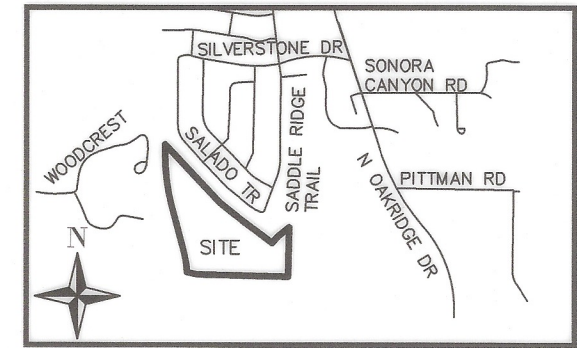


202136050 PLAT Total Pages: 2



OWNER:
LACKLAND INNISBROOK, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
6500 WEST FREEWAY, SUITE 700
FORT WORTH, TX 76116

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

NOTES

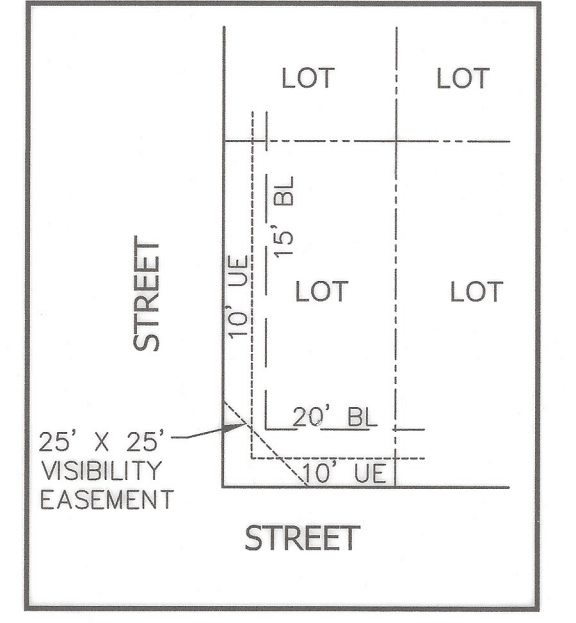
- Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- 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.
- All portions of this plat lie within the corporate city limits of the City of Weatherford.
- Lot corners will be set 1/2" iron rods with caps stamped "ypassociates.com" after construction of roads and utilities are finished.

LEGEND

OPRPT	OFFICIAL PUBLIC RECORDS PARKER COUNTY TEXAS
FIR	FOUND 1/2" IRON ROD
FIR-CF	FOUND 1/2" IRON ROD WITH CAP STAMPED "C.F. STARK RPLS 5084"
FIR-YP	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
FIR-GRM	FOUND 1/2" IRON ROD WITH CAP STAMPED "GRAHAM & ASSOCIATES"
FIR-TXS	FOUND 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING INC"
FMAG	FOUND MAG NAIL WITH WASHER STAMPED "YPASSOCIATES.COM"
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PFC	POINT FOR CORNER
BL	BUILDING LINE
AC	ACRES
(A)	BLOCK LETTER
(D)	DRAINAGE EASEMENT

21499.006.003.00

17460
WE
CWE
J-14



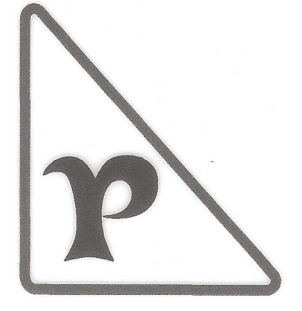
TYPICAL LOT DETAIL (NOT TO SCALE)

**FINAL PLAT
SILVERSTONE
AT
PEARSON RANCH
PHASE 9**

LOTS 40-60 BLOCK B; LOTS 5-11 & 5X BLOCK J;
LOTS 8-27, LOT 8X & LOT 9X BLOCK K;
LOTS 1-19 BLOCK W;
LOTS 1-12 & LOT 3X BLOCK X

RESIDENTIAL LOTS - 79
OPEN SPACE LOTS - 4

SITUATED IN THE T. AND P. RR CO. SURVEY
ABSTRACT NO. 1499
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
TBPELS 10194022
2019-007-014
JUNE 2020
PAGE 1 OF 2

FILED FOR RECORD, PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F** SLIDE **49**
9/14/2021
DATE:

PFC FROM WHICH A
FIR-TXS BEARS
N09°52'W 0.53'

PFC FROM WHICH
FIR-OF BEARS
S88°14'52"W 4.11'

CALLED 86.627 ACRES
SAM B. HULSEY
VOL. 1894, PG. 1845
OPRPT

1103.08' N89°08'15"W
(DEED CALL V2032/P201
N89°07'45"W 1103.08')

WILL C. KEARBY SURVEY
ABSTRACT NO. 2637

POINT OF
BEGINNING
FOUND 1" WOOD POST

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS Lackland Innisbrook, Inc., acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:

PLAT METES AND BOUNDS DESCRIPTION:

Being a 25.95 acre tract of land situated in the T & P RR Company Survey, Abstract No. 1499, City of Weatherford, Parker County, Texas and being part of a called 29.73 acre tract of land described as "Tract 2" in the Special Warranty Deed to Lackland Innisbrook, Inc., recorded in Instrument Number 201518387 of the Official Public Records, Parker County, Texas (OPRPCT), said 25.95 acre tract being more particularly described as follows:

BEGINNING at a found 10" wood post at the at the southeast corner of a called 200.02 acre tract of land described in the Special Warranty Deed to Parker Pearson, L.P., recorded in Volume 2032, Page 201, OPRPCT and the southeast corner of said Lackland Innisbrook tract;

THENCE North 89 degrees 08 minutes 15 seconds West, with the south line of said 200.02 acre tract, a distance of 1103.08 feet to a point for corner at an angle point on the south line of said 200.02 acre tract, from which a found 1/2" iron rod with cap stamped "C.F. Stark RPLS 5084" bears South 88 degrees 14 minutes 52 seconds West, a distance of 4.11 feet;

THENCE North 78 degrees 13 minutes 25 seconds West, continuing with the south line of said 200.02 acre tract, a distance of 122.36 feet to a point for corner at the southeast corner of a called 3.863 acres described as "Parcel 30B" recorded in Instrument Number 201825754, OPRPCT, at the beginning of a curve to the left having a radius of 1350.00 feet and whose chord bears North 09 degrees 46 minutes 52 seconds West, a distance of 266.30 feet, from which a found 1/2" iron rod with cap stamped "TEXAS SURVEYING INC" bears North 03 degrees 06 minutes 52 seconds West, a distance of 0.53 feet and from which a found 1/2" iron rod with cap stamped "RPLS 2002" at the southwest corner of said 200.02 acre tract bears North 78 degrees 13 minutes 25 seconds West, a distance of 489.74 feet;

THENCE Northwesterly, with the east line of said Parcel 30B along said curve to the left through a central angle of 11 degrees 19 minutes 13 seconds an arc length of 266.73 feet to a found mag nail with washer stamped "YPASSOCIATES.COM";

THENCE North 15 degrees 26 minutes 29 seconds West, continuing with the east line of said Parcel 30B, a distance of 566.96 feet to a found 1/2" iron rod with cap stamped "TEXAS SURVEYING INC" at the beginning of a curve to the right having a radius of 2400.00 feet and whose chord bears North 07 degrees 57 minutes 01 seconds West, a distance of 625.80 feet;

THENCE Northwesterly, continuing with the east line of said Parcel 30B, along said curve to the right through a central angle of 14 degrees 58 minutes 57 seconds an arc length of 627.59 feet to a point for corner;

THENCE North 00 degrees 27 minutes 32 seconds West, continuing with the east line of said Parcel 30B, a distance of 103.58 feet to a set concrete monument with the City of Weatherford disk on the south line of Silverstone at Pearson Ranch, Phase 3 recorded in Cabinet C, Slide 354 OPRPCT from which a found 1/2" iron rod with cap stamped "GRAHAM & ASSOCIATES" at the northwest corner of Lot 7, Block K of said Silverstone at Pearson Ranch, Phase 3 addition bears North 43 degrees 57 minutes 49 seconds West, a distance of 3.52 feet and North 00 degrees 15 minutes 35 seconds West, a distance of 31.88 feet;

THENCE Easterly with the south line of said Phase 3 the following 5 calls:

- 1. South 43 degrees 57 minutes 49 seconds East, a distance of 961.01 feet to a point for corner from which a found 1/2" iron rod with cap stamped "C.F. Stark RPLS 5084" bears South 15 degrees 43 minutes 11 seconds East, a distance of 0.57 feet;
- 2. South 52 degrees 32 minutes 44 seconds East, a distance of 248.22 feet to a point for corner from which a found 1/2" iron rod with cap stamped "C.F. Stark RPLS 5084" bears South 19 degrees 50 minutes 53 seconds West, a distance of 1.90 feet;
- 3. South 53 degrees 34 minutes 29 seconds East, a distance of 553.94 feet to a point for corner from which a found 1/2" iron rod bears South 12 degrees 22 minutes 14 seconds West, a distance of 1.94 feet;
- 4. North 39 degrees 10 minutes 52 seconds East, a distance of 98.41 feet to a point for corner from which a found 1/2" iron rod with cap stamped "C.F. Stark RPLS 5084" bears South 16 degrees 18 minutes 35 seconds West, a distance of 2.04 feet;
- 5. North 50 degrees 12 minutes 05 seconds East, a distance of 184.49 feet to a found 1/2" iron rod at the southeast corner of said Phase 3 and on the east line of said 200.02 acre tract;

THENCE South 00 degrees 43 minutes 11 seconds West, with the east line of said 200.02 acre tract, a distance of 596.69 feet to the POINT OF BEGINNING and containing 25.95 acres, or 1,130,230 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Lackland Innisbrook, Inc. Owner of the herein described property, does hereby adopt this plat designating the herein described property as SILVERSTONE AT PEARSON RANCH PHASE 9, LOTS 40-60 BLOCK B; LOTS 5-11 & 5X BLOCK J; LOTS 8-27, LOT 8X & LOT 9X BLOCK K; LOTS 1-19 BLOCK W; LOTS 1-12 & LOT 3X BLOCK X, an addition to the City of Weatherford, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. 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. 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, and 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 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 construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of 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 27 day of Aug., 2021.

LACKLAND INNISBROOK, INC., a Texas corporation

By: Don Allen, Secretary

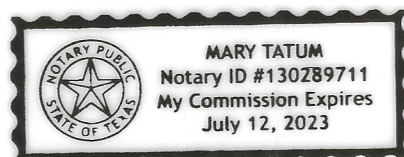
STATE OF TEXAS ~
COUNTY OF PARKER ~
CITY OF WEATHERFORD ~

Before Me, the undersigned authority, on this day personally appeared Don Allen, for LACKLAND INNISBROOK, INC., a Texas corporation, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the 27 day of August, 2021.

Mary Tatum
Notary Public in and for the State of Texas

My commission expires July 12, 2023



OWNER:
LACKLAND INNISBROOK, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
6500 WEST FREEWAY, SUITE 700
FORT WORTH, TX 76116

SURVEYOR:
YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., 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 platting rules and regulations of the City of Weatherford.

Kenneth H. Yazel Jr. 8-27-2021

Kenneth H. Yazel Jr. Date
Registered Professional Land Surveyor No. 6182



LINE TABLE table with columns NO., BEARING, LENGTH and 12 rows of data.

UTILITY EASEMENT table with columns NO., BEARING, LENGTH and 5 rows of data.

STREET GEOMETRY DESIGN TABLE table with columns GEOMETRY, LENGTH, GEOMETRY and 4 rows of data.

CURVE TABLE table with columns NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD and 20 rows of data.

CURVE TABLE table with columns NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD and 13 rows of data.

DRAINAGE EASEMENT table with columns NO., BEARING, LENGTH and 7 rows of data.

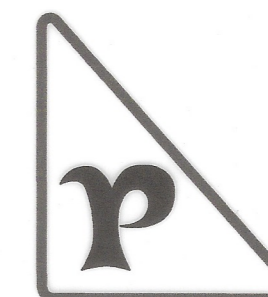
CITY FINAL PLAT APPROVAL form with fields for RECOMMENDED BY, SIGNATURE OF CHAIRPERSON, APPROVED BY, SIGNATURE OF MAYOR, ATTEST, CITY SECRETARY and corresponding dates.

FINAL PLAT SILVERSTONE AT PEARSON RANCH PHASE 9

LOTS 40-60 BLOCK B; LOTS 5-11 & 5X BLOCK J;
LOTS 8-27, LOT 8X & LOT 9X BLOCK K;
LOTS 1-19 BLOCK W;
LOTS 1-12 & LOT 3X BLOCK X

RESIDENTIAL LOTS - 79
OPEN SPACE LOTS - 4

SITUATED IN THE T. AND P. RR CO. SURVEY
ABSTRACT NO. 1499
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202136050
09/14/2021 08:35 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD, PARKER COUNTY, TEXAS PLAT RECORD

CABINET F SLIDE 49
DATE: 9/14/2021

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TBPELS 10194022