

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 48367C0300E DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.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) ALL CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED. C.I.R.S. - SET 1/2" CAPPED IRON ROD STAMPED "TEXAS SURVEYING, INC."

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) 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.

8) 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.)

9) 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.

10) DRAINAGE EASEMENTS SHOWN HEREON MUST BE KEPT CLEAR OF DEBRIS, FILL AND STRUCTURES TO ALLOW SURFACE DRAINAGE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT: Kathy Taylor & Timothy S. Taylor, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1 & 2, BLOCK 1, K. TAYLOR'S ADDITION, 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.

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

BY:

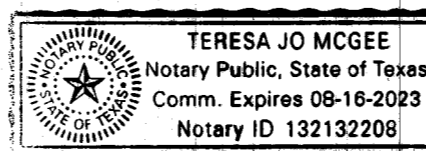
OWNER: [Signature] DATE: 12/19/20  
OWNER: [Signature] DATE: 12/16/20

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 Kathy Taylor, 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 9th DAY OF December, 2020.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

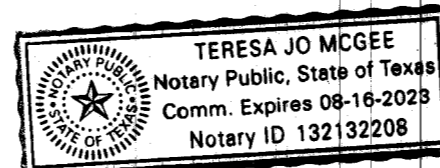


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Timothy S. Taylor, 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 16th DAY OF December, 2020.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, TIMOTHY SCOTT TAYLOR AND KATHY TAYLOR, BEING THE OWNERS OF A 22.215 ACRES TRACT OF LAND OUT OF THE J. MCCULLOCH SURVEY, ABSTRACT NO. 911 AND THE T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1499, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NO. 201912295, OFFICIAL PUBLIC 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. (SCALE FACTOR OF 1.00012):

BEGINNING AT A 3" STEEL FENCE CORNER AT THE NORTHWEST CORNER OF MEADOW ESTATES, A SUBDIVISION IN PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET B, SLIDE 791, PLAT RECORDS, PARKER COUNTY, TEXAS AND ON THE EAST BOUNDARY LINE OF BEDINGER PLACE, PHASE THREE, A SUBDIVISION IN PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET C, SLIDE 96, P.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°04'23" E 497.55 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID BEDINGER PLACE, PHASE THREE FOR A CORNER OF THIS TRACT.

THENCE N 09°10'57" E 621.01 FEET TO A FOUND 5/8" IRON ROD ON THE SOUTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WHITE SETTLEMENT & 730 L.P. IN VOLUME 2041, PAGE 885, O.P.R.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°03'55" E 345.13 FEET TO A FOUND 5/8" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 53°49'01" E 804.90 FEET TO A 3" STEEL FENCE CORNER AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WHITE SETTLEMENT & 730 L.P. IN DOCUMENT NO. 2019, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 53°52'47" E 213.98 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THOMPSON TRUST IN DOCUMENT NO. 20167365, O.P.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 07°56'37" W 501.59 FEET TO A 3" STEEL FENCE CORNER AT THE SOUTHWEST CORNER OF SAID THOMPSON TRUST TRACT AND ON THE NORTH RIGHT OF WAY LINE OF WOODCREST STREET (A PAVED SURFACE) ON A CURVE TO THE LEFT HAVING A RADIUS 50.00 FEET FOR A CORNER OF THIS TRACT.

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID WOODCREST STREET AND SAID CURVE TO THE LEFT HAVING A CHORD OF 5 75'29"41" W 92.55 FEET, AN ARC LENGTH OF 118.23 FEET TO A FOUND 1/2" IRON ROD ON THE WEST RIGHT OF WAY LINE OF SAID WOODCREST STREET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.81 FEET FOR A CORNER OF THIS TRACT.

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID WOODCREST STREET AND SAID CURVE TO THE LEFT HAVING A CHORD OF 5 08'35"56" E 57.37 FEET, AN ARC LENGTH OF 118.23 FEET TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 84.08 FEET FOR A CORNER OF THIS TRACT.

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID WOODCREST STREET AND SAID CURVE TO THE RIGHT HAVING A CHORD OF 5 08'13"41" E 48.29 FEET, AN ARC LENGTH OF 48.98 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 08°12'40" W 526.47 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID WOODCREST STREET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SAENZ IN VOLUME 2882, PAGE 1223, O.P.R.P.C.T., FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE N 67°35'49" W 650.80 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID SAENZ TRACT FOR AN ELL CORNER OF THIS TRACT.

THENCE S 00°24'07" E 623.23 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO SAVONNA IN VOLUME 1328, PAGE 856, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE S 00°32'44" W 414.4 FEET TO A 8" WOOD FENCE CORNER AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SAVONNA IN VOLUME 1328, PAGE 856, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE S 01°35'06" W 129.78 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID MEADOWVIEW ESTATES FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°06'23" W 525.31 FEET ALONG THE NORTH BOUNDARY LINE OF SAID MEADOWVIEW ESTATES TO THE POINT OF BEGINNING.

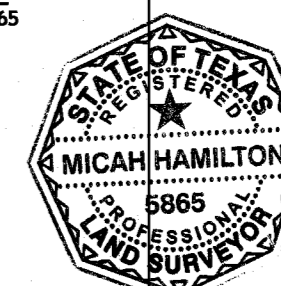
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICAH HAMILTON, 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.

[Signature]

MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865  
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
104 S WALNUT STREET, WEATHERFORD, TEXAS 76087  
WEATHERFORD@TXSURVEYING.COM - 817-594-0400  
M19109P - FIELD WORK DATED: APRIL 30, 2019



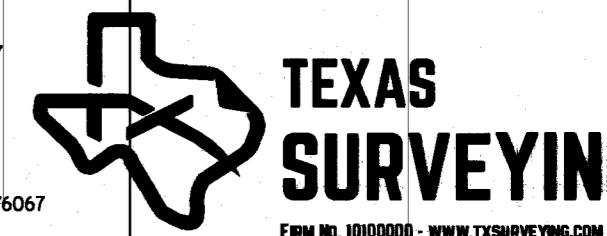
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ACCT NO: 14055  
SCH DIST: WE  
CITY: CWE

MINOR PLAT OF  
LOTS 1 & 2, BLOCK 1  
K. TAYLOR'S ADDITION  
BEING A 22.215 ACRES TRACT OF LAND OUT OF  
THE J. MCCULLOCH SURVEY, ABSTRACT NO. 911  
AND THE T. & P. R.R. CO. SURVEY, ABSTRACT  
NO. 1499, PARKER COUNTY, TEXAS.  
DECEMBER 2020

OWNER/DEVELOPER:  
TIMOTHY SCOTT TAYLOR &  
KATHARINE TAYLOR  
115 WOODCREST ST  
WEATHERFORD, TX 76087  
(817) 458-1610

SURVEYOR:  
MICAH HAMILTON, R.P.L.S.  
112 SE. 1ST ST.  
MINERAL WELLS, TEXAS, 76067  
(940) 325-2155



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
[Signature]  
202100472  
01/05/2021 10:17 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CAB. E, SLIDE 644

This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas, as delegated by the City Council, and is hereby approved by such Department.

Approved By: [Signature] DATE: 1.5.2021  
Development & Neighborhood Services Staff Date of Approval

Attest: [Signature] DATE: 1/5/2021  
Secretary Date