

PROPERTY DESCRIPTION:

BEING A 4.996 ACRE PORTION OF TRACT 9, BLOCK 1, NORTH OAKRIDGE ACRES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 52, PLAT RECORDS, PARKER COUNTY, TEXAS, (P.R.P.C.T.), CONVEYED TO SAMUEL D. PHELPS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 201423456, DEED RECORDS, PARKER COUNTY, TEXAS, (D.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID PHELPS TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO B. RAY ARMAND, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1442, PAGE 872, D.R.P.C.T., IN THE SOUTH LINE OF SONORA CANYON ROAD, A 60.0' RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID PHELPS TRACT, AND WITH SAID ARMAND TRACT, S 00°09'35" W, A DISTANCE OF 287.36 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID PHELPS TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN K. KARNES, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1687, PAGE 1089, D.R.P.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID PHELPS TRACT, AND WITH SAID KARNES TRACT, N 89°39'51" W, A DISTANCE OF 705.88 FEET TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID PHELPS TRACT, IN THE EAST LINE OF NORTH OAKRIDGE DRIVE, AN 80' R.O.W.;

THENCE, WITH THE EAST LINE OF SAID NORTH OAKRIDGE DRIVE, N 18°54'29" W, A DISTANCE OF 305.67 FEET TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID PHELPS TRACT, IN THE SOUTH LINE OF SAID SONORA CANYON ROAD;

THENCE, WITH THE SOUTH LINE OF SAID SONORA CANYON ROAD, S 89°34'35" E, A DISTANCE OF 805.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.996 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084 ON APRIL 17, 2015. ALL BEARINGS, COORDINATES, AND DISTANCES RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS96).

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT I, SAM PHELPS, DO HEREBY ADOPT THIS FINAL PLAT OF LOTS 1-8, SONORA ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON;

SAM PHELPS

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAM PHELPS, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF January, 2017.  
Laura Enlow  
NOTARY PUBLIC

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
20170217 09:08 AM  
Parker County, Texas  
County Clerk

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- 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 NEWLY ESTABLISHED PROPERTY CORNERS ARE CAPPED IRON RODS SET, STAMPED "GSI SURVEYING".

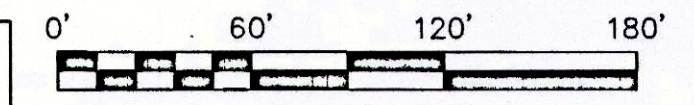
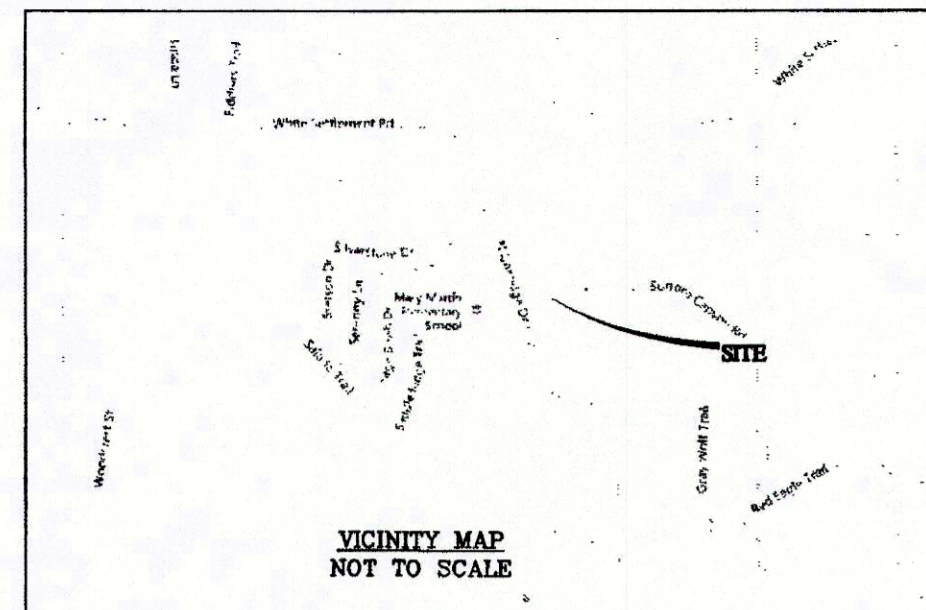
ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE DRAINAGE EASEMENTS.

"THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY."

ALL LOT CORNERS SET, ARE CAPPED IRON RODS, STAMPED "GSI SURVEYING".

Visibility, access and maintenance easements:

The area or areas shown on the plat as "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. The city shall have the right but not the obligation to maintain any and all landscaping within the 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.



LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- UE UTILITY EASEMENT
- D&UE DRAINAGE AND UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- VAM VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT

OWNER:  
SAMUEL D. PHELPS  
707 GLEN ABBEY DR.  
MANSFIELD TEXAS, 76063

201702176 PLAT Total Pages: 1

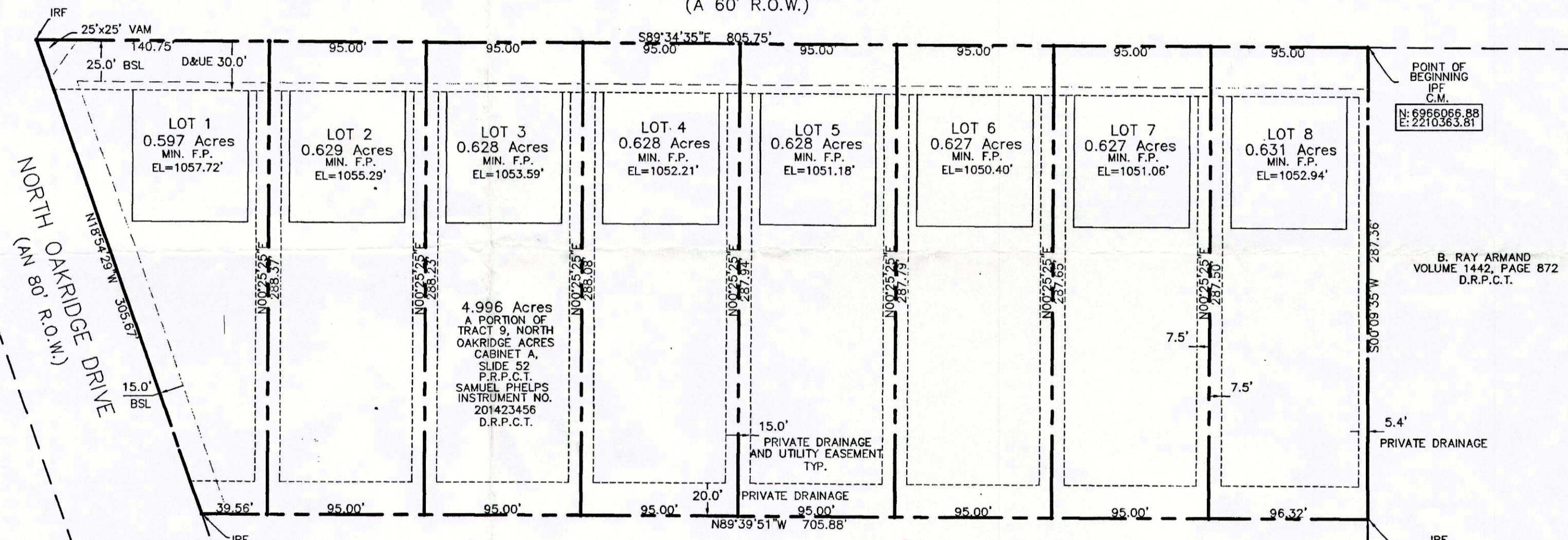


JAMES BARKLEW  
VOLUME 1266, PAGE 1333  
D.R.P.C.T.

CAROLYN MITCHELL  
VOLUME 1030, PAGE 333  
D.R.P.C.T.

TAMMY EDDLEMON  
VOLUME 2491, PAGE 869  
D.R.P.C.T.

SONORA CANYON ROAD  
(A 60' R.O.W.)



FLOODPLAIN NOTES:

ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48367C0300 E, EFFECTIVE SEPTEMBER 26, 2008, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

RECOMMENDED BY PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS

*Janis K. Saunders* 1-23-17  
SIGNATURE OF CHAIRPERSON DATE OF RECOMMENDATION

APPROVED BY: CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS

*Craig Draney* 1-20-17  
SIGNATURE OF MAYOR DATE OF APPROVAL

ATTEST:  
*Malinda Howell* 1/20/17  
CITY SECRETARY DATE

CITY SECRETARY, CITY OF WEATHERFORD, TEXAS

AGG. NO. 17519  
SCH. DIS. WC  
CITY: CWC  
MAP NO. J-14

**FINAL PLAT**  
**LOTS 1 THROUGH 8, SONORA ESTATES,**  
**BEING A PORTION OF TRACT 9, BLOCK 1,**  
**NORTH OAKRIDGE ACRES,**  
**AN ADDITION TO THE**  
**CITY OF WEATHERFORD,**  
**RECORDED IN CABINET A, SLIDE 52,**  
**PLAT RECORDS PARKER COUNTY, TEXAS**

**GEOMATIC SOLUTIONS, INC.**  
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
OFFICE: 817-487-8916  
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=60'	Date: 1/11/17	DWG: 2015036-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2015-036

15825.001.009.40

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 17, 2015 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*S. J. Hoffman* 1/11/17

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084



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