

OWNER'S CERTIFICATE

That I, EILEEN STRAND, the owner of the land shown hereon do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1 & LOT 2 of STRAND RANCH ADDITION to Parker County, Texas; being a subdivision of a certain 10.002 acres tract described in Document No. 201421118 of the Official Records of Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 11 DAY OF May, 2018

BY: Eileen Strand
EILEEN STRAND

STATE OF TEXAS
COUNTY OF PARKER

I, EILEEN STRAND, Dedicator and Owner of the attached plat of said subdivision, do hereby certify that this subdivision is within the Extraterritorial Jurisdiction of Weatherford, Texas

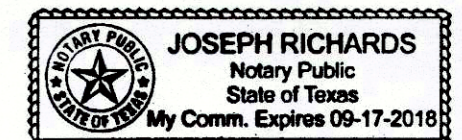
Eileen Strand
EILEEN STRAND

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EILEEN STRAND, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 11 day of May, 2018

Joseph Richards
Signature



LIEN HOLDER STATEMENT

FIRST FINANCIAL BANK, N.A., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

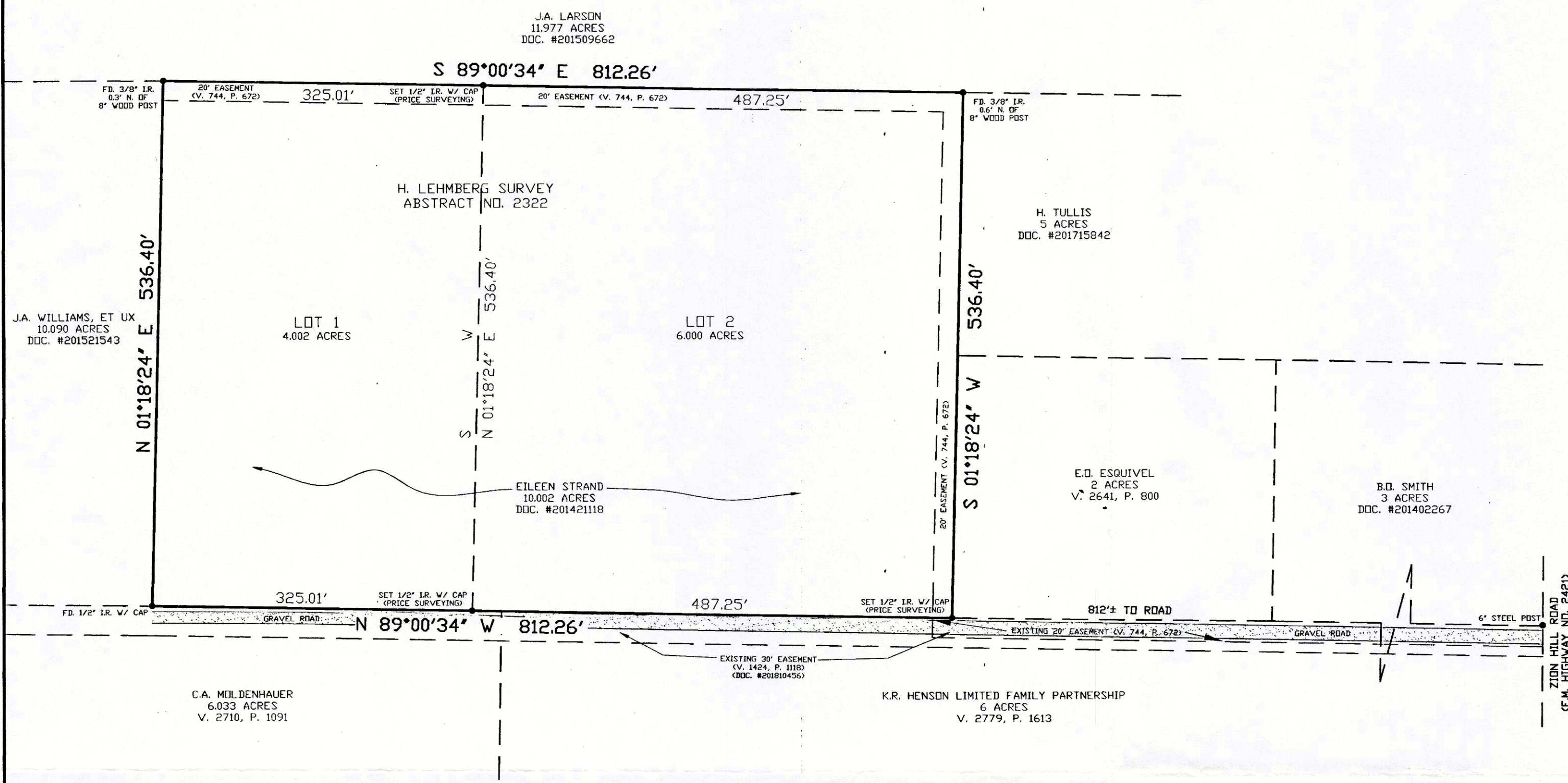
Chris K. Cragger
Signature

CHRIS K. CRAgger
Printed

Senior Vice President
Title

ACCT. NO.: 17974
SCH. DIST.: PD
CITY:
MAP NO.: 6-12

OWNER INFORMATION
EILEEN STRAND
3011 ZION HILL RD
WEATHERFORD, TX 76088
817-694-4433



LEGAL DESCRIPTION

Of a 10.002 acres tract of land out of the H. Lehberg 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.

CITY OF WEATHERFORD APPROVAL

Approved: 5/15/2018, 2018
Recommended By: [Signature], City Planner
Approved By: [Signature], City Manager/Mayor
Attest: Malinda Nowell, City Secretary

FILED AND RECORDED

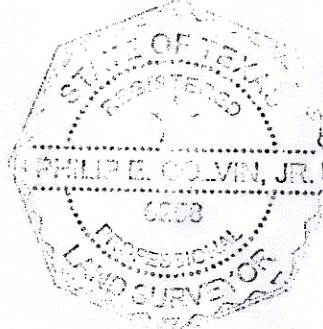
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201811359
05/15/2018 10:48 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYOR'S CERTIFICATE

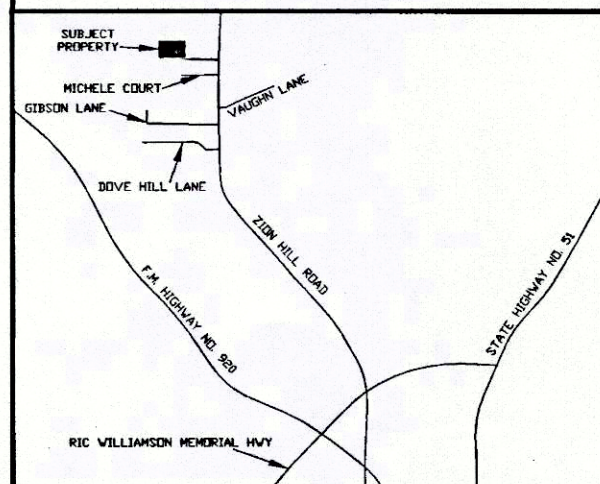
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 13, 2018.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN18175 14446.crd FN160416



E 86

VICINITY MAP (NOT TO SCALE)



20322.009.001.10

SURVEYOR

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

MINOR PLAT

LOT 1 AND LOT 2
STRAND RANCH ADDITION

BEING A SUBDIVISION OF A 10.002 ACRES TRACT OF LAND, OUT OF THE H. LEHMBERG SURVEY, ABSTRACT NO. 2322 PARKER COUNTY, TX

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.