

LEGEND

- PG = PAGE
- VOL = VOLUME
- CAB = CABINET
- POB = POINT OF BEGINNING
- INST. NO. = INSTRUMENT NUMBER
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- V.A.M. = VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
- P.R.P.C.T. = PLAT RECORDS PARKER COUNTY, TEXAS
- D.R.P.C.T. = DEED RECORDS PARKER COUNTY, TEXAS
- O.R.P.C.T. = OFFICIAL RECORDS PARKER COUNTY, TEXAS
- O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°27'36" E	7.00'
L2	N 89°27'36" W	7.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.16'	50.00'	120°30'13"	N 89°27'36" W	86.82'
C2	104.28'	50.00'	119°29'43"	S 89°27'36" E	86.38'

20906.031.000.00
20906.035.001.00

13266
WE
CWE
H-15

FINAL PLAT
HICKORY PLACE ADDITION
LOTS 1 - 13, BLOCK A
& LOTS 1 - 9, BLOCK B

22 LOTS
BEING A 4.288 ACRE TRACT OF LAND SITUATED IN
THE SARAH MONK SURVEY, ABSTRACT No. 906,
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
PREPARED: APRIL 24, 2023

JOB NUMBER
1805.024

DATE
05/01/2023

REVISION
-

DRAWN BY
JDC/CHM/BE

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Mobius Engineering
Contact: Ian Norfolk
4200 N. Main Street, Suite: 150
Fort Worth, TX 76106
(817) 521-8577

OWNER
WP Domain Development, LLC
Contact: John McLendon
105 Troon Drive
Aledo, TX 76008
(817) 291-5693

F 495

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, **WP DOMAIN DEVELOPMENT, LLC**, is the sole owner of a 4.288 acre tract of land out of the SARAH MONK SURVEY, ABSTRACT NUMBER 906, situated in Parker County, Texas, being all of a called 4.237 acre tract of land conveyed to WP Domain Development, LLC by Warranty Deed with Vendor's Lien of record in Instrument Number 201622745 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found in the West right-of-way line of Hickory Lane (right-of-way varies), being the Southeast corner of that certain tract of land conveyed to Charice Shannon by deed of record in Volume 2720, Page 37 of the Official Records of Parker County, Texas, also being the Northeast corner of said 4.237 acre tract;

THENCE, S00°13'42"W, along the West right-of-way line of Hickory Lane, being the common East line of said 4.237 acre tract, a distance of 182.23 feet to a railroad cross tie fence corner post found at the Northeast corner of that certain tract of land conveyed to Timothy Aaron Stallard by deed of record in Instrument Number 202129543 of said Official Public Records, being the most Easterly Southeast corner of said 4.237 acre tract;

THENCE, leaving the West right-of-way line of Hickory Lane, along the North and West lines of said Stallard tract, being the common East line of said 4.237 acre tract, the following two (2) courses and distances:

1. N89°27'36"W, a distance of 199.16 feet to a 1/2 inch iron rod with green plastic cap set at the Northwest corner of said Stallard tract;
2. S00°51'32"E, a distance of 79.80 feet to a 1/2 inch iron rod found at the Northwest corner of that certain tract of land conveyed to Denise Brunson by deed of record in Instrument Number 201616350 of said Official Public Records, being the Southwest corner of said Stallard tract;

THENCE, S00°57'59"E, along the West line of said Brunson tract, being the common East line of said 4.237 acre tract, a distance of 58.57 feet to a 1/2 inch iron rod found at the Northeast corner of that certain tract of land conveyed to Blake and Georgia Messer by deed of record in Instrument Number 201720114 of said Official Public Records, being the most Southerly Southeast corner of said 4.237 acre tract;

THENCE, N89°03'57"W, leaving the West line of said Brunson tract, along the North line of said Messer tract, being the common South line of said 4.237 acre tract, a distance of 455.92 feet to a 1/2 inch iron rod found in the East line of that certain tract of land conveyed to Aubrey McClain Jr. by deed of record in Volume 1765, Page 406 of said Official Records, being the Northwest corner of said Messer tract, also being the Southwest corner of said 4.237 acre tract;

THENCE, along the East line of said McClain tract, being the common West line of said 4.237 acre tract, the following two (2) courses and distances:

1. N00°37'04"E, a distance of 139.66 feet to a 1 inch iron pipe found;
2. N00°15'20"E, a distance of 209.33 feet to a 1/2 inch iron rod found at the Southwest corner of that certain tract of land conveyed to Paul and Norma Harris by deed of record in Volume 597, Page 150 of the Deed Records of Parker County, Texas, being the Northwest corner of said 4.237 acre tract;

THENCE, S84°30'31"E, leaving the East line of said McClain tract, along the South line of said Harris tract, being the common North line of said 4.237 acre tract, a distance of 342.65 feet to a 1 inch iron pipe found at the Southwest corner of said Shannon tract, being the most Southerly Southeast corner of said Harris tract;

THENCE, S89°05'32"E, along the South line of said Shannon tract, being the common North line of said 4.237 acre tract, a distance of 310.08 feet to the **POINT OF BEGINNING** and containing an area of 4.288 Acres, or (186,819 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **WP DOMAIN DEVELOPMENT, LLC**, does hereby adopt this plat, designating herein described property as **HICKORY PLACE ADDITION**, an addition to the City of Weatherford, Parker County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

OWNER: **WP DOMAIN DEVELOPMENT, LLC**

BY: 
John McLendon

5/25/23
Date

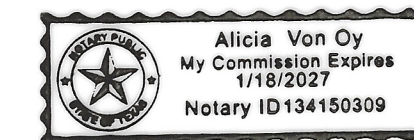
STATE OF TEXAS §
COUNTY OF Parker §

BEFORE ME, the undersigned authority, on this day personally appeared **JOHN MCLENDON**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 25th day of May, 2023.


Notary Public in and for the State of Texas

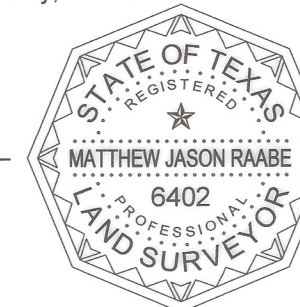
CERTIFICATE OF SURVEYOR



STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Weatherford, Parker County, Texas.


Matthew Raabe, R.P.L.S. # 6402

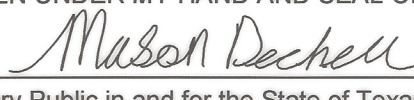


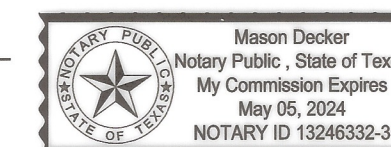
05-23-23
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 23rd day of May, 2023.


Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



202314117
06/01/2023 01:29 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

**FINAL PLAT
HICKORY PLACE ADDITION
LOTS 1 - 13, BLOCK A
& LOTS 1 - 9, BLOCK B**

22 LOTS
BEING A 4.288 ACRE TRACT OF LAND SITUATED IN
THE SARAH MONK SURVEY, ABSTRACT No. 906,
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
PREPARED: APRIL 24, 2023

F495

GENERAL NOTES

- 1.) This property is located in "**Non-shaded Zone X**" as scaled from the F.E.M.A. Flood Insurance Rate Map date September 26, 2008 as shown on Map Number 48367C0270E. The location of the Flood Zone is approximate, no vertical datum was collect at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 2.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 3.) 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/or withholding of utilities and building permits.
- 4.) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 5.) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's 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.
- 6.) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (I.E. Architectural control committee, municipal departments, home owners association, etc.)
- 7.) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- 8.) Visibility, Access and Maintenance Easements:
The are or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across's said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- 9.) The developer does hereby waive all claims for damages against the City of Weatherford 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.
- 10.) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

CITY APPROVAL STATEMENT

Approved by the City of Weatherford for filing at the office of the County Clerk, Parker County, Texas.

Recommended by: City of Weatherford


City Planner Chairperson 5-31-23
Date

Approved by:

City Mayor 5-30-23
Date

Attest:

City Secretary 5-31-23
Date

JOB NUMBER	1805.024
DATE	05/01/2023
REVISION	-
DRAWN BY	JDC/CHM/BE



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Mobius Engineering
Contact: Ian Norfolk
4200 N. Main Street, Suite: 150
Fort Worth, TX 76106
(817) 521-8577

OWNER
WP Domain Development, LLC
Contact: John McLendon
105 Troon Drive
Aledo, TX 76008
(817) 291-5693