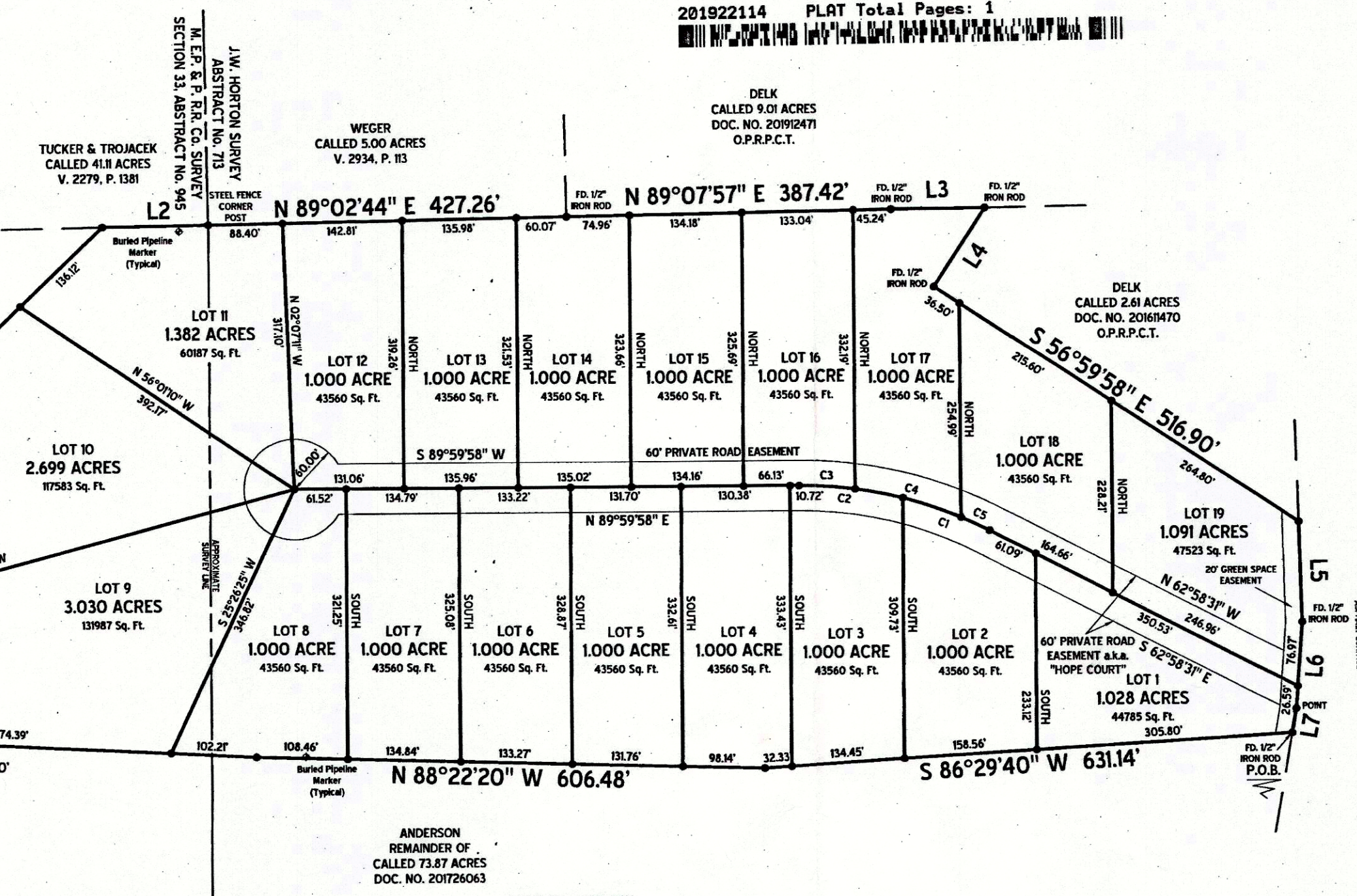


CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	500.00'	111.21'	S 69°20'13" E	110.98'
C2	500.00'	124.76'	S 82°51'26" E	124.44'
C3	500.00'	67.10'	N 86°09'41" W	67.05'
C4	500.00'	131.24'	N 74°47'51" W	130.86'
C5	500.00'	37.64'	N 65°07'18" W	37.63'

LINE	BEARING	DISTANCE
L1	N 17°56'20" W	18.86'
L2	N 89°02'44" E	126.76'
L3	N 89°18'44" E	112.04'
L4	S 33°19'19" W	112.10'
L5	S 01°45'29" E	119.50'
L6	S 04°17'23" W	103.55'
L7	S 09°58'04" W	29.08'

ZUFELT
CALLED 18.35 ACRES
V. 1869, P. 281



- NOTES:
- 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.
 - CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0200E, DATED SEPTEMBER 26, 2008; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
 - ALL CORNERS SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
 - APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRS.ORG)
 - 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.
 - WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
 - INDIVIDUAL LOTS TO BE SERVICED BY PRIVATE ON-SITE SEPTIC FACILITIES (OSSF's) & PERMITTED THROUGH THE PARKER COUNTY HEALTH DEPARTMENT.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE(S) AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - WE DO HEREBY WAIVE ALL CLAIMS FOR DAMAGE AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS OR ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
 - THIS TRACT DOES NOT APPEAR TO BE LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
 - ALL ROADS WITHIN THIS DEVELOPMENT SHALL BE DESIGNATED AS "PRIVATE ROADS" AND ARE SHOWN HEREON AS A PRIVATE ROAD EASEMENT BEING 60' IN WIDTH.
 - CLUSTER BOX USED FOR POSTAL SERVICE TO ALL LOTS TO BE LOCATED AT NEW HOPE ROAD WITHIN THE LIMITS OF THE PUBLIC R.O.W.
 - THERE SHALL EXIST A 10' UTILITY EASEMENT AROUND THE PERIMETER OF ALL LOTS AS SHOWN HEREIN.

LIENHOLDER APPROVAL

DAMON R. WHATLEY
AMERICAN NATIONAL BANK & TRUST
SENIOR VICE PRESIDENT / COMMERCIAL LOANS
2732 MIDWESTERN PKWY, WICHITA FALLS, TX, 76308
940-397-2416

SIGNATURE OF LIENHOLDER

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 23 DAY OF August, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMIE BELLYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 20 DAY OF August, 2019.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

SURVEYORS DESCRIPTION:

BEING A 23.230 ACRES TRACT OF LAND OUT OF THE J.W. HORTON SURVEY, ABSTRACT NO. 713 AND THE M. E.P. & P. R.R. CO. SURVEY, SECTION 33, ABSTRACT NO. 945, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO NEW HOPE RD, LLC IN DOC. NO. 201701826, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; 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 INTERSECTION OF THE NORTH LINE OF THAT CALLED 73.87 ACRES TRACT OF LAND AS DESCRIBED IN VOLUME 1674, PAGE 213, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS WITH THE CALLED WEST LINE OF NEW HOPE ROAD, AN ASPHALT SURFACE, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHWEST CORNER OF SAID HORTON SURVEY IS CALLED BY BEAR WEST 1315.29 FEET, SOUTH 712.29 FEET AND N 87°02' E 47.44 FEET.

THENCE ALONG THE COMMON LINES OF SAID ROGERS TRACT & SAID 73.87 ACRES TRACT AS FOLLOWS:
S 86°29'40" W 631.14 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP;
N 88°22'20" W 606.48 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP;
N 87°12'20" W 776.60 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP, FOR THE SOUTHERLY SOUTHWEST CORNER OF THIS TRACT.
N 17°56'20" W 18.86 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP, FOR THE WESTERLY SOUTHWEST CORNER OF THIS TRACT.
N 46°15'29" E 832.60 FEET TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF THAT CALLED 41.8 ACRES TRACT OF LAND CONVEYED TO TUCKER & TROJACEK IN VOLUME 2279, PAGE 1381, O.P.R.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°02'44" E 126.76 FEET ALONG THE SOUTH LINE OF SAID 41.8 ACRES TRACT TO A STEEL FENCE CORNER POST, AT THE SOUTHWEST CORNER OF THAT CALLED 5.00 ACRES TRACT OF LAND CONVEYED TO WEGER IN VOLUME 2934, PAGE 113, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 89°02'44" E 427.26 FEET ALONG THE SOUTH LINE OF SAID 5.00 ACRES TRACT TO A FOUND 1/2" IRON ROD, AT THE SOUTHWEST CORNER OF THAT CALLED 9.01 ACRES TRACT OF LAND AS DESCRIBED IN CLERK FILE 201324442, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID 9.01 ACRES TRACT AS FOLLOWS:
N 89°07'57" E 387.42 FEET TO A FOUND 1/2" IRON ROD;
N 89°18'44" E 112.04 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID ROGERS TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 33°19'19" W 112.10 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.

THENCE S 56°59'58" E 516.90 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP IN THE CALLED WEST LINE OF SAID NEW HOPE ROAD, FOR THE EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE SOUTHERLY ALONG THE CALLED WEST LINE OF SAID NEW HOPE ROAD AS FOLLOWS:
S 01°45'29" E 119.50 FEET TO A FOUND 1/2" IRON ROD;
S 04°17'23" W 103.55 FEET TO A POINT;
S 09°58'04" W 29.08 FEET TO THE POINT OF BEGINNING.

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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

SIGNATURE OF SURVEYOR

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
FIELD DATE: SEPTEMBER 2015 - AN01707P

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kyle Rucker ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 - 19 NEW HOPE HEIGHTS, AN ADDITION TO PARKER COUNTY, TEXAS.

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

WITNESS MY HAND, THIS 23rd DAY OF August, 2019.

BY:

SIGNATURE OF WITNESS

NAME/TITLE

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, Kyle Rucker, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 23 DAY OF August, 2019.

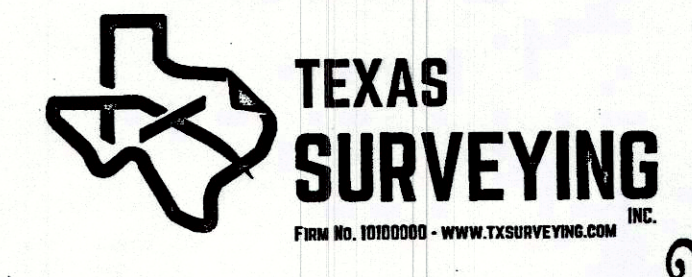
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMIE BELLYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

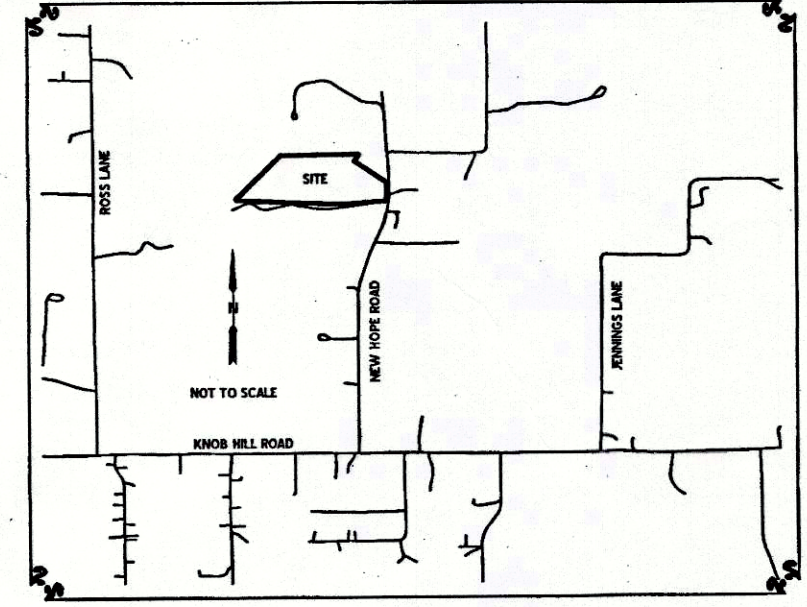
ACCT. NO.: 15482
SCH. DIST.: SP
CITY: M-4
MAP NO.:

FINAL PLAT
LOTS 1 - 19
NEW HOPE HEIGHTS

A 23.230 ACRES TRACT OF LAND OUT OF THE J.W. HORTON SURVEY, ABSTRACT NO. 713 AND THE M. E.P. & P. R.R. CO. SURVEY, SECTION 33, ABSTRACT NO. 945, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO NEW HOPE RD, LLC IN DOC. NO. 201701826, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
AUGUST 2019



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201922114
08/26/2019 10:36 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



20113.012.000.00
20145.008.000.00

PLAT CABINET E, SLIDE 360

