

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	112.46	111.80	S 20°18'14" E	21°28'39"
C2	240.00	106.78	105.90	S 22°18'38" E	23°29'27"
C3	370.00	131.59	130.37	S 30°11'19" E	33°49'42"
C4	570.00	211.28	211.21	S 39°17'56" E	73°09'44"
C5	630.00	234.49	233.37	S 34°54'33" E	81°07'17"
C6	570.00	177.07	176.52	S 30°54'33" E	18°38'24"
C7	970.00	323.07	323.07	N 51°48'00" E	67°14'49"
C8	970.00	323.07	323.07	N 48°04'49" E	67°14'49"
C9	1030.00	349.46	349.33	N 49°03'50" E	81°05'11"
C10	1030.00	349.46	349.33	N 51°14'49" E	101°14'49"
C11	1030.00	349.46	349.33	N 69°03'50" E	134°09'42"
C12	970.00	323.07	323.07	N 69°03'50" E	134°09'42"
C13	970.00	323.07	323.07	N 59°04'23" E	119°49'59"
C14	970.00	323.07	323.07	N 49°14'49" E	101°14'49"
C15	970.00	323.07	323.07	N 42°30'09" E	87°36'56"
C16	1030.00	349.46	349.33	N 42°30'09" E	87°36'56"
C17	1030.00	349.46	349.33	N 49°03'50" E	119°49'59"
C18	970.00	323.07	323.07	N 49°03'50" E	119°49'59"
C19	970.00	323.07	323.07	N 49°03'50" E	119°49'59"
C20	1030.00	349.46	349.33	N 49°03'50" E	119°49'59"
C21	1030.00	349.46	349.33	N 49°03'50" E	119°49'59"
C22	1030.00	349.46	349.33	N 49°03'50" E	119°49'59"
C23	1030.00	349.46	349.33	N 49°03'50" E	119°49'59"
C24	970.00	323.07	323.07	N 49°03'50" E	119°49'59"
C25	970.00	323.07	323.07	N 49°03'50" E	119°49'59"
C26	970.00	323.07	323.07	N 49°03'50" E	119°49'59"

LINE	BEARING	DISTANCE
L1	S 31°02'34" E	24.16
L2	S 09°33'55" E	46.50
L3	S 26°46'24" E	84.40
L4	S 35°03'21" E	161.11
L5	N 44°54'25" E	67.81
L6	N 44°54'25" E	32.66
L7	N 67°13'58" E	52.07
L8	N 40°41'51" E	32.82
L9	S 40°41'51" W	32.82
L10	S 67°13'58" W	52.07
L11	S 44°54'25" W	37.62
L12	S 44°54'25" W	42.85
L13	S 52°20'49" W	26.98
L14	N 39°03'22" W	18.20
L15	N 26°46'24" W	84.40
L16	N 09°33'55" W	46.50
L17	N 31°02'34" W	24.16

20543.001.000.00
 20543.001.001.00
 20543.001.000.50



STATE OF TEXAS)
 COUNTY OF PARKER)

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

RECOMMENDED BY: *[Signature]* 5/2/23
 CITY PLANNER

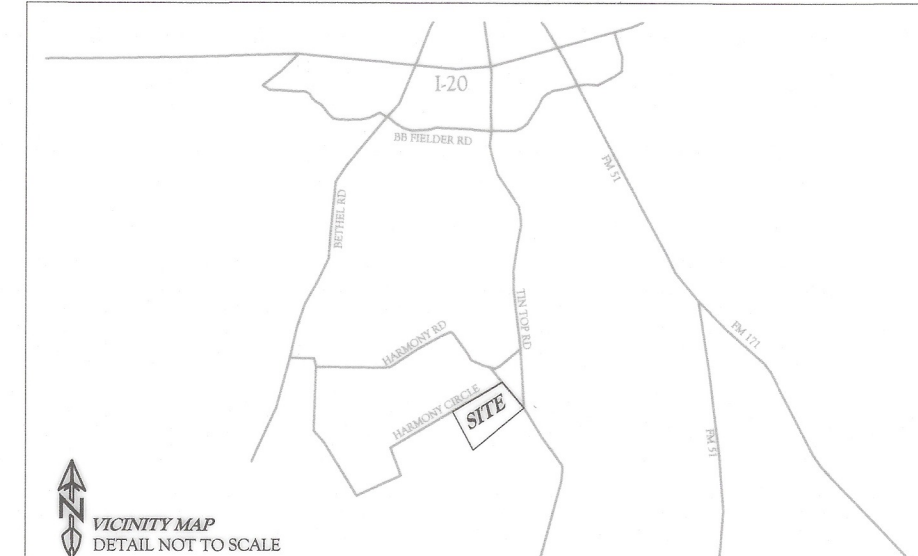
APPROVED BY: *[Signature]* 5/2/23
 CITY MANAGER / MAYOR

ATTEST: *[Signature]* 5/2/23
 CITY SECRETARY

OWNER/DEVELOPER
 TODD A. PHILLIPS
 211 S RUSK ST
 WEATHERFORD, TX 76086
 817-599-9993

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle
 202312568
 05/16/2023 03:01 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT



Approval by the planning and zoning commission.

This plat has been submitted to and considered by the planning and zoning commission of the City of Weatherford, Texas, and is hereby approved by such commission and passed to the city council for its consideration for approval.

Dated this the 3 day of May, 2023

By: *[Signature]*
 Chairman

ATTEST: *[Signature]*
 Secretary

Approval by City Council

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 22 day of May, 2023

By: *[Signature]*
 Mayor

ATTEST: *[Signature]*
 Secretary

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, TODD A. PHILLIPS IS THE OWNER OF A 96.012 ACRES TRACT OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE R.S. GREEN SURVEY, ABSTRACT NO. 543, PARKER COUNTY, TEXAS, BEING A PORTION OF A CALLED 61.109 ACRES DESCRIBED IN DOCUMENT NO. 201710310 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND A PORTION OF A CALLED 35.580 ACRES DESCRIBED IN DOCUMENT NO. 201710351 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 60D NAIL FOUND IN SOUTHWEST SIDE OF X-TIE, SAID POINT BEING THE SOUTH CORNER OF CALLED 61.109 ACRES, SAID POINT ALSO BEING THE SOUTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 29°12'22" W - 150.53 FEET TO A 1/2 INCH IRON ROD SET W/PLASTIC CAP MARKED "JRP 5959";

THENCE N 28°05'27" W - 1670.97 FEET TO A 6 INCH CEDAR FENCE POST FOUND IN THE SOUTH LINE OF HARMONY CIRCLE, SAID POINT BEING THE WEST CORNER OF CALLED 35.580 ACRES, SAID POINT ALSO BEING THE WEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH LINE OF HARMONY CIRCLE, N 58°57'26" E - 2428.79 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE WEST LINE OF HARMONY SPUR, SAID POINT BEING THE NORTH CORNER OF SAID CALLED 35.580 ACRES, SAID POINT ALSO BEING THE NORTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF HARMONY SPUR, S 40°27'14" E - 1416.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR THE EAST CORNER OF CALLED 35.580 ACRES, SAID POINT ALSO BEING THE SOUTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 50°13'47" W - 2782.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.012 ACRES OF LAND.

OWNERS DEDICATION
 State of Texas \$ ___
 County of Parker \$ ___

Date: May 12, 2023

I (we), TODD A. PHILLIPS, owner(s) of the land shown on this plat, and designated herein as the OLD OAKS subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public forever 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.

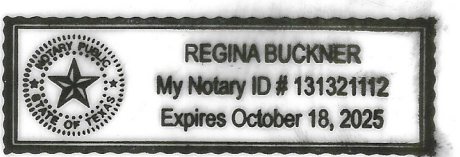
Todd A. Phillips
 TODD A. PHILLIPS
 Owner

State of Texas \$ ___
 County of Parker \$ ___

Before me, the undersigned authority, a notary public in and for the state of Tx, on this day personally appeared TODD PHILLIPS known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

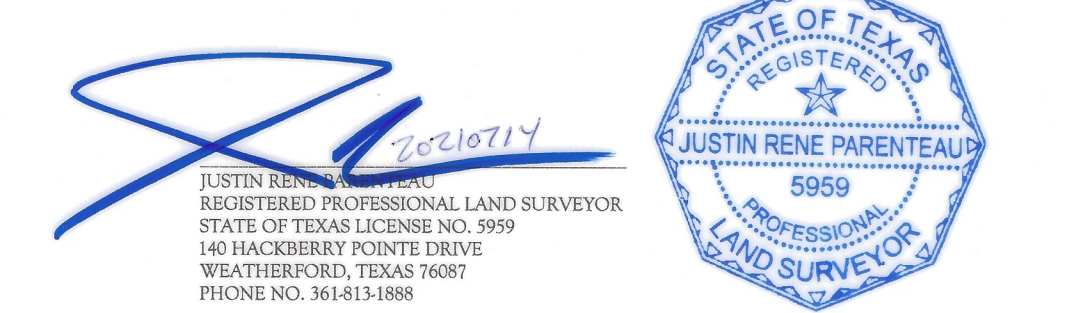
Given under my hand and seal of office this the 15 day of May, 2023.

[Signature]
 Notary Public in and for the state of Texas



- "SURVEYORS NOTES"**
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 - BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
 - SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 - ALL CORNERS ARE 1/2 INCH IRON ROD SET W/ PLASTIC CAP MARKED "JRP 5959", UNLESS OTHERWISE NOTED.
 - ALONG ALL FRONT AND SIDE LOT LINES SHALL BE A 10' DRAINAGE AND UTILITY EASEMENT.
 - OLD OAKS COURT IS 2449 LINEAR FEET, OLD OAKS LANE IS 1141 LINEAR FEET.
 - WATER TO BE PROVIDED BY PRIVATE WELLS.
 - SEWER TO BE PROVIDED BY PRIVATE ON SITE SEPTIC SYSTEMS.
 - PER JACOB/MARTIN ENGINEERING, NO AREAS OUTSIDE THE SUBDIVISION CONTRIBUTE DRAINAGE TO THE PROPOSED SUBDIVISION
 - ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
 - COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-7723

KNOW ALL MEN BY THESE PRESENTS,
 I, JUSTIN RENE PARENTEAU, 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.



FINAL PLAT OF
LOTS 1 THRU 20, BLOCK A
LOTS 1 THRU 24, BLOCK B
44 TOTAL LOTS

OLD OAKS

96.012 ACRES IN THE R.S. GREEN SURVEY, ABSTRACT NO. 543, PARKER COUNTY, TEXAS.

AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
 DATE: 06/21/2021

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