

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 15°04'38" E	27.61
L2	S 82°41'48" E	20.82
L3	S 06°24'32" W	0.65
L4	S 11°50'33" W	10.16

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	255.00'	183.32'	179.40'	N 57°33'30" W	41°11'23"
C2	50.00'	55.86'	52.83'	S 82°01'59" W	63°46'35"

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 49367C0300E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

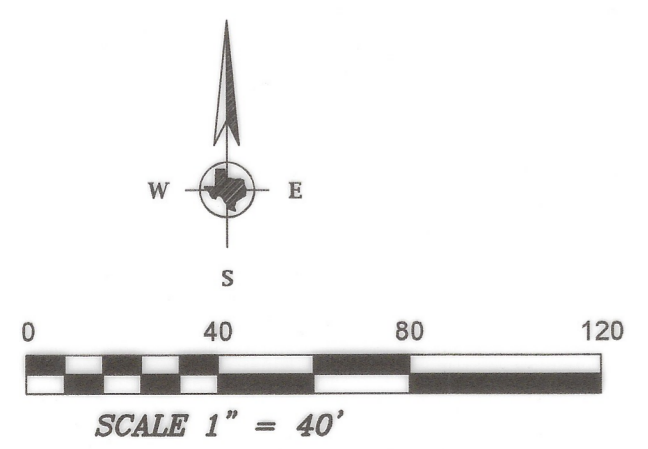
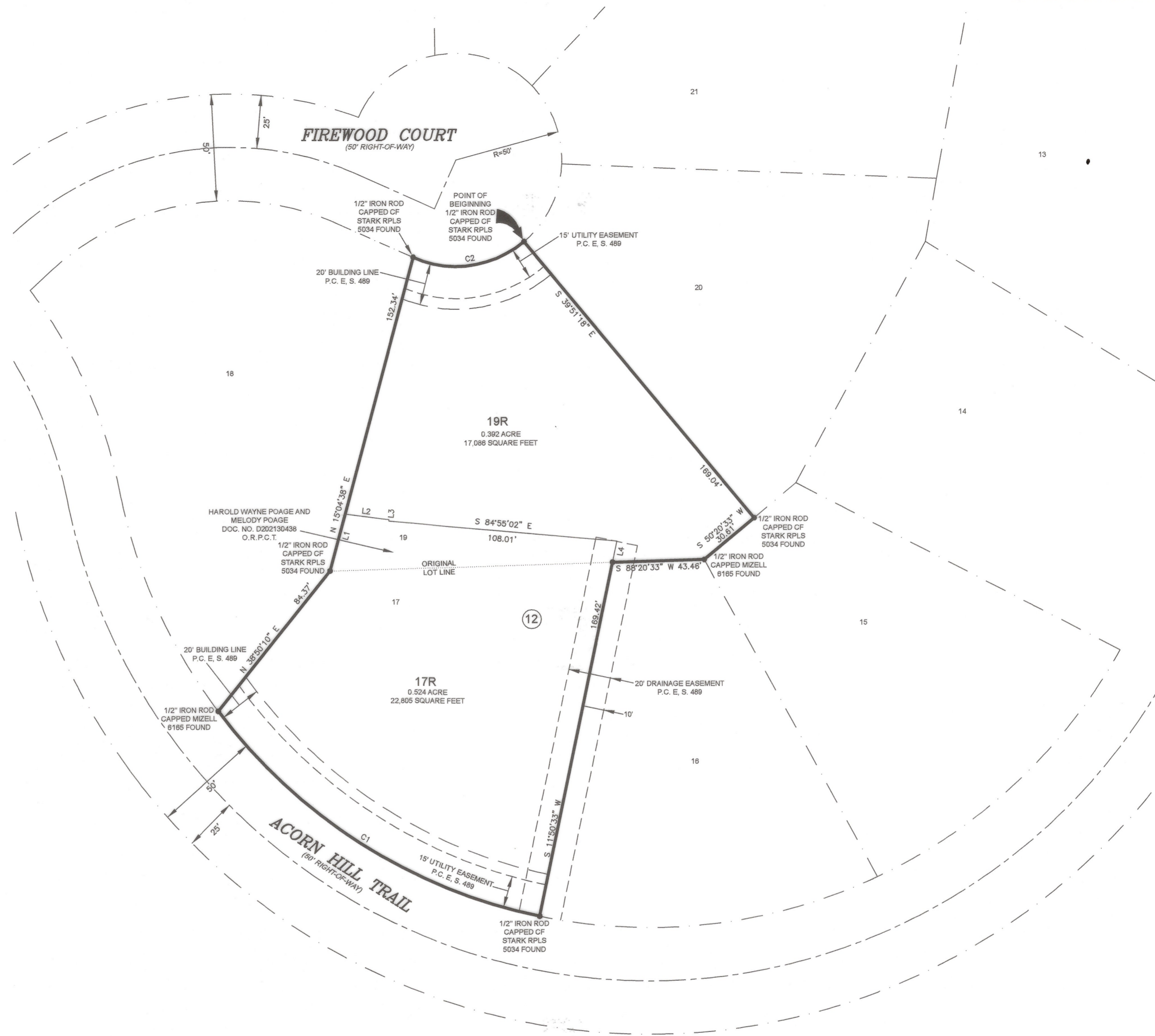
THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF WEATHERFORD BEFORE DIGGING, TRENCHING, OR EXCAVATING.

NUMBER OF LOTS: 2

THE PURPOSE OF THIS REPLAT IS TO MOVE THE LOCATION OF THE PROPERTY LINE BETWEEN LOTS 17 AND 19, BLOCK 12 TO THE NEW LOCATION SHOWN HEREON.

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN INCORPORATED INTO THE CREATION OF THIS PLAT.



OWNER/DEVELOPER  
(LOT 17R)  
HAROLD WAYNE POAGE AND  
MELODY POAGE  
3337 ACORN HILL TRAIL  
WEATHERFORD, TX 76087

OWNER/DEVELOPER  
(LOT 19R)  
MATKS, L.L.C.  
800 F.M. RD. 5  
ALEDO, TX 76008



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

*Stephen Mizell*  
STEPHEN MIZELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6165  
SURVEYED ON THE GROUND APRIL 12, 2021  
PLAT PREPARED APRIL 28, 2021  
REVISED JULY 13, 2021 (CITY COMMENTS)

14454.012.017.00  
14454.012.019.00

F-29

14454  
WE  
CWE  
J-14

Replat  
Lots 17R and 19R, Block 12,  
LAKE WAY ESTATES,  
PHASE III,  
Being a revision of Lots 17 and 19, Block 12  
LAKE WAY ESTATES,  
PHASE III,  
an Addition to the City of Weatherford, Parker County,  
Texas, according to the Plat thereof recorded in Cabinet E,  
Slide 489, Plat Records, Parker County, Texas.  
Prepared April 28, 2021



STATE OF TEXAS }  
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That MATKS, LLC, acting by and through, the undersigned, its duly authorized agent, and Harold Wayne Poage and Melody Poage are the owners of the following described real property to wit:

FIELD NOTES:

0.916 acre, being Lots 17 and 19, Block 12, LAKEWAY ESTATES, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet E, Slide 489, Plat Records, Parker County, Texas, and that certain tract of land described in deed to Harold Wayne Poage and Melody Poage by deed recorded in Document Number D202130438, County Clerk's Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped CF STARK RPLS 5034 found, the northeast corner of said Lot 19, the most westerly corner of Lot 20, Block 12, said LAKEWAY ESTATES, PHASE III, in the south line of FIREWOOD COURT (a 50' Right-of-Way);

THENCE S 39°51'18" E, along the common line of said Lots 19 and 20, 169.04 feet to a 1/2" iron rod capped CF STARK RPLS 5034, the most easterly corner of said Lot 19, the most southerly corner of said Lot 20, in the northwest line of Lot 15, Block 12, said LAKEWAY ESTATES, PHASE III;

THENCE S 50°20'33" W, along the common line of said Lots 19 and 15, 30.61 feet to a 1/2" iron rod capped MIZELL 6165 found, for the westernmost corner of said Lot 15, for the northeast corner of Lot 16, Block 12, said LAKEWAY ESTATES, PHASE III;

THENCE S 88°20'33" W, along the common line of said Lots 19 and 16, 43.46 feet to the northwest corner of said Lot 16 and the northeast corner of said Lot 17;

THENCE S 11°50'33" W, along the common line of said Lots 16 and 17, 169.42 feet to a 1/2" iron rod capped CF STARK RPLS 5034 found, the southeast corner of said Lot 16 and the southeast corner of said Lot 17, in the north line of ACORN HILL TRAIL (a 50' Right-of-Way), at the beginning of a curve to the right whose radius is 255.00 feet and whose long chord bears N 57°33'30" W, 179.40 feet;

THENCE along the common line of said Lot 17 and ACORN HILL TRAIL, along said curve, in a westerly direction, through a central angle of 41°11'23", a distance of 183.32 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve, for the southwest corner of said Lot 17, for the southernmost corner of Lot 18, Block 12, said LAKEWAY ESTATES, PHASE III;

THENCE N 38°50'10" E, along the common line of said Lots 17 and 18, 84.37 feet to a 1/2" iron rod capped CF STARK RPLS 5034 found, the northeast corner of said Lot 17, the southwest corner of said Lot 19;

THENCE N 15°04'38" E, along the common line of said Lots 18 and 19, 152.34 feet to a 1/2" iron rod capped CF STARK RPLS 5034, the northeast corner of said Lot 18, the northwest corner of said Lot 19, in the south line of said FIREWOOD COURT, at the beginning of a curve to the left, whose radius is 50.00 feet, and whose long chord bears N 82°01'59" E, 52.83 feet;

THENCE along the common line of said Lot 19 and FIREWOOD COURT, along said curve, in an easterly direction, through a central angle of 63°46'35", a distance of 55.66 feet to the POINT OF BEGINNING and containing 0.916 acre (39,891 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }

COUNTY OF PARKER }

Date August 10, 2021

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as Lots 17R and 19R, Block 12, LAKEWAY ESTATES, PHASE III, an Addition to the City of Weatherford, Parker County, Texas, or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

*[Signature]*  
Tony Aaron, Authorized Representative (Lot 19R)

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 Tony Aaron, known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THIS 10th day of August, 2021



*[Signature]*  
Notary Public, Parker County, Texas

My Commission Expires 3-17-25

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }

COUNTY OF PARKER }

Date August 10, 2021

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as Lots 17R and 19R, Block 12, LAKEWAY ESTATES, PHASE III, an Addition to the City of Weatherford, Parker County, Texas, or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

*[Signature]*  
Harold Wayne Poage (Lot 17R)

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 Harold Wayne Poage, known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THIS 10th day of August, 2021



*[Signature]*  
Notary Public, Parker County, Texas

My Commission Expires 03-17-25

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }

COUNTY OF PARKER }

Date August 10, 2021

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as Lots 17R and 19R, Block 12, LAKEWAY ESTATES, PHASE III, an Addition to the City of Weatherford, Parker County, Texas, or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

*[Signature]*  
Melody Poage (Lot 17R)

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 Harold Wayne Poage, known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THIS 10th day of August, 2021



*[Signature]*  
Notary Public, Parker County, Texas

My Commission Expires 3-17-25

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0300E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF WEATHERFORD BEFORE DIGGING, TRENCHING, OR EXCAVATING.

NUMBER OF LOTS: 2

THE PURPOSE OF THIS REPLAT IS TO MOVE THE LOCATION OF THE PROPERTY LINE BETWEEN LOTS 17 AND 19, BLOCK 12 TO THE NEW LOCATION SHOWN HEREON.

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN INCORPORATED INTO THE CREATION OF THIS PLAT.

TEXAS GEOSPATIAL  
STEPHEN@TXGEO.COM  
4918 BEN DAY MURRIN RD.  
FT. WORTH, TX 76126  
817-819-7987  
TBPELS FIRM NO. 10083300

OWNER/DEVELOPER  
(LOT 17R)  
HAROLD WAYNE POAGE AND  
MELODY POAGE  
3337 ACORN HILL TRAIL  
WEATHERFORD, TX 76087

OWNER/DEVELOPER  
(LOT 19R)  
MATKS, L.L.C.  
800 F.M. RD. 5  
ALEDO, TX 76008



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.  
*[Signature]*  
STEPHEN MIZELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6165  
SURVEYED ON THE GROUND APRIL 12, 2021  
PLAT PREPARED APRIL 28, 2021  
REVISED JULY 13, 2021 (CITY COMMENTS)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*[Signature]*  
Lila Deakle

202132211  
08/16/2021 02:39 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

F-29

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:  
*[Signature]*  
CITY PLANNER, CITY OF WEATHERFORD  
8/13/21  
DATE

APPROVED BY:  
*[Signature]*  
MAYOR/CITY MANAGER, CITY OF WEATHERFORD  
8/13/21  
DATE

ATTEST:  
*[Signature]*  
CITY SECRETARY, CITY OF WEATHERFORD  
8/13/21  
DATE

Replat  
Lots 17R and 19R, Block 12,  
LAKE WAY ESTATES,  
PHASE III,  
Being a revision of Lots 17 and 19, Block 12  
LAKE WAY ESTATES,  
PHASE III,  
an Addition to the City of Weatherford, Parker County,  
Texas, according to the Plat thereof recorded in Cabinet E,  
Slide 489, Plat Records, Parker County, Texas.  
Prepared April 28, 2021