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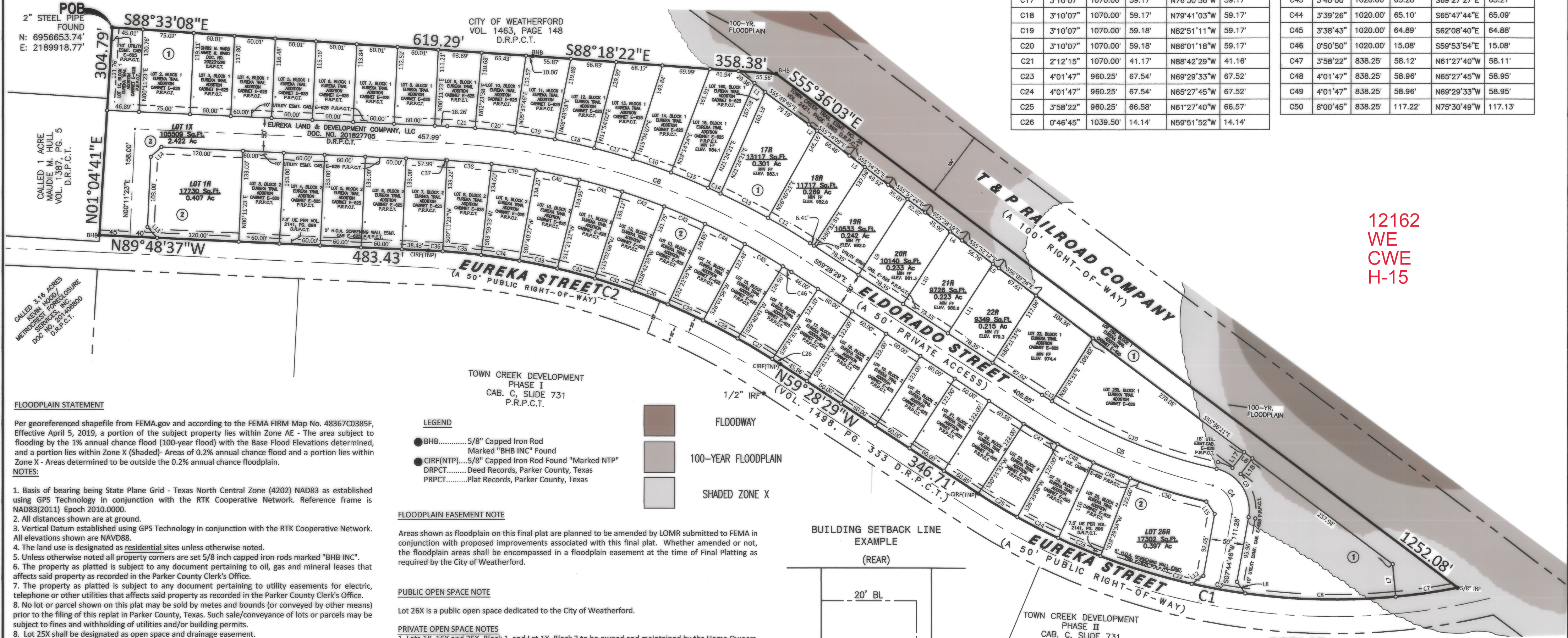
Line #	Direction	Length
L1	S52°50'55"E	20.78
L2	S55°14'09"E	14.80
L3	S55°34'25"E	27.89
L4	S55°28'19"E	21.76
L5	S55°52'12"E	10.88
L6	S55°36'21"E	15.00
L7	S7°39'15"E	47.48
L8	N38°13'25"W	20.85
L9	N30°31'31"E	131.93

Line #	Direction	Length
L10	N30°31'31"E	126.73
L11	N30°31'31"E	121.64
L13	S44°48'37"E	21.21
L14	S45°11'23"W	21.21
L16	N22°31'21"E	122.00
L17	N34°23'57"E	28.48
L18	N34°23'57"E	28.53

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	43°52'54"	960.25'	735.44'	N81°24'56"W	717.59'
C2	30°20'08"	1039.50'	550.37'	N74°38'33"W	543.96'
C3	4°46'25"	960.25'	80.01'	S82°15'14"E	79.98'
C4	87°32'17"	36.50'	55.77'	S36°01'23"E	50.50'
C5	20°19'02"	813.25'	288.38'	S69°38'00"E	286.87'
C6	30°20'08"	1045.00'	553.28'	S74°38'33"E	546.84'
C7	5°30'07"	960.25'	92.21'	S79°23'41"W	92.18'
C8	13°12'49"	960.25'	221.45'	S88°45'09"W	220.96'
C9	87°32'17"	61.50'	93.96'	N36°01'23"W	85.09'
C10	19°04'34"	788.25'	262.44'	N70°15'15"W	261.23'
C11	1°14'28"	788.25'	17.08'	N60°05'43"W	17.08'
C12	3°51'09"	1070.00'	71.95'	N61°24'04"W	71.93'
C13	4°11'44"	1070.00'	78.35'	N65°25'31"W	78.34'
C14	1°04'16"	1070.00'	20.00'	N68°03'31"W	20.00'
C15	3°10'07"	1070.00'	59.17'	N70°10'42"W	59.17'
C16	3°10'07"	1070.00'	59.17'	N73°20'49"W	59.17'
C17	3°10'07"	1070.00'	59.17'	N76°30'56"W	59.17'
C18	3°10'07"	1070.00'	59.17'	N79°41'03"W	59.17'
C19	3°10'07"	1070.00'	59.18'	N82°51'11"W	59.17'
C20	3°10'07"	1070.00'	59.18'	N86°01'18"W	59.17'
C21	2°12'15"	1070.00'	41.17'	N88°42'29"W	41.16'
C23	4°01'47"	960.25'	67.54'	N69°29'33"W	67.52'
C24	4°01'47"	960.25'	67.54'	N65°27'45"W	67.52'
C25	3°58'22"	960.25'	66.58'	N61°27'40"W	66.57'
C26	0°46'45"	1039.50'	14.14'	N59°51'52"W	14.14'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C27	3°16'07"	1039.50'	59.30'	N61°53'18"W	59.29'
C28	3°08'21"	1039.50'	56.95'	N65°05'32"W	56.95'
C29	3°08'19"	1039.50'	56.94'	N68°13'52"W	56.94'
C30	3°08'17"	1039.50'	56.94'	N71°22'10"W	56.93'
C31	3°08'16"	1039.50'	56.93'	N74°30'27"W	56.92'
C32	3°08'16"	1039.50'	56.93'	N77°38'43"W	56.92'
C33	3°08'15"	1039.50'	56.92'	N80°46'58"W	56.92'
C34	3°08'15"	1039.50'	56.92'	N83°55'13"W	56.92'
C35	3°07'55"	1039.50'	56.82'	N87°03'18"W	56.81'
C36	1°11'21"	1039.50'	21.58'	N89°12'57"W	21.58'
C37	0°06'47"	1020.00'	2.01'	S89°45'14"E	2.01'
C38	3°41'23"	1020.00'	65.69'	S87°51'09"E	65.67'
C39	3°40'54"	1020.00'	65.54'	S84°10'00"E	65.53'
C40	3°40'54"	1020.00'	65.54'	S80°29'06"E	65.53'
C41	3°40'45"	1020.00'	65.50'	S76°48'16"E	65.49'
C42	3°40'27"	1020.00'	65.41'	S73°07'41"E	65.40'
C43	3°40'00"	1020.00'	65.28'	S69°27'27"E	65.27'
C44	3°39'26"	1020.00'	65.10'	S65°47'44"E	65.09'
C45	3°38'43"	1020.00'	64.89'	S62°08'40"E	64.88'
C46	0°50'50"	1020.00'	15.08'	S59°53'54"E	15.08'
C47	3°58'22"	838.25'	58.12'	N61°27'40"W	58.11'
C48	4°01'47"	838.25'	58.96'	N65°27'45"W	58.95'
C49	4°01'47"	838.25'	58.96'	N69°29'33"W	58.95'
C50	8°00'45"	838.25'	117.22'	N75°30'49"W	117.13'

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FLOODPLAIN STATEMENT
 Per georeferenced shapefile from FEMA.gov and according to the FEMA FIRM Map No. 48367C0385F, Effective April 5, 2019, a portion of the subject property lies within Zone AE - The area subject to flooding by the 1% annual chance flood (100-year flood) with the Base Flood Elevations determined, and a portion lies within Zone X (Shaded)- Areas of 0.2% annual chance flood and a portion lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

- NOTES:**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
 2. All distances shown are at ground.
 3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
 4. The land use is designated as residential sites unless otherwise noted.
 5. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
 6. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
 7. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
 8. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this replat in Parker County, Texas. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
 9. Lot 25X shall be designated as open space and drainage easement.
 10. No lots shall have direct access to Eureka Street.
 11. All pre-existing easements and dedications have been vacated or incorporated into the creation of this plat.
 12. Lot 1X, Block 3 shall be a utility and private drainage easement.

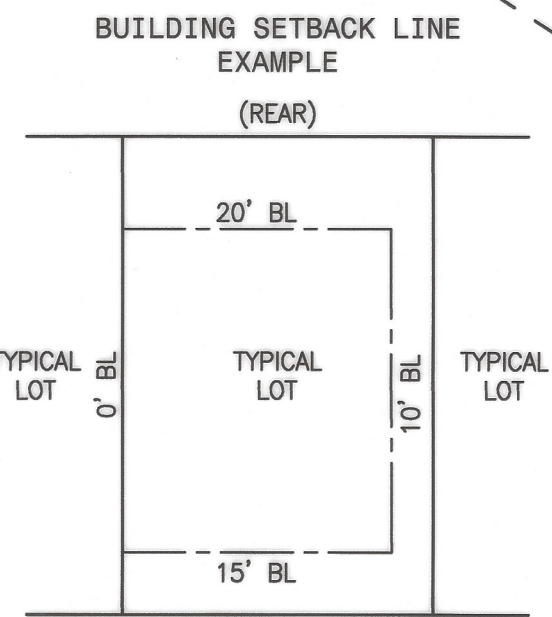
- LEGEND**
- BHB.....5/8" Capped Iron Rod Marked "BHB INC" Found
 - CIRF(NTP).....5/8" Capped Iron Rod Found "Marked NTP" DRPCT.....Deed Records, Parker County, Texas PRPCT.....Plat Records, Parker County, Texas

FLOODPLAIN EASEMENT NOTE
 Areas shown as floodplain on this final plat are planned to be amended by LOMR submitted to FEMA in conjunction with proposed improvements associated with this final plat. Whether amended or not, the floodplain areas shall be encompassed in a floodplain easement at the time of Final Platting as required by the City of Weatherford.

PUBLIC OPEN SPACE NOTE
 Lot 26X is a public open space dedicated to the City of Weatherford.

PRIVATE OPEN SPACE NOTES
 1. Lots 1X, 16X and 25X, Block 1, and Lot 1X, Block 3 to be owned and maintained by the Home Owners Association (HOA) to which will be established by the Developer.
 2. The HOA will be responsible for the monthly charges for the existing street lights along El Dorado Street.

The sole purpose of this replat is to make the following changes to Eureka Trail Addition:
 Lot line changes for Lot(s) 17-23, Block 1
 Lot line changes for Lot(s) 1 & 2, Block 2
 Lot line changes for Lot(s) 26 & 27, Block 2
 To change Eldorado Street as a private access



PRIVATE ACCESS (FRONT)
 NOTE: SINGLE FAMILY RESIDENCES ARE TO BE DETACHED AND TWO 0' BUILDING LINES SHALL NOT BE ALLOWED ON THE SAME LOT LINE.

F378

REPLAT

EUREKA TRAIL ADDITION

LOTS 1X, 2-15, 16X, 17R-22R, 23, 25X & 26X, BLOCK 1, LOTS 1R, 3-25, 26R, BLOCK 2, AND LOT 1X, BLOCK 3

(46 RESIDENTIAL AND 5 OPEN SPACE LOTS)

Being a 13.869 acre tract of land situated in the

John E. Miller Survey, Abstract 890

City of Weatherford, Parker County, Texas

October 2022

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF PARKER §

We, Eureka Land & Development Company, LLC, Celect Construction Group, LLC, Chris M. Ward, and Amiee M. Ward, are the owner(s) of a tract of land situated in the John E. Miller Survey, Abstract No. 890, Parker County, Texas and being described in the following deeds as recorded in Document No. 201827705, Deed Records, Parker County, Texas (D.R.P.C.T.), Document No. 202114174, 202114248, 202114298, and 202231290, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00):

BEGINNING at a 2 inch steel pipe found for the Northwest corner of said Eureka Land & Development Company, LLC tract (Eureka) and an interior ell corner of a tract of land described in the deed to City of Weatherford, as recorded in Volume 1463, Page 148 of said deed records, said 2 inch steel pipe found also being the ostensible Northwest corner of said John E. Miller Survey;

THENCE South 88°33'08" East, along the north line of said Eureka tract and the ostensible south line of said City of Weatherford tract, a distance of 619.29 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for an angle point;

THENCE South 88°18'22" East, continuing along the north line of said Eureka tract and the ostensible south line of said City of Weatherford tract, a distance of 358.38 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the most northerly northeast corner of said Eureka tract and being in the southwest line of the T. & P. R. R. Company Right-of-Way;

THENCE South 55°36'03" East, along the common line of said Eureka tract and said T. & P. R. R. Company Right-of-Way, a distance of 1,252.08 feet to a 5/8 inch iron rod found on the north Right-of-Way line of Eureka Street, a 50.00 feet wide Right-of-Way and Easement described in the document to the City of Weatherford, as recorded in Volume 1498, Page 333 of said Deed Records, from which a 1/2 inch capped iron rod stamped "HARLAN" found bears South 55°36'50" East, a distance of 625.28 feet, said 5/8 inch iron rod found also being the beginning of a non-tangent curve to the right, having a radius of 960.25 (deed 960.50) and a chord which bears North 81°24'56" West, a distance of 717.59 feet;

THENCE with the south line of said Eureka tract and the north Right-of-Way line of said Eureka street the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, through a central angle of 43°52'54", an arc length of 735.43 feet to a 5/8 inch capped iron rod stamped "TNP" found for the end of said non-tangent curve to the right;

North 59°28'29" West, a distance of 346.71 feet to a 5/8 inch capped iron rod stamped "TNP" found for the beginning of a curve to the left, having a radius of 1,039.50 feet and a chord which bears North 74°38'33" West, a distance of 543.96 feet;

In a northwesterly direction, with said curve to the left, through a central angle of 30°20'08", an arc length 550.37 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the end of said curve to the left;

North 89°48'37" West, a distance of 483.43 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the southwest corner of said Eureka tract and in the ostensible east line of a tract of land described in the deed to Maudie M. Hull, as recorded in Volume 1387, Page 5 of said Deed Records;

THENCE North 1°04'41" East, along the west line of said Eureka tract and the ostensible east line of said Hull tract and said City of Weatherford tract (Volume 1463, Page 148), a distance of 304.79 feet to the **POINT OF BEGINNING** and containing 604,126 Square Feet or 13.869 Acres of Land.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I (we), EUREKA LAND & DEVELOPMENT COMPANY, LLC., the undersigned, owner(s) of the land shown on this plat, and designated herein as LOTS 1X, 2, 4-15, 16X, 17R-22R, 23, 25X and 26X, BLOCK 1 and LOTS 1R, 3-25, 26R, BLOCK 2, and Lot 1X, Block C, EUREKA TRAIL ADDITION, subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas

Owner(s): Lot(s) 1X, 2, 5-26X, Block 1 Eureka Trail Addition
Lot(s) 1-6 and 8-26R, Block 2, Eureka Trail Addition
WITNESS, my hand, this the _____ day of _____, 2022

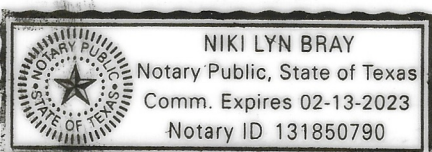
Richard Teague
Richard Teague - Authorized Agent
Eureka Land & Development Company, LLC.

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 Richard Teague, 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 the 2 day of October, 2022.

Niki Lyn Bray
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BHB
BAIRD, HAMPTON & BROWN
building partners

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

Drawing: F:\job\2022\870\049 Eureka Replat\01 Design & Drafting\01 Survey\03 Replat\REPLAT.dwg

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I (we), CELECT CONSTRUCTION, LLC., the undersigned, owner(s) of the land shown on this plat, and designated herein as LOTS 1X, 2, 4-15, 16X, 17R-22R, 23, 25X and 26X, BLOCK 1 and LOTS 1R, 3-25, 26R, BLOCK 2, and Lot 1X, Block C, EUREKA TRAIL ADDITION, subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas

Owner for Lot 4, Block 1 and Lot 7, Block 2, Eureka Trail Addition
WITNESS, my hand, this the _____ day of _____, 2022

David Lewis
David Lewis - Authorized Agent
Celect Construction, LLC.

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared David Lewis, 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 the 2 day of October, 2022.

Danna L. Gonzales
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER:
EUREKA LAND & DEVELOPMENT COMPANY, LLC
P O BOX 122478
FORT WORTH, TX 76121

OWNER:
CELECT CONSTRUCTION, LLC.
P.O. BOX 470831
FORT WORTH, TX 76147

OWNER:
CHRIS M. WARD AND AIMME M. WARD
905 ELDORADO STREET
WEATHERFORD, TX 76086

F378

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I (we), Chris M. Ward and Amiee M. Ward, the undersigned, owner(s) of the land shown on this plat, and designated herein as LOTS 1X, 2, 4-15, 16X, 17R-22R, 23, 25X and 26X, BLOCK 1 and LOTS 1R, 3-25, 26R, BLOCK 2, and Lot 1X, Block C, EUREKA TRAIL ADDITION, subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas

Owner for Lot 3, Block 1, Eureka Trail Addition
WITNESS, my hand, this the 3 day of October, 2022

Chris M. Ward
Chris M. Ward - Husband - Owner

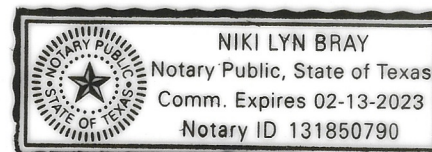
Amiee M. Ward
Amiee M. Ward - Wife - Owner

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 Chris M. Ward, 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 the 3 day of October, 2022.

Niki Lyn Bray
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

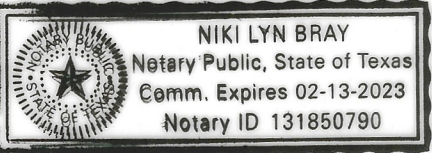


STATE OF TEXAS §
COUNTY OF Parker §

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared Aimee M. Ward, 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 the 3 day of October, 2022.

Niki Lyn Bray
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Surveyor's Certification

I, Toby G. Stock, 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.

Toby G. Stock
Toby G. Stock, RPLS No. 6412
Date: October 26, 2022

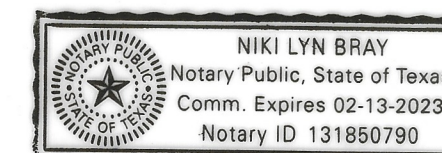


STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 26 day of October, 2022

Niki Lyn Bray
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 9 day of November, 2022

By *[Signature]*
Chairman
ATTEST
Malinda Nowell
Secretary

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 8 day of Nov., 2022

By *[Signature]*
Mayor
ATTEST
Malinda Nowell
Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202241068
11/21/2022 12:19 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

REPLAT

EUREKA TRAIL ADDITION

LOTS 1X, 2-15, 16X, 17R-22R, 23, 25X & 26X, BLOCK 1, LOTS 1R, 3-25,

26R, BLOCK 2, AND LOT 1X, BLOCK 3

(46 RESIDENTIAL AND 5 OPEN SPACE LOTS)

Being a 13.869 acre tract of land situated in the

John E. Miller Survey, Abstract 890

City of Weatherford, Parker County, Texas

October 2022