

OWNER'S CERTIFICATE

That I, Margaret Louise Johnson Clark, the owner of the land shown hereon, of which there is no lienholder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1, BLOCK 1, JOHNSON ESTATES, PHASE 1, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. I, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

EXECUTED THIS THE 24 DAY OF AUGUST, 2017

BY: Margaret Louise Johnson Clark
MARGARET LOUISE JOHNSON CLARK

201721547 PLAT Total Pages: 1

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARGARET LOUISE JOHNSON CLARK, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 24 day of AUGUST, 2017

R. Fitzgerald
Signature

My Commission Expires On 08/20/2018

R. FITZGERALD
ID # 7323684
Notary Public, State of Texas
Commission Expires 08/20/2018

LEGAL DESCRIPTION

Of a 6.177 acres tract of land out of the Oliver Davis Survey, Abstract No. 372, Parker County, Texas; being a portion of the south part of Van Brush Addition to the City of Weatherford, according to plat recorded in Cabinet "A", Slide 74 of the Plat Records of Parker County, Texas; and being part of a certain 12.76 acres tract (Tract 1 - Exhibit 8) described in Volume 1581, Page 1232 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod (replaced with concrete monument) in the south right of way line of Van Street (Not Open) and at the most westerly northwest corner of said 12.76 acres and in the east line of a certain 20 acres tract described in Document No. 201609954 of the Official Records for the northwest and beginning corner of this tract. Whence a found 1/2" iron rod at the southeast corner of Lot 16R in Block 9R of Willow Bend Estates, according to plat recorded in Cabinet "C", Slide 585 of said Plat Records, bears N. 85 deg. 57 min. 32 sec. E. 651.59 feet.

Thence S. 89 deg. 40 min. 40 sec. E. 661.39 feet along the south right of way line of said Van Street to a found 1/2" iron rod (replaced with concrete monument) at an ell corner of said 12.76 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 53 min. 09 sec. E. 596.90 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner in the south line of said 12.76 acres tract and in a north line of a certain 27.02 acres tract (Tract 2 - Exhibit 6) described in said Volume 1581, Page 1232 for the southeast corner of this tract.

Thence along the south line of said 12.76 acres tract and the north line of said 27.02 acres tract the following courses and distances:

- N. 83 deg. 32 min. 26 sec. W. 8.23 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 56 deg. 38 min. 20 sec. W. 366.57 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 82 deg. 27 min. 58 sec. W. 218.44 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 26 deg. 47 min. 19 sec. W. 297.74 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 89 deg. 32 min. 44 sec. W. 6.34 feet to a found 5/8" iron rod at the most westerly southwest corner of said 12.76 acres tract and at the most westerly northwest corner of said 27.02 acres tract and in the east line of said 20 acres tract for the southwest corner of this tract

Thence N. 00 deg. 27 min. 16 sec. E. 103.56 feet to the place of beginning.

CITY OF WEATHERFORD APPROVAL

Approved: 8/22/17, 2017

Recommended By: [Signature], Planning & Zoning Commission

Approved By: [Signature], Mayor

Attest: Malinda Nowell, City Secretary

COUNTY CLERK

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201721547
08/29/2017 03:10 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me on FEBRUARY 20, 2017

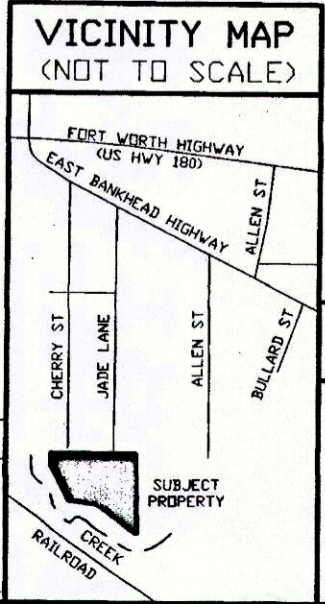
PLAT DATE: AUGUST 4, 2017

Philip E. Colvin, Jr.
PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN17120 17120A.dwg FN170605

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR PHILIP E. COLVIN, JR. 6258

OWNER INFORMATION

MARGARET JOHNSON CLARK
256 ALLEN STREET
WEATHERFORD, TX 76086
817-691-6476



ACCT. NO.: 14014
SCH. DIST.: CWE
CITY: H-15
MAP NO.:

FINAL PLAT

LOT 1, BLOCK 1
JOHNSON ESTATES, PHASE I

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

BEING A REPLAT OF A PORTION OF THE SOUTH PART OF VAN BRUSH ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO PLAT RECORDED IN CABINET "A", SLIDE 74 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

20372-013-000-00