

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	95.15'	95.13'	S 02°01'32" W	3°44'46"

201704732 PLAT Total Pages: 1

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, CITY OF WEATHERFORD, JAMIE BOYD, AND JAMIE AHRLETT BOYD: BEING THE SOLE OWNERS OF A 0.830 ACRES TRACT OF LAND KNOWN AS LOT 2, BLOCK B, ESTATES OF TIMBER CREEK, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 167, OUT OF THE ELSBERRY MILLER SURVEY, ABSTRACT NO. 873, PARKER COUNTY, TEXAS: BEING A PORTION OF THAT CERTAIN TRACTS OF LAND AS DESCRIBED IN DOC.# 201516690 & ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201615642, REAL RECORDS, PARKER COUNTY, TEXAS: AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD CAPPED IN THE WEST LINE OF TIMBER CREEK DRIVE (A 50' RIGHT-OF-WAY), FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT. SAID CORNER BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF THAT CERTAIN LOT 1, BLOCK B OF SAID ESTATES OF TIMBER CREEK.

THENCE S 88°58'16" W 377.22 FEET ALONG SAID LOT 1 TO A FOUND 1/2" IRON ROD CAPPED, AT THE NORTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°54'22" W 95.24 FEET TO A FOUND 1/2" IRON ROD CAPPED, AT THE SOUTHWEST CORNER OF THAT CERTAIN LOT 3, BLOCK B OF SAID ESTATES OF TIMBER CREEK, AT THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHWEST CORNER OF THIS TRACT

THENCE N 89°00'26" E 382.08 FEET ALONG SAID LOT 3 TO A FOUND 1/2" IRON ROD CAPPED, IN THE WEST LINE OF SAID TIMBER CREEK DRIVE, BEING IN A CURVE TO THE RIGHT, AT THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1475.00 FEET, A CHORD THAT BEARS S 02°01'32" W 95.13 FEET, AN ARC DISTANCE OF 95.15 FEET TO THE POINT OF BEGINNING.

BEARINGS AND DISTANCES DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF WEATHERFORD, JAMIE BOYD, AND JAMIE AHRLETT BOYD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 2R1 & 2R2, BLOCK B, ESTATES OF TIMBER CREEK, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS THE 23 DAY OF Feb, 2017.

Jamie Boyd
NAME/TITLE

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mr. Jamie Boyd KNOWN TO ME BY 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 CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF Feb, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS THE 23 DAY OF Feb, 2017.

Joshua J. Anderson
NAME/TITLE

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mr. Jamie Boyd KNOWN TO ME BY 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 CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF Feb, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND AT _____, PARKER COUNTY, TEXAS
THIS THE _____ DAY OF _____, 2017.

James Holopp
NAME/TITLE

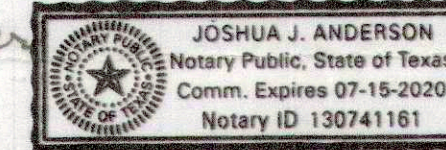
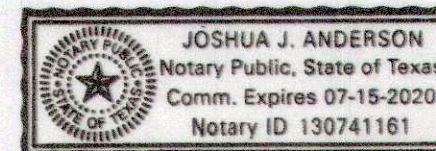
STATE OF TEXAS

COUNTY OF PARKER

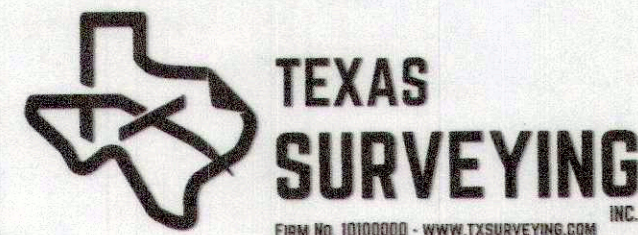
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Holopp KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF Feb, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MINOR REPLAT
LOT 2R1 & 2R2, BLOCK B
ESTATES OF TIMBER CREEK
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS
BEING A 0.830 ACRES SUBDIVISION
OUT OF THE ELSBERRY MILLER
SURVEY, ABSTRACT NO. 873
PARKER COUNTY, TEXAS
FEBRUARY 2017



STATEMENT ACKNOWLEDGING EASEMENTS:

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.

UTILITY EASEMENTS MAY ALSO 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 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 BUILDING, 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.

SPECIAL 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.

ZONING NOTE:

ALL TRACTS SHOWN ON THIS PLAT ARE CURRENTLY ZONED R1-ONE FAMILY.

FLOOD HAZARD ZONE:

THE CREEK PORTION OF THIS TRACT DOES APPEAR TO BE IN FLOOD HAZARD ZONE "A", ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0385E, DATED SEPTEMBER 26, 2008.

SPECIAL NOTES:

BEARINGS AND DISTANCES DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

MINIMUM FINISH FLOOR OF 1033.2' PER PLAT CABINET B, SLIDE 167, PLAT RECORDS, PARKER COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF PARKER

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

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS

[Signature] 2-24-17
CITY PLANNER DATE OF RECOMMENDATION

APPROVED BY: CITY OF WEATHERFORD, TEXAS

[Signature] 2-24-17
CITY MANAGER / MAYOR DATE OF APPROVAL

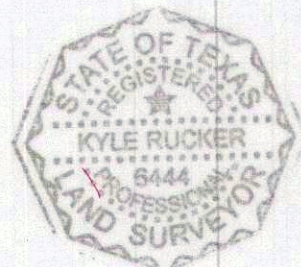
ATTEST:

[Signature] 2-24-17
CITY SECRETARY DATE

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

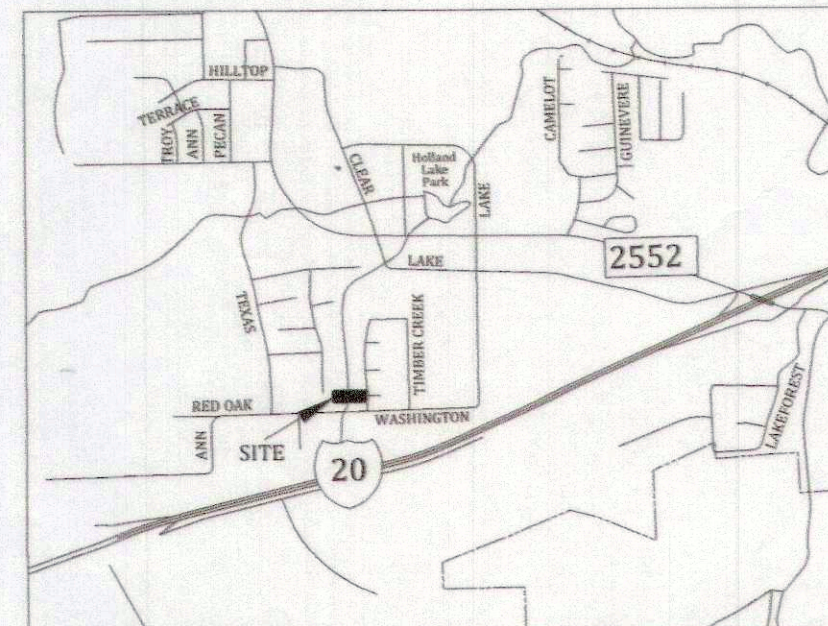
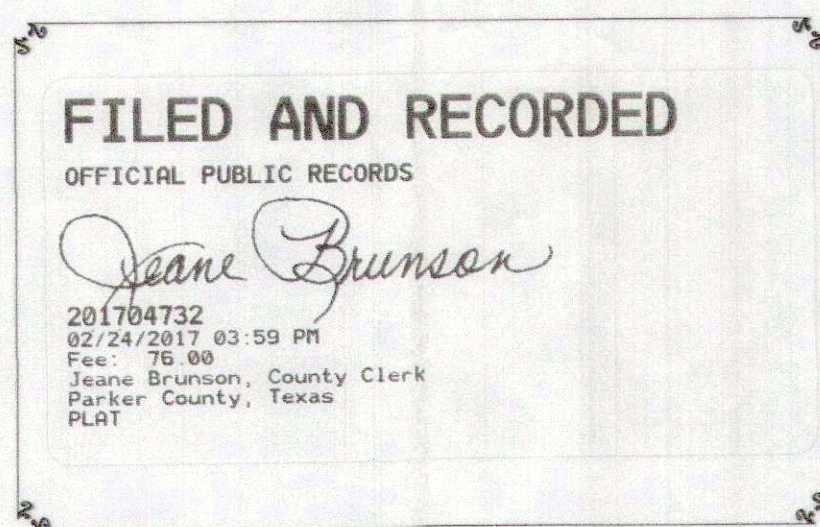
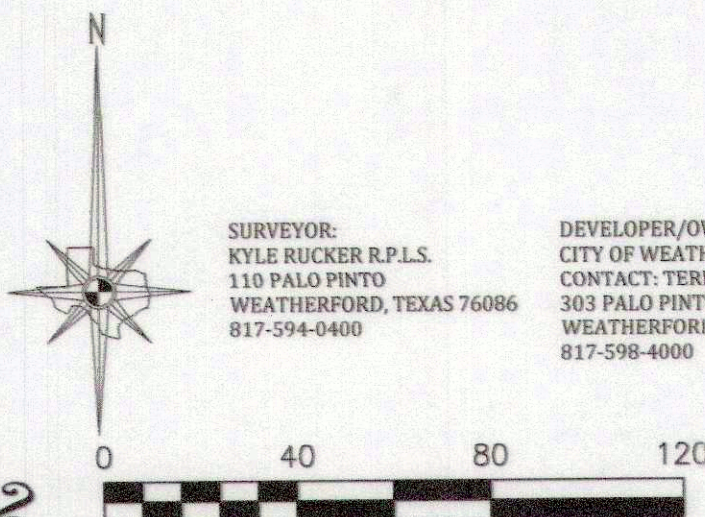
[Signature]
KYLE RUCKER, R.P.L.S. NO. 6444.
817-594-0400 - JN121026P
FEBRUARY 2017



SURVEYOR:
KYLE RUCKER R.P.L.S.
110 PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

DEVELOPER/OWNER:
CITY OF WEATHERFORD
CONTACT: TERRY HUGHES
303 PALO PINTO STREET
WEATHERFORD, TEXAS, 76086
817-598-4000

DEVELOPER/OWNER:
JAMIE & JAMIE AHRLETT BOYD
1105 TIMBER CREEK DRIVE
WEATHERFORD, TEXAS, 76086



AGGF. NO.: 12140
SCH. DIST.: CWE
CITY: H-11P
MAP NO.:

D-685

~~12140.002.001.00~~ 12140.002.002.00
12140.002.002.10