

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS GARY AND KAY PEDERSON, BEING THE OWNERS OF A 4.949 ACRES TRACT OF LAND, BEING ALL OF LOT 6R, JEFFERSON WEATHERFORD HEIGHTS, PHASE ONE, AN ADDITION TO PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT AS RECORDED IN CABINET C, SLIDE 146, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT CONVEYED TO PEDERSON IN CLERK'S FILE NO. 202035549, 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, IN THE SOUTH LINE OF CYNTHIA ANN PARKER LANE (A PAVED SURFACE) BEING THE NORTHEAST CORNER OF SAID LOT 6R AND THE NORTHWEST CORNER OF LOT 4, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 25°37'22" E 526.73 FEET, ALONG THE COMMON LINE OF SAID LOTS 4 AND 6R, TO A FOUND 1/2" IRON ROD AT THE SOUTHERLY COMMON CORNER OF SAID LOTS 4 AND 6R, TO THAT CERTAIN TRACT CONVEYED TO GREMMINGER IN VOLUME 2078, PAGE 300, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 60°38'21" W 404.26 FEET, ALONG THE COMMON LINE OF SAID GREMMINGER TRACT AND LOT 6R, TO A FOUND 5/8" IRON ROD, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO FORT WORTH CRUSHED STONE IN VOLUME 2227, PAGE 745, BEING THE SOUTHWEST CORNER OF SAID LOT 6R, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 25°37'22" W 553.09 FEET, ALONG THE COMMON LINE OF SAID LOT 6R AND FORT WORTH CRUSHED STONE TRACT TO A FOUND 1/2" IRON ROD AT THE COMMON CORNER OF LOTS 6R AND 7R, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 64°22'38" E 279.95 FEET, ALONG THE COMMON LINE OF LOTS 6R AND 7R, TO A FOUND 1/2" IRON ROD CAPPED, IN A CURVE TO THE LEFT, WITH A RADIUS OF 60.00 FEET, CHORD OF N 64°22'42" E 103.91 FEET, IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID CYNTHIA ANN PARKER LANE, BEING THE SOUTHEAST CORNER OF SAID LOT 7R, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 125.63 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

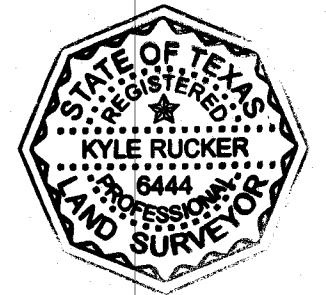
THENCE N 64°22'38" E 19.53 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S 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, 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: SEPTEMBER 2020 - JN201056P



STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 28 DAY OF December 2020.

*Absent*  
 COUNTY JUDGE

*George A. Conley*  
 COMMISSIONER PRECINCT #1

*Craig Paul*  
 COMMISSIONER PRECINCT #2

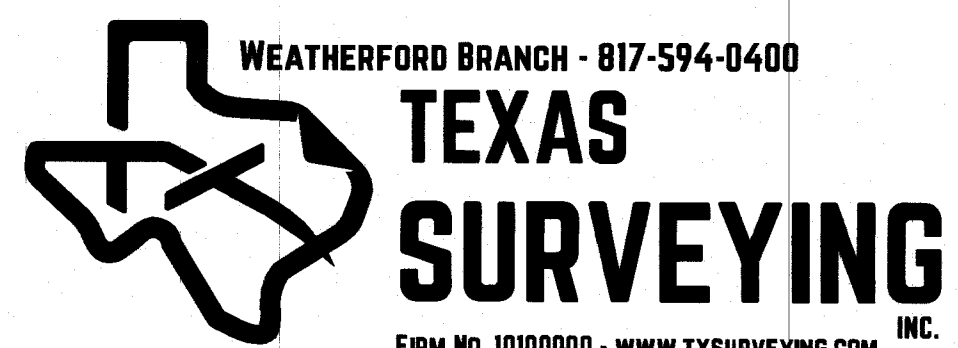
*Greg Malden*  
 COMMISSIONER PRECINCT #3

*Steve Onga*  
 COMMISSIONER PRECINCT #4

REPLAT  
 LOTS 6R1 AND 6R2  
 JEFFERSON WEATHERFORD HEIGHTS, PHASE ONE  
 AN ADDITION IN PARKER COUNTY, TEXAS

BEING A 4.949 ACRES REPLAT OF LOT 6R,  
 JEFFERSON WEATHERFORD HEIGHTS, PHASE ONE,  
 ACCORDING TO THE PLAT AS RECORDED IN  
 CABINET C, SLIDE 146, PLAT RECORDS, PARKER  
 COUNTY, TEXAS.

DECEMBER 2020



- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:  
 OTHER AREAS OF FLOOD HAZARD, ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD  
 ACCORDING TO THE F.L.R.M. COMMUNITY PANEL MAP NO. 48367C0400F, DATED APRIL 5, 2009, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV.
  - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
  - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 4) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
  - 5) WATER IS TO BE PROVIDED BY ONSITE PRIVATE WATER WELL.
  - 6) 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 AVAILABILITY.
  - 7) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC SYSTEMS.
  - 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
  - 9) THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
  - 10) C.I.R.S. - SET 1/2" IRON ROD CAPPED, STAMPED "TEXAS SURVEYING, INC."

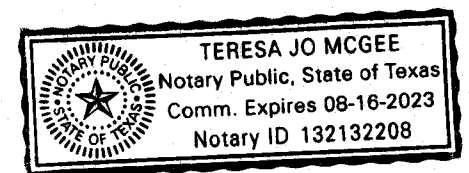
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, GARY AND KAY PEDERSON, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 6R1 AND 6R2, JEFFERSON WEATHERFORD HEIGHTS, PHASE ONE, AN ADDITION IN PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE 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.  
 WITNESS, MY HAND, THIS THE 21 DAY OF Dec 2020.

BY:  
*Gary Pederson*  
 GARY PEDERSON  
*Kay Pederson*  
 KAY PEDERSON

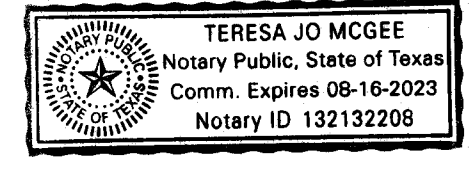
STATE OF TEXAS  
 COUNTY OF PARKER  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Gary Pederson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF December 2020.  
*Teresa Jo McGee*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

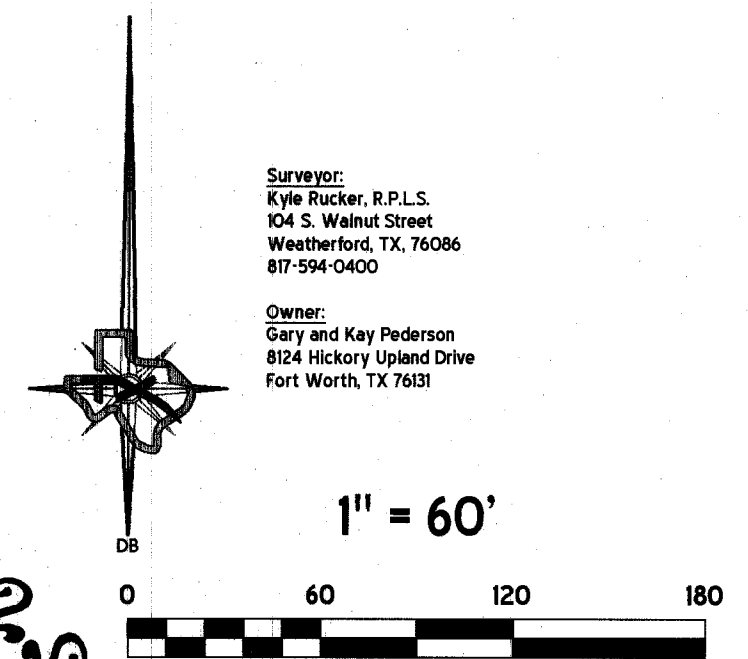
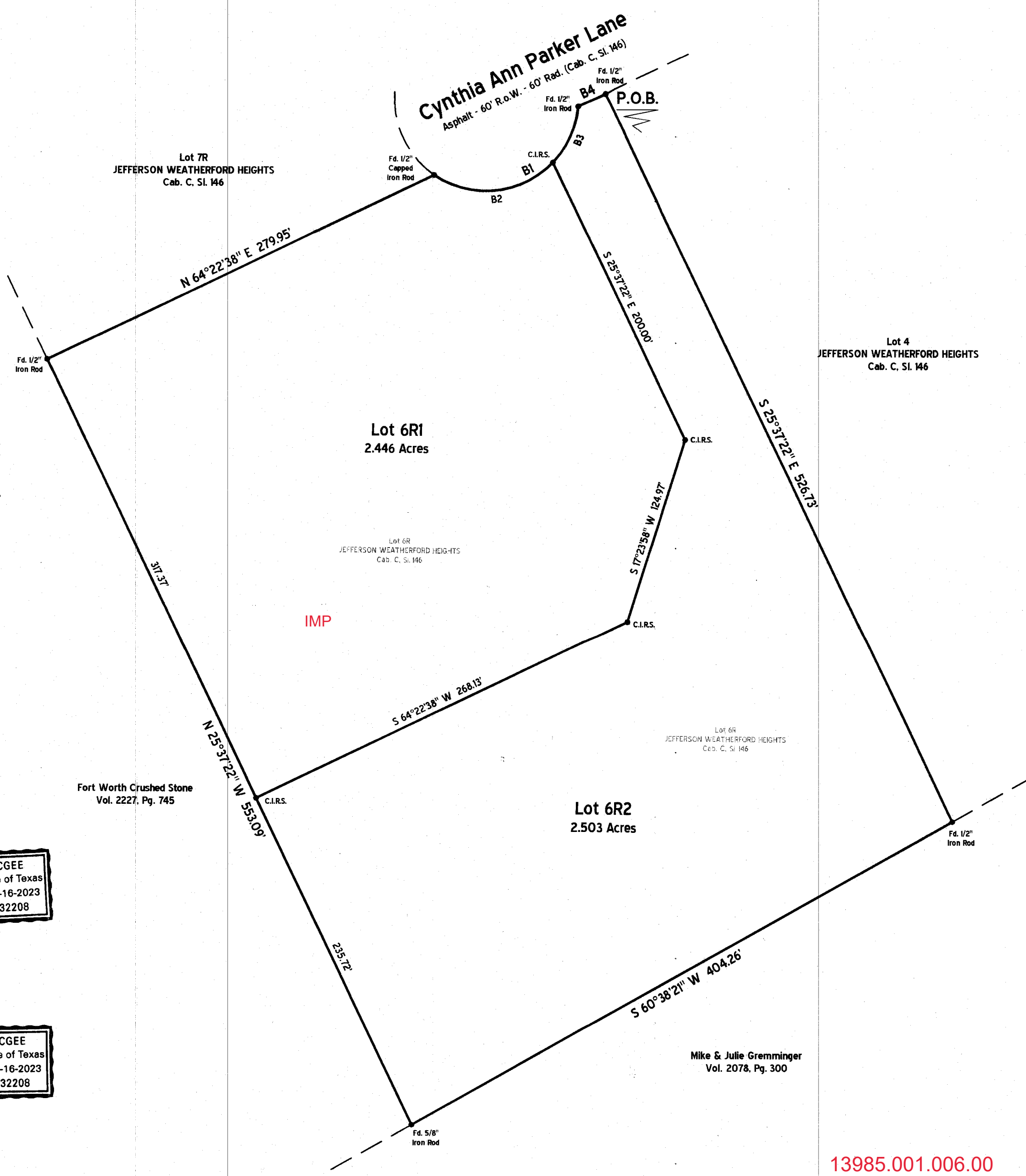


STATE OF TEXAS  
 COUNTY OF PARKER  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Kay Pederson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF December 2020.  
*Teresa Jo McGee*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

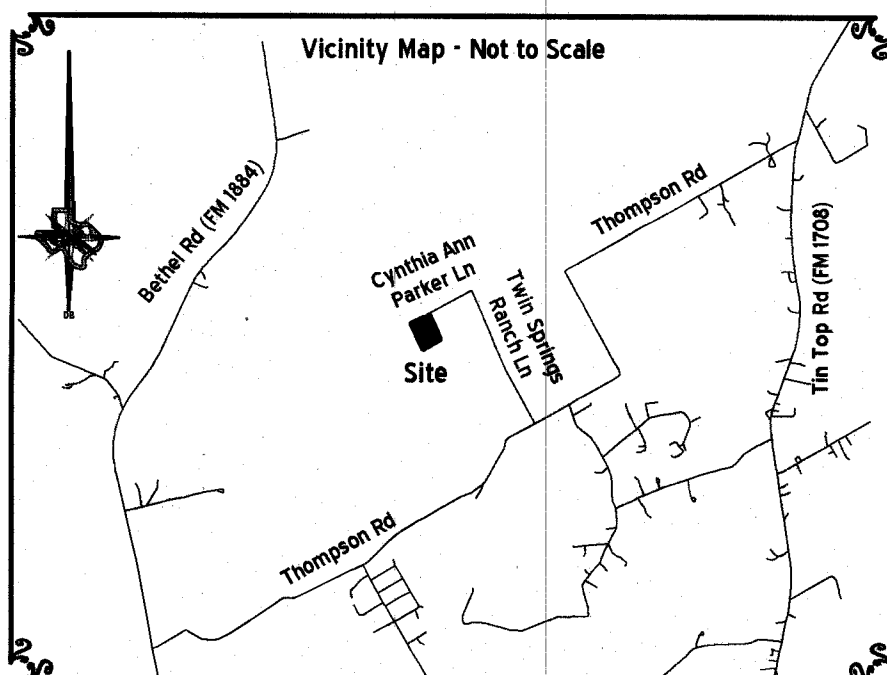


| CURVE | RADIUS | ARC           | CHORD         | CHORD   |
|-------|--------|---------------|---------------|---------|
| B1    | 60.00' | 125.63'       | N 64°22'42" E | 103.91' |
| B2    | 60.00' | 84.79'        | N 83°52'42" E | 77.91'  |
| B3    | 60.00' | 40.84'        | N 23°53'32" E | 40.06'  |
| B4    |        | N 64°22'38" E | 19.53'        |         |



Plat Cabinet E Slide 639

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202043183  
 12/28/2020 10:59 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



13985.001.006.00

Mike & Julie Gremminger  
 Vol. 2078, Pg. 300

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