

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM,
NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0275E,
DATED SEPTEMBER 26, 2008

NOTE: IMPROVEMENTS NOT SHOWN

NOTE: 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.

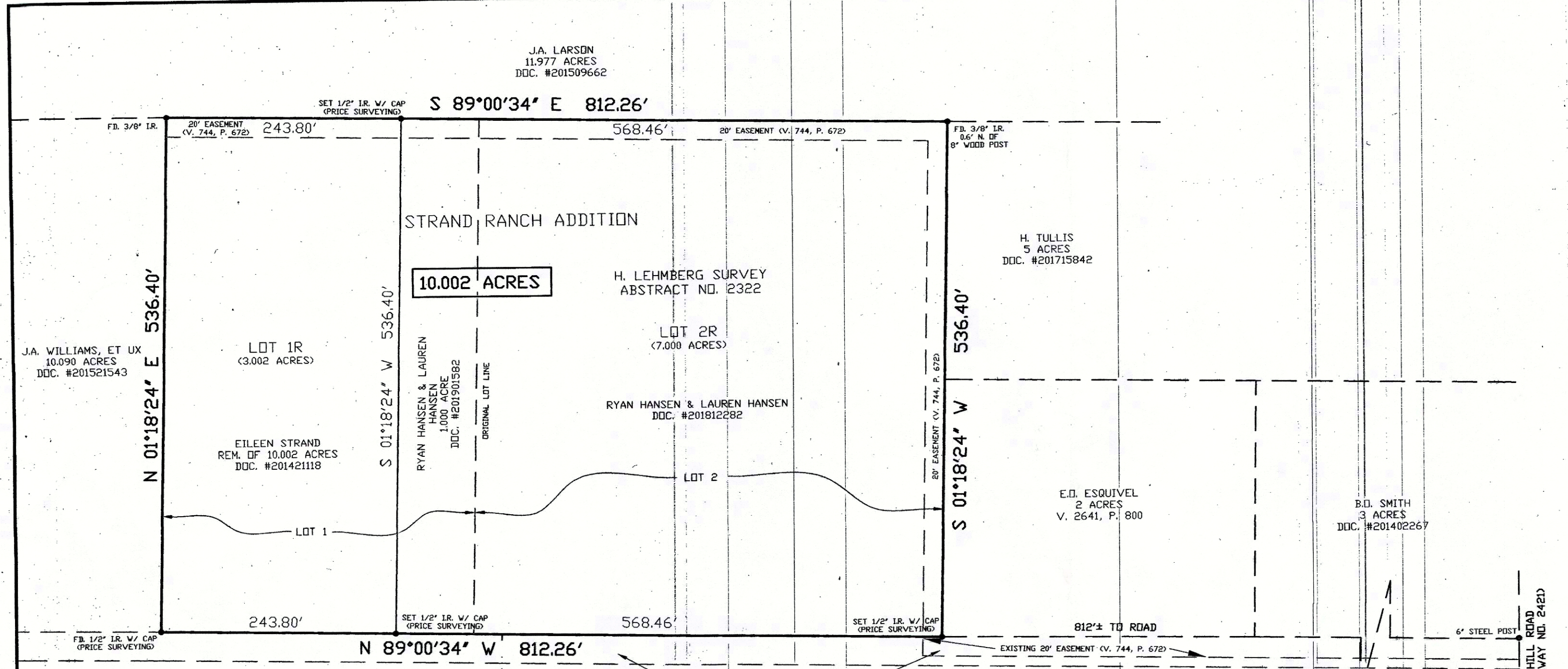
NOTE: THIS PLAT REPRESENTS PROPERTY
WHICH HAS BEEN PLATTED WITHOUT A
GROUNDWATER CERTIFICATION AS PRESCRIBED
IN THE TEXAS LOCAL GOVERNMENT CODE,
SECTION 232.0032. BUYER IS ADVISED TO
QUESTION THE SELLER AS TO THE
GROUNDWATER AVAILABILITY

NOTE: WATER IS CURRENTLY SUPPLIED BY
PRIVATE WATER WELL

NOTE: SEWER WILL BE ON SITE FACILITIES AS
APPROVED BY OFFICIALS OF PARKER COUNTY

NOTE: WE DO HEREBY WAIVER 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.

NOTE: FUTURE DEVELOPMENT SUBJECT TO THE
INSTALLATION, BONDING OR SURETY OF PUBLIC
IMPROVEMENTS AND INFRASTRUCTURE DEEMED
NECESSARY BY THE CITY OF WEATHERFORD.



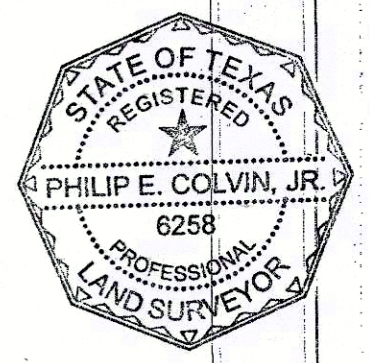
LEGAL DESCRIPTION

Of a 10.002 acres tract of land out of the H. Lehmburg Survey, Abstract No. 2322, Parker County, Texas; being the same tract described in Document No. 201421118 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a found 1/2" iron rod with cap in the north line of a certain 6.033 acres tract described in Volume 2710, Page 1091 of said Official Records and at the southeast corner of a certain 10.09 acres tract described in Volume 1652, Page 470 of the Real Records for the southwest and beginning corner of this tract. Whence the northeast corner of L.D. Skidmore Survey, Abstract No. 1204 is called to bear N. 89 deg. 15 min. 08 sec. W. 900.75 feet and N. 00 deg. 30 min. 00 sec. W. 614.5 feet.
Thence N. 01 deg. 18 min. 24 sec. E. 536.40 feet to a found 3/8" iron rod at the northeast corner of said 10.09 acres tract for the northwest corner of this tract.
Thence S. 89 deg. 00 min. 34 sec. E. 812.26 feet to a found 3/8" iron rod at the northwest corner of a certain 5 acres tract described in Volume 2516, Page 1016 of said Official Records for the northeast corner of this tract.
Thence S. 01 deg. 18 min. 24 sec. W. 536.40 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of a certain 6 acres tract described in Volume 2779, Page 1613 of said Official Records for the southeast corner of this tract.
Thence N. 89 deg. 00 min. 34 sec. W. 812.26 feet along the north line of said 6 acres tract and said 6.033 acres tract to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on DECEMBER 17, 2018.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN181219 14446.crd FN180416

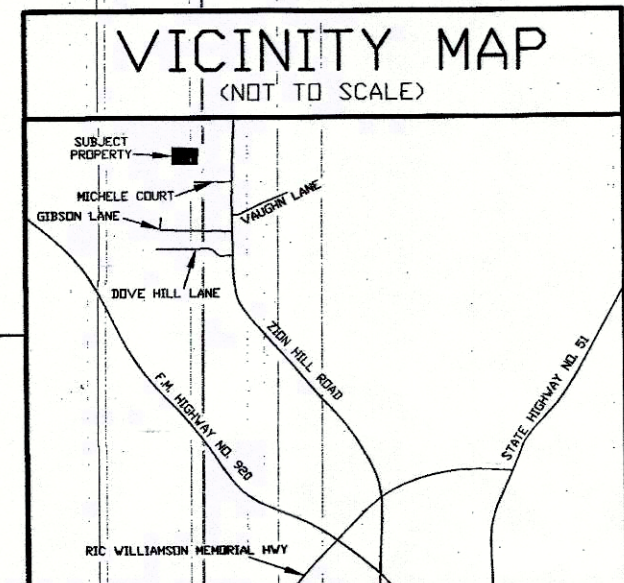
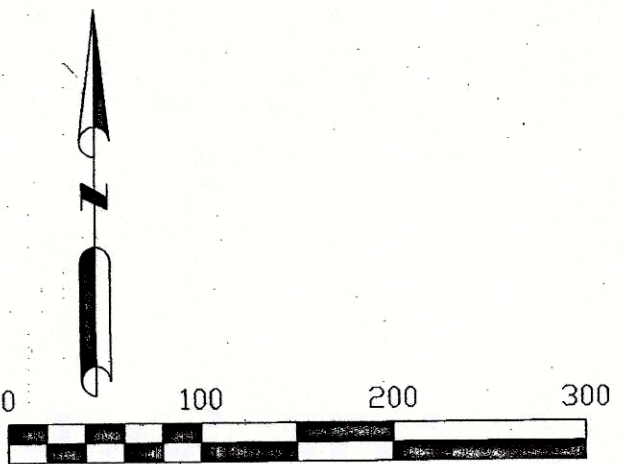


CITY OF WEATHERFORD APPROVAL

Approved: April 11, 2019
Recommended By: [Signature], City Planner
Approved By: [Signature], City Manager/Mayor
Attest: Malinda Nowell, City Secretary

ACCT. NO.: 17974
SCH. DIST.: DE
CITY: G-12
MAP NO.:

17974.001.001.00 17974.001.002.00



FILED FOR RECORDS
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **E** SLIDE **274**
DATE _____

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

MINOR PLAT
LOT 1R AND LOT 2R
STRAND RANCH ADDITION
BEING A REPLAT OF ALL OF LOT 1 AND ALL OF LOT 2 OF STRAND RANCH ADDITION, ACCORDING TO PLAT RECORDED IN CABINET "E", SLIDE 86 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
PLAT DATE: FEBRUARY 21, 2019