

STATE OF TEXAS
COUNTY OF PARKER

202021965 PLAT Total Pages: 1

WHEREAS, THE GABRIELA, DELACRUZ & WELLS CO., BEING THE OWNERS OF A 4.518 ACRES TRACT OF LAND OUT OF THE J.M. BRADLEY SURVEY, ABSTRACT NO. 118, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT ONE CONVEYED TO THE GABRIELA, DELACRUZ & WELLS CO. IN CC# 202015575, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

BEGINNING AT A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HURLBERT IN VOLUME 2003, PAGE 1384, R.P.R.P.C.T., AT THE NORTHEAST CORNER OF SAID GABRIELA, DELACRUZ & WELLS CO. TRACT, AND ON THE WEST LINE OF HARMONY CIRCLE, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID J.M. BRADLEY SURVEY AND THE EAST LINE OF FARM TO MARKET HIGHWAY NO. 1884 IS CALLED TO BEAR SOUTH 2388.05 FEET AND WEST 1030 FEET.

THENCE S 01°22'46" W 282.37 FEET ALONG SAID WEST LINE OF HARMONY CIRCLE TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING INC." FOR THE EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID GABRIELA, DELACRUZ & WELLS CO. TRACT AS FOLLOWS:
S 89°10'45" W 291.50 FEET TO A WOOD FENCE POST, FOR AN ELL CORNER OF THIS TRACT.

S 00°10'40" W 165.30 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING INC." IN THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO SHEHADY IN CC# 201822611, R.P.R.P.C.T., FOR THE SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°49'20" W 254.12 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID SHEHADY TRACT, AT THE SOUTHWEST CORNER OF SAID GABRIELA, DELACRUZ & WELLS CO. TRACT, AND IN THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO LUKENBILL IN CC# 201817866, R.P.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°13'36" E 452.01 FEET TO A FOUND 3/4" IRON ROD AT THE NORTHEAST CORNER OF SAID LUKENBILL TRACT, AT THE NORTHWEST CORNER OF SAID GABRIELA, DELACRUZ & WELLS CO. TRACT, AND IN THE SOUTH LINE OF SAID HURLBERT TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT.

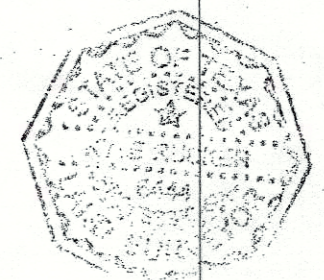
THENCE S 89°54'05" E 543.23 FEET ALONG THE SOUTH LINE OF SAID HURLBERT TRACT TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE: MAY, 2020 - JN19104-P-FINAL



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE GABRIELA, DELACRUZ & WELLS CO., ACTING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, BLOCK 1 HARMONY FLATS ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

BY:

Ryan Zamarron
OWNER

July 16, 2020
DATE

STATE OF TEXAS

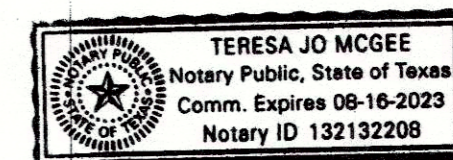
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Ryan Zamarron, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

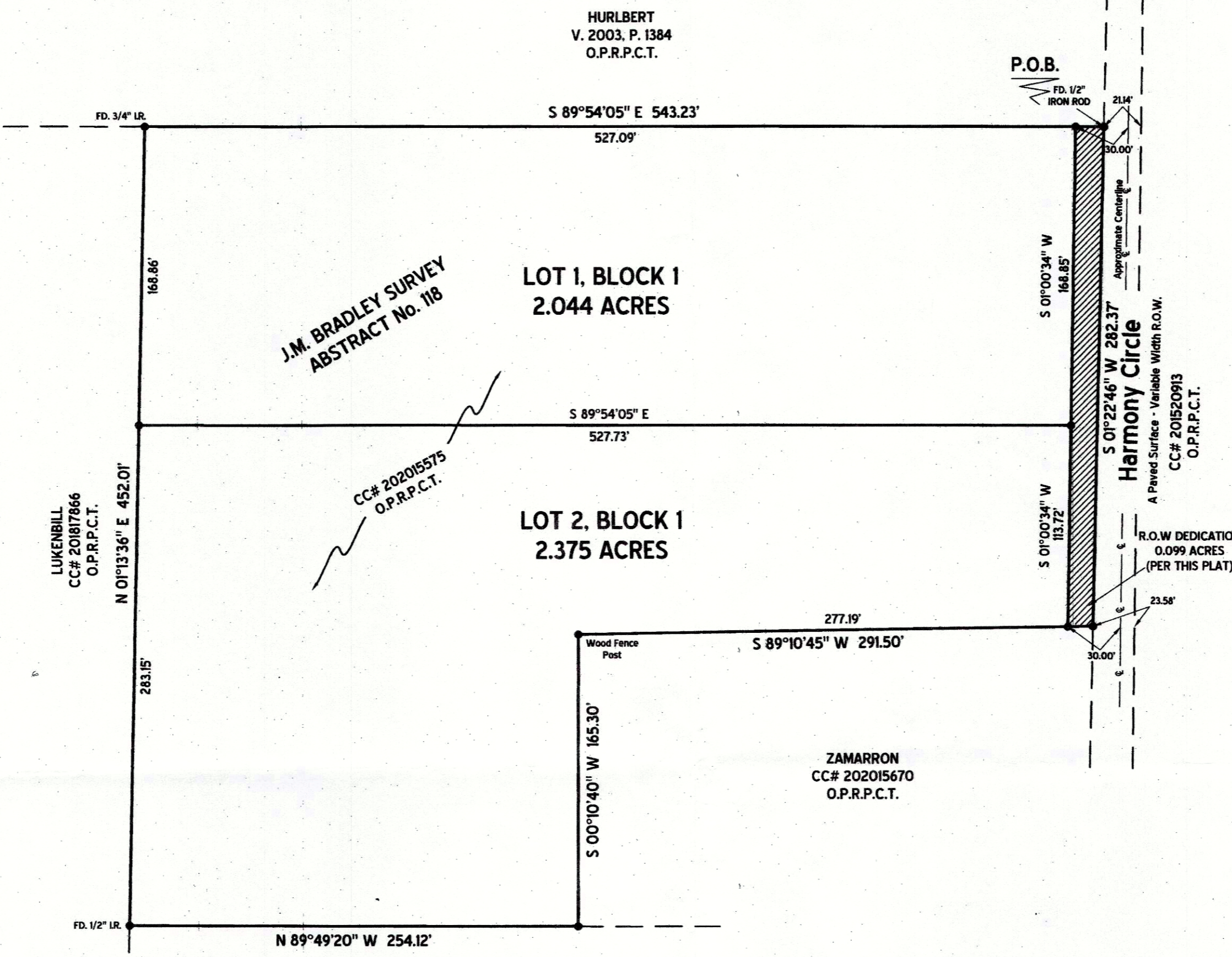
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July, 2020.

Teresa Jo McGee
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ADCT. NO.: 1301
SCH. DIST.: WE
CITY: G-17
MAP NO.: SWE



- NOTES:**
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN - ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0380F DATED APRIL 5, 2019. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
 - 2) WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 18010042 THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:
SUBJECT TO THE RESTRICTIONS RECORDED IN: V. 466, P. 25; R.P.R.P.C.T.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.
 - 5) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 6) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 7) 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 ASSOC., ETC.)
 - 8) 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.
 - 9) THERE SHALL EXIST A 10' UTILITY EASEMENT AROUND THE PERIMETER OF ALL LOTS SHOWN HEREON.



THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL AND PASSED TO THE CITY COUNCIL OF WEATHERFORD FOR ITS CONSIDERATION FOR APPROVAL.

CONSIDERATION BY: *[Signature]*
PLANNING & ZONING CHAIRPERSON
DATE OF RECOMMENDATION: 7-08-2020

ATTEST: *Malinda Nowell*
CITY SECRETARY
DATE: 7/21/20

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]*
CITY MAYOR
DATE OF APPROVAL: 7-21-20

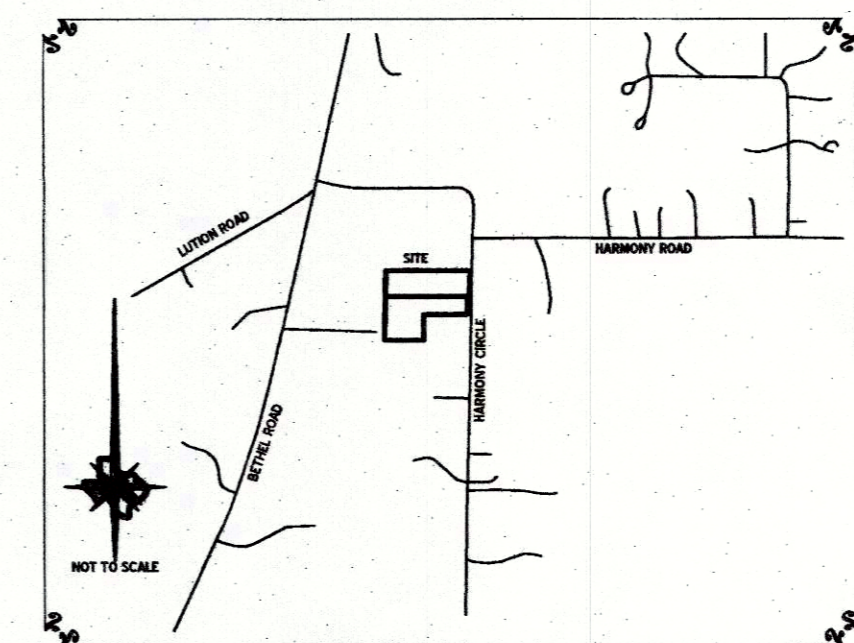
ATTEST: *Malinda Nowell*
CITY SECRETARY
DATE: 7/21/20

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TEXAS, 76086
817-594-0400

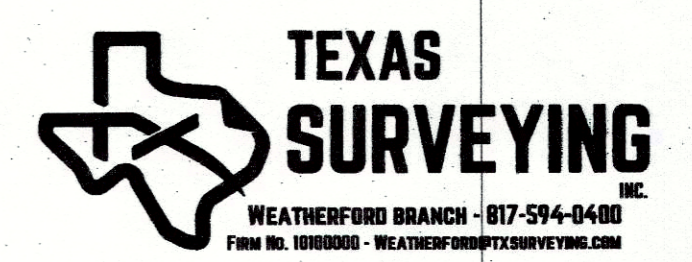
OWNER/DEVELOPER:
THE GABRIELA, DELACRUZ & WELLS CO.
P.O. BOX 1195
WEATHERFORD, TEXAS, 76086
817-694-2067

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202021965
07/22/2020 09:39 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CAB. E, SLIDE 557



FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
HARMONY FLATS ADDITION
AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD
BEING A 4.518 ACRES TRACT OF LAND OUT OF THE J.M.
BRADLEY SURVEY, ABSTRACT NO. 118,
PARKER COUNTY, TEXAS.



2018.018.001.50