

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, ERIC TOMLINSON and DEVI TOMLINSON, BEING THE SOLE OWNERS OF A 40.590 ACRES TRACT OF LAND OUT OF THE J. MCKELVEY SURVEY, ABSTRACT NO. 847 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 950, BOTH IN PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN CLERK'S FILE NO. 201619123, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

BEGINNING AT A SET 1/2" IRON ROD CAPPED "CARTER-WFORD" AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 636, P. 213, O.R.P.C.T. AND IN THE CALLED WEST LINE OF UPPER DENTON ROAD, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHEAST CORNER OF SAID J. MCKELVEY SURVEY IS CALLED TO BEAR N 05°10'55" W 983.72 FEET.

THENCE ALONG SAID UPPER DENTON ROAD THE FOLLOWING COURSES AND DISTANCES TO POINTS:  
S 22°17'45" W 222.06 FEET  
S 25°41'32" W 482.69 FEET TO A POINT ON THE EAST SIDE OF A 3" STEEL POST, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2792, P. 1300, O.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 88°56'21" W AT 407.54 FEET PASSING A FOUND 1/2" IRON ROD AND IN ALL 837.27 FEET TO A 3" STEEL POST, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2234, P. 911, O.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 88°50'21" W 786.71 FEET ALONG SAID V. 2234, P. 911 TO A FOUND 60D NAIL FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°57'19" E 805.45 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CREEK FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES TO POINTS:  
S 72°32'37" E 70.74 FEET  
N 54°29'43" E 66.03 FEET  
N 73°02'35" E 165.58 FEET  
S 85°00'09" E 82.24 FEET  
N 40°34'26" E 59.58 FEET  
N 59°34'48" E 144.11 FEET  
N 81°16'32" E 102.64 FEET  
N 77°14'35" E 165.21 FEET TO A POINT IN A LAKE, FOR A CORNER OF THIS TRACT.

THENCE S 43°42'45" E 147.14 FEET TO A POINT 4.02 FEET SOUTH OF A 5" STEEL POST, FOR A CORNER OF THIS TRACT. WHENCE A FOUND 1/2" IRON ROD BEARS N 01°04'05" E 1370.59 FEET.

THENCE ALONG A FENCE THE FOLLOWING COURSES AND DISTANCES TO 5" STEEL POSTS:  
N 71°27'52" E 124.87 FEET  
S 56°39'55" E 98.64 FEET  
N 51°10'30" E 108.90 FEET  
N 72°16'29" E 109.61 FEET  
S 45°29'30" E 100.56 FEET  
N 51°16'19" E 26.73 FEET  
N 82°57'52" E 15.32 FEET TO A 3" STEEL POST, FOR A CORNER OF THIS TRACT.

THENCE ALONG A FENCE THE FOLLOWING COURSES AND DISTANCES TO 3" STEEL POSTS:  
N 45°44'39" E 84.34 FEET  
N 52°15'48" E 16.64 FEET  
N 57°05'24" E 108.94 FEET  
N 64°19'33" E 103.10 FEET  
S 10°55'15" W 100.62 FEET  
S 36°03'31" E 187.57 FEET  
S 34°00'36" E 93.27 FEET TO A POINT, FOR A CORNER OF THIS TRACT.

THENCE S 73°45'45" E 112.22 FEET TO THE POINT OF BEGINNING.

THENCE ALONG SAID UPPER DENTON ROAD THE FOLLOWING COURSES AND DISTANCES TO POINTS:  
S 72°32'37" E 70.74 FEET  
N 54°29'43" E 66.03 FEET  
N 73°02'35" E 165.58 FEET  
S 85°00'09" E 82.24 FEET  
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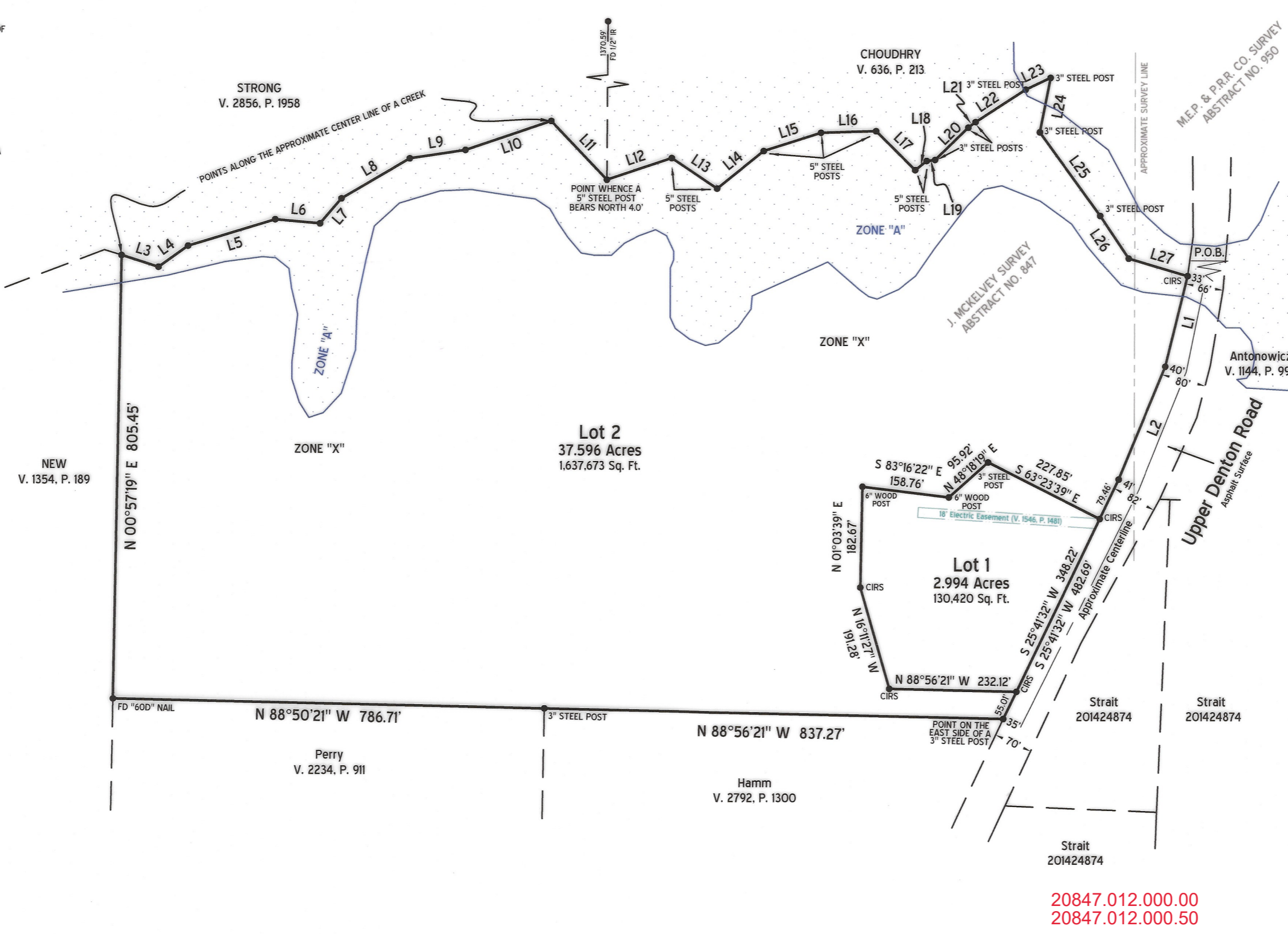
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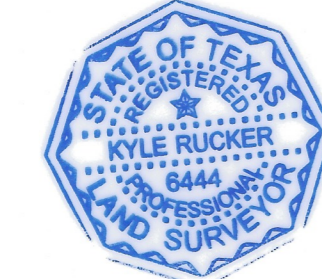
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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 13°48'10" W	169.45	L14	N 51°10'30" E	108.90
L2	S 22°17'45" W	222.06	L15	N 72°16'29" E	109.61
L3	S 72°32'37" E	70.74	L16	N 88°09'50" E	100.49
L4	N 54°29'43" E	66.03	L17	S 45°29'30" E	100.56
L5	N 73°02'35" E	165.58	L18	N 51°16'19" E	26.73
L6	S 85°00'09" E	82.24	L19	N 82°57'52" E	15.32
L7	N 40°34'26" E	59.58	L20	N 45°44'39" E	84.34
L8	N 59°34'48" E	144.11	L21	N 52°15'48" E	16.64
L9	N 81°16'32" E	102.64	L22	N 57°05'24" E	108.94
L10	N 77°14'35" E	165.21	L23	N 64°19'33" E	50.10
L11	S 43°42'45" E	147.14	L24	S 10°55'15" W	100.62
L12	N 71°27'52" E	124.87	L25	S 36°03'31" E	187.57
L13	S 56°39'55" E	98.64	L26	S 34°00'36" E	93.27
			L27	S 73°45'45" E	112.22



**Surveyors Certificate**  
Know All Men By These Presents:  
That I, Kyle Rucker, 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 subdivision ordinance of the City of Weatherford.

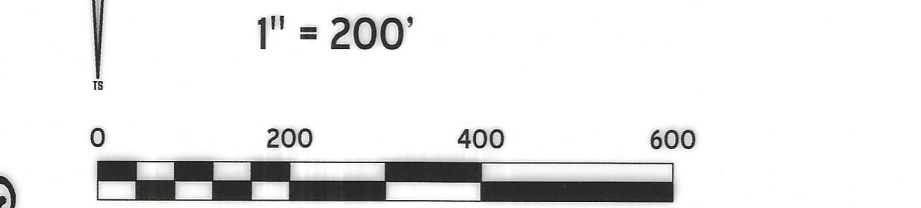
Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Field Date: August 16, 2016 - W160720-P



- Notes:**
- Currently this tract appears to be located within one or more of the following areas:  
**Special Flood Hazard Area, Zone "A"** - Area determined to be within the 1% annual chance (100-year) Without Base Flood Elevation (BFE)  
**Other Areas of Flood Hazard, Zone "X"** - Areas of minimal flood hazard
  - According to the F.I.R.M. Community Panel Map No. 48367C0270E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov
  - All corners are points, unless otherwise noted. C.I.R.S. = Set 1/2" Iron rod with plastic cap stamped "TEXAS SURVEYING INC."
  - Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
  - Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 easement. 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, without the necessity at any time procuring permission from anyone.
  - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
  - Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
  - Special 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.
  - No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
  - All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
  - The developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
  - All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400

Owners:  
Eric Tomlinson & Devi Tomlinson  
1207 Upper Denton Rd  
Weatherford, Texas 76085  
(817) 219-5305

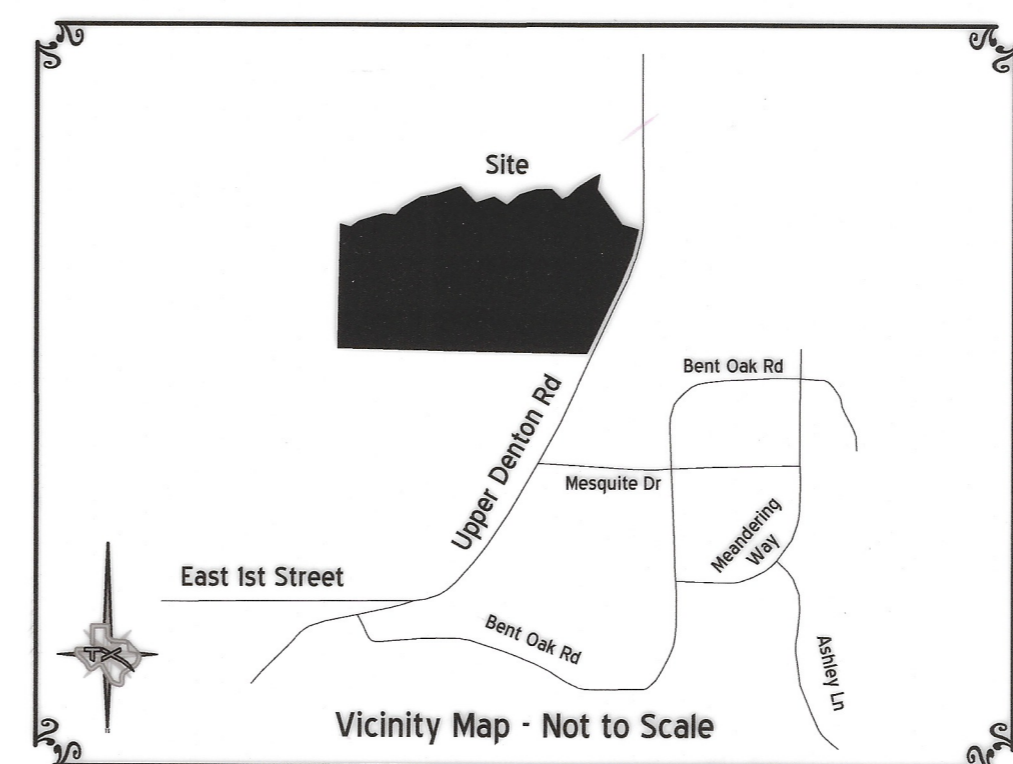


**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*

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08/04/2021 03:59 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

Plat Cabinet **F** Slide **25**



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20847.012.000.50

18452  
WE  
H-14

Now, Therefore, Know All Men By These Presents:  
that through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Tomlinson Homestead, an addition to the City of Weatherford Extraterritorial Jurisdiction, Parker County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon, 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's 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 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 30<sup>th</sup> day of July, 2021.

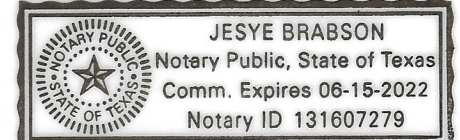
by:  
*Eric Tomlinson*  
Eric Tomlinson  
*Devi Tomlinson*  
Devi Tomlinson

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Eric Tomlinson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 30<sup>th</sup> day of July, 2021.

*Jesy Brabson*  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Devi Tomlinson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 30<sup>th</sup> day of July, 2021.

*Jesy Brabson*  
Notary Public in and for the State of Texas



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

Approved By:  
*[Signature]*  
Development & Neighborhood Services Staff

Attest:  
*[Signature]*  
Secretary

Date of Approval: 8/4/21  
Date: 8/4/21

**Minor Plat**  
**Lot 1 and Lot 2**  
**Tomlinson Homestead**  
an Addition to the City of Weatherford  
Extraterritorial Jurisdiction,  
Parker County, Texas  
Being a 40.590 acres tract of land out of the  
J. MCKELVEY SURVEY, ABSTRACT NO. 847 and  
the M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 950,  
Parker County, Texas.

July 2021

WEATHERFORD BRANCH - 817-594-0400

**TEXAS SURVEYING** INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM