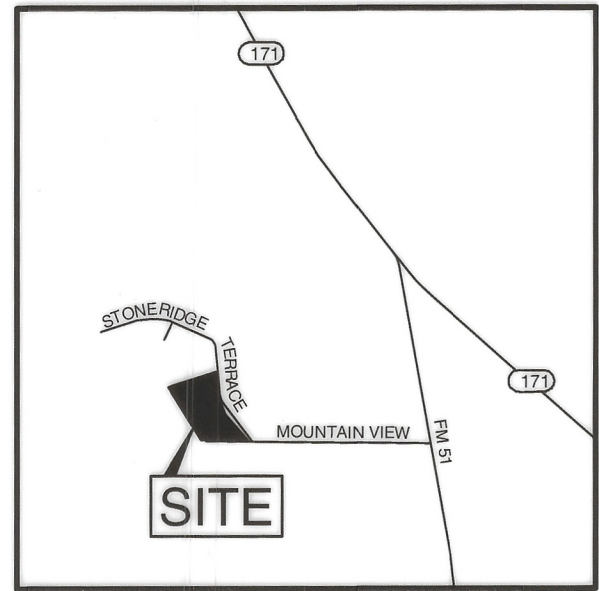
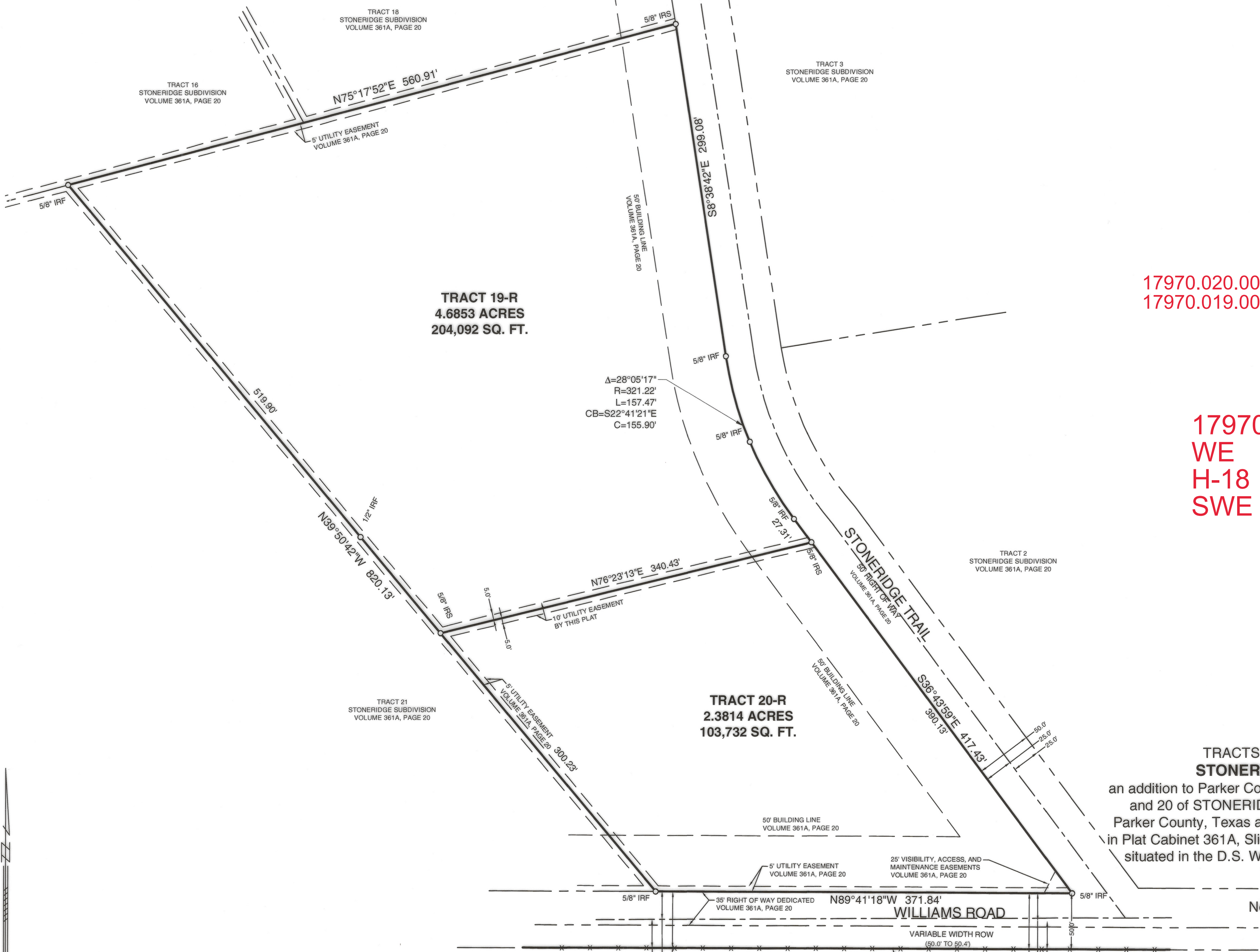




202241330 PLAT Total Pages: 2



LOCATION MAP
SCALE 1"=2000'



17970.020.000.00
17970.019.000.00

17970
WE
H-18
SWE

OWNER/DEVELOPER:

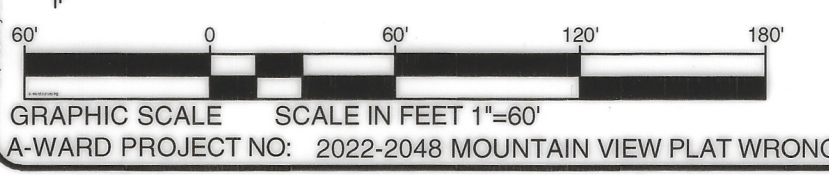
Tract 19-R
Rick Boucher
Christina Boucher
201 Stoneridge Trail
Weatherford TX

Tract 20-R
Sandra Garcia
486 Mountain View Drive
Weatherford TX 76087

REPLAT
TRACTS LOTS 19-R and 20-R,
STONERIDGE SUBDIVISION,
an addition to Parker County, Texas being a replat of Tract 19
and 20 of STONERIDGE SUBDIVISION, an addition to
Parker County, Texas according to the Plat thereof recorded
in Plat Cabinet 361A, Slide 20 Records, Parker County, Texas
situated in the D.S. WELLS SURVEY, Abstract No. 2475
7.0667 acres

November, 2022

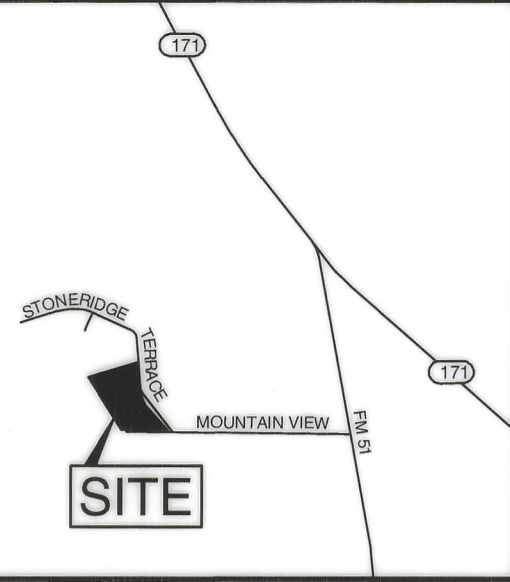
SHEET 1 OF 2



F379

CALLLED 7.68 ACRES
JOHN BROOKS WOODFIN AND
WIFE, EDITH F. WOODFIN
VOLUME 1077, PAGE 235
OSTENSIBLE NORTH
LINE 7.68 ACRES

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@awardsurveying.com TBPELS Firm No. 10194435



LOCATION MAP
SCALE 1"=2000'

GENERAL NOTES

- NOTICE:** Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- OWNER AT TIME OF PLATTING:**
 - Tract 19
Rick Boucher
201 Stoneridge Trail
Weatherford TX
 - Tract 20
Sandra Garcia
486 Mountain View Drive
Weatherford TX 76087
- FLOOD ZONE:** According to Map No. 48367C0385F dated April 5, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and or the structures thereon will be free from flooding or flood damage. On rare occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the survey.
- BUILDING SETBACK LINES:** Per STONERIDGE SUBDIVISION as recorded in Plat Cabinet 361A, Page 20 of the Plat Records of Parker County, Texas.
Front Yard: 50 Feet
- VISIBILITY, ACCESS, AND MAINTENANCE EASEMENTS:**
The area or areas shown on the plat at "VAM" (visibility, access, and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility shall be constructed in, on, over, or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- CONSTRUCTION OVER EASEMENTS:**
No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, 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 easements.
- We hereby waive 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.
- Additional easements will be provided as a separate instrument at the time of construction, if necessary.
- Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances and area shown hereon are surface distances.
- MONUMENTATION:** Are as shown hereon.
- NUMBER OF LOTS: 2**
LARGEST LOT SIZE: 4.6853 ACRES
SMALLEST LOT SIZE: 2.3814 ACRES
- Water provided by private water wells; Septic provided by private on site sewer facilities.
- Existing utility easement between Tracts 19 and 20 are abandoned by this plat. All other easement to remain, and are incorporated into this plat.
- The purpose of this replat is to relocate the property line between Tract 19 and 20. The relocated line is 100' southerly to and parallel to the original Tract line between Tracts 19 and 20. Rick Boucher purchased Tract 19 in Volume 2063, Page 1860 of the Deed Records of Parker County. Sandra L. Garcia purchased Tract 20 in Document No. 20142049 of the Official Public Records of Parker County, Texas. Rick Boucher and Christian purchased the north 100 feet of Tract 19 from Sandra Garcia in Document No. 201420492 of said Official Public Records.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
 COUNTY OF PARKER §
 WHEREAS,
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That Rick Boucher, owner Tract 19 and a portion of Lot 20, and Sandra Garcia, owner of a part of Tract 20 of STONERIDGE SUBDIVISION, an addition to Park County, Texas according to the plat thereof recorded in Volume 361A, Page 20 of the of the Deed Records of Parker County, Texas embracing all of Tract 19 acre tract of land described in the deed to Rick A. Boucher as recorded in Volume 2063, Page 1680 of of the Deed Records of Parker County, Texas and all of the north 100' of Tract 19 acre tract of land described in the deed to Rick Boucher and Christina Boucher as recorded in Document No. 202226857 of the of the Official Public Records of Parker County, Texas and the remaining part of Tract 19 acre tract of land described in the deed to Sandra L. Garcia as recorded in Document No. 201420492 of said Official Public Records, Tracts 19 and 20 being more particularly described by metes and bounds as follows:
 BEGINNING at a 5/8" iron rod found (having a Northing of 6937823.98 and an Easting is 2189345.21) for the southeast corner of said Tract 20 at the intersection of the westerly right-of-way line of Stoneridge Trail, having a 50 foot right-of-way as dedicated in said Volume 361A, Page 20, and the northerly right-of-way line of Williams Road, having a variable width right-of-way (50.0' to 50.4') partially dedicated in said Volume 361A, Page 20;

THENCE North 89°41'18" West, along the common line of said Tract 20 and said Williams Road, a distance of 371.84 feet to a 5/8" iron rod found for the southwest corner of said Tract 20, and the southeast corner of Tract 21 in said STONERIDGE SUBDIVISION;

THENCE North 39°50'42" West, along the common line of said Tract 20 and 21, to and along the westerly line of said Tract 19, a distance of 820.13 feet to a 5/8" iron rod found for the northwest corner of said Tract 19 and the southwest corner of Tract 16 in said STONERIDGE SUBDIVISION;

THENCE North 75°17'52" East, along the common line of said Tract 19 and 16, to and along the southerly line of Lot 18 in said STONERIDGE SUBDIVISION, a distance of 560.91 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the common east corner of said Tracts 19 and 18, and being in said westerly right-of-way line of Stoneridge Trail;

THENCE generally southerly along the common line of said Tracts 19, 20 and Stoneridge Trail the following:

South 8°38'42" East, a distance of 299.08 feet to a 5/8" iron rod found at the beginning of a curve to the left;

along said curve to the left, having a radius of 321.22 feet, a delta angle of 28° 05' 17", an arc length of 157.47 feet and long chord bearing and distance of South 22°41'21" East, a distance of 155.90 feet to a 1/2" iron rod found;

South 36°43'59" East, a distance of 417.43 feet to the POINT OF BEGINNING and containing 7.0667 acres or 307,825 square feet of land.

NOW, THEREFORE, KNOW ALL ME BY THESE PRESENTS:

That Rick Boucher, owner Tract 19 and a portion of Lot 20, and Sandra Garcia, owner of a part of Tract 20 do hereby adopt this replat designating the herein above described property as

**TRACT 19-R AND 20-R
 STONERIDGE SUBDIVISION,**

an addition in the Extra Extraterritorial Jurisdiction of the City of Weatherford, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets, and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford' use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, 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 easements. 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the 22 day November, 2022.

BY:

Tract 19-R
 Rick Boucher
 Christina Boucher

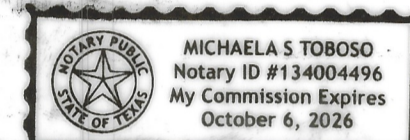
Tract 20-R
 Sandra L. Garcia

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rick Boucher, owner, known to me to be the person whose name is subscribed to the 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, this 22 day of November, 2022.

Michaela S. Toboso
 Notary Public in and for the State of Texas

Oct 16, 2026
 My Board Expires On:

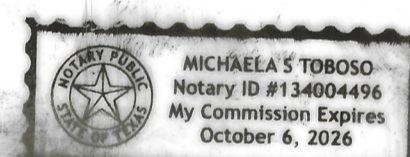


Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sandra Garcia, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22 day of November, 2022.

Michaela S. Toboso
 Notary Public in and for the State of Texas

Oct 16, 2026
 My Board Expires On:



APPROVAL BLOCK

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

Dated this the 22 day of November, 2022

By: *[Signature]*
 Development and Neighborhood Services Staff

ATTEST:
[Signature]
 Development and Neighborhood Services Staff

OWNER/DEVELOPER:

Tract 19-R
 Rick Boucher
 Christina Boucher
 201 Stoneridge Trail
 Weatherford TX

Tract 20-R
 Sandra Garcia
 486 Mountain View Drive
 Weatherford TX 76087

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

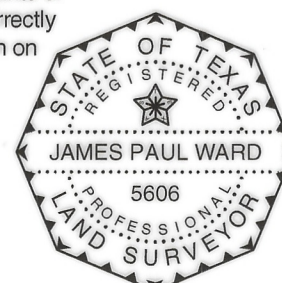
Lila Deakle

202241330
 11/23/2022 09:06 AM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

SURVEYOR'S CERTIFICATE

This is to certify that I, James Paul Ward, Registered Professional Land Surveyor of the State of Texas, have replated the above tracts from an actual survey on the ground and that all lot corners, angle points, and points of curves are property marked on the ground, and that this replat correctly represents that survey made by me or under my direct supervision on October 25, 2022.

[Signature]
 James Paul Ward, R.P.L.S. No. 5606



F379

**REPLAT
 TRACTS LOTS 19-R and 20-R,
 STONERIDGE SUBDIVISION,**

an addition to Parker County, Texas being a replat of Tract 19 and 20 of STONERIDGE SUBDIVISION, an addition to Parker County, Texas according to the Plat thereof recorded in Plat Cabinet 361A, Slide 20 Records, Parker County, Texas situated in the D.S. WELLS SURVEY, Abstract No. 2475

7.0667 acres

November, 2022

SHEET 2 OF 2

AWARD SURVEYING COMPANY

252 WEST MAIN STREET, SUITE F, AZLE TX 76020
 817-33A-WARD (332-9273) 877-982-9273
 survey@awardsurveying.com TBPELS Firm No. 10194435