBERT E. HOWARD

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 ROBERT E. HOWARD, 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 21 day of Dec, 2018

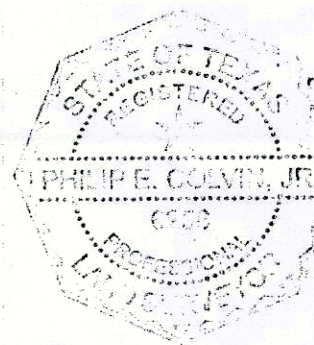
[Signature]
 Signature



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 JULY 17, 2018.

Philip E. Colvin, Jr.
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN18615 FN180867



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. 48367C0275E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

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.

NOTE: FUTURE DEVELOPMENT SUBJECT TO THE INSTALLATION, BONDING OR SURETY OF PUBLIC IMPROVEMENTS AND INFRASTRUCTURE DEEMED NECESSARY BY THE CITY OF WEATHERFORD.

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: WATER IS CURRENTLY SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

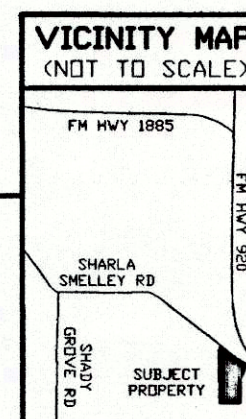
NOTE: THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
 201900922
 01/11/2019 03:07 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

FILED FOR RECORDS
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET E, SLIDE 211
 DATE _____



SURVEYOR

PHILIP E. COLVIN, JR.
 PRICE SURVEYING
 FIRM #10034200
 213 SOUTH OAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

201900922

MINOR PLAT

**LOT 1 AND LOT 2
 DODSON PLACE**

BEING A SUBDIVISION OF A 10.000 ACRES TRACT OF LAND OUT OF SECTION NO. 197, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1475, PARKER COUNTY, TX

PLAT DATE: NOVEMBER 13, 2018

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS

Approved: January 8, 2019
 Recommended By: [Signature] 1-8-19 City Planner
 Approved By: [Signature] 1-9-19 City Manager/Mayor
 Attest: Malinda Howell 1/9/19 City Secretary

ACCT. NO.: 11804
 SCH. DIST.: PE
 CITY: _____
 MAP NO.: F-1a

OWNER INFORMATION
 ROBERT HOWARD
 277 SHARLA SMELLEY RD
 WEATHERFORD, TX 76088
 (972) 322-6189

