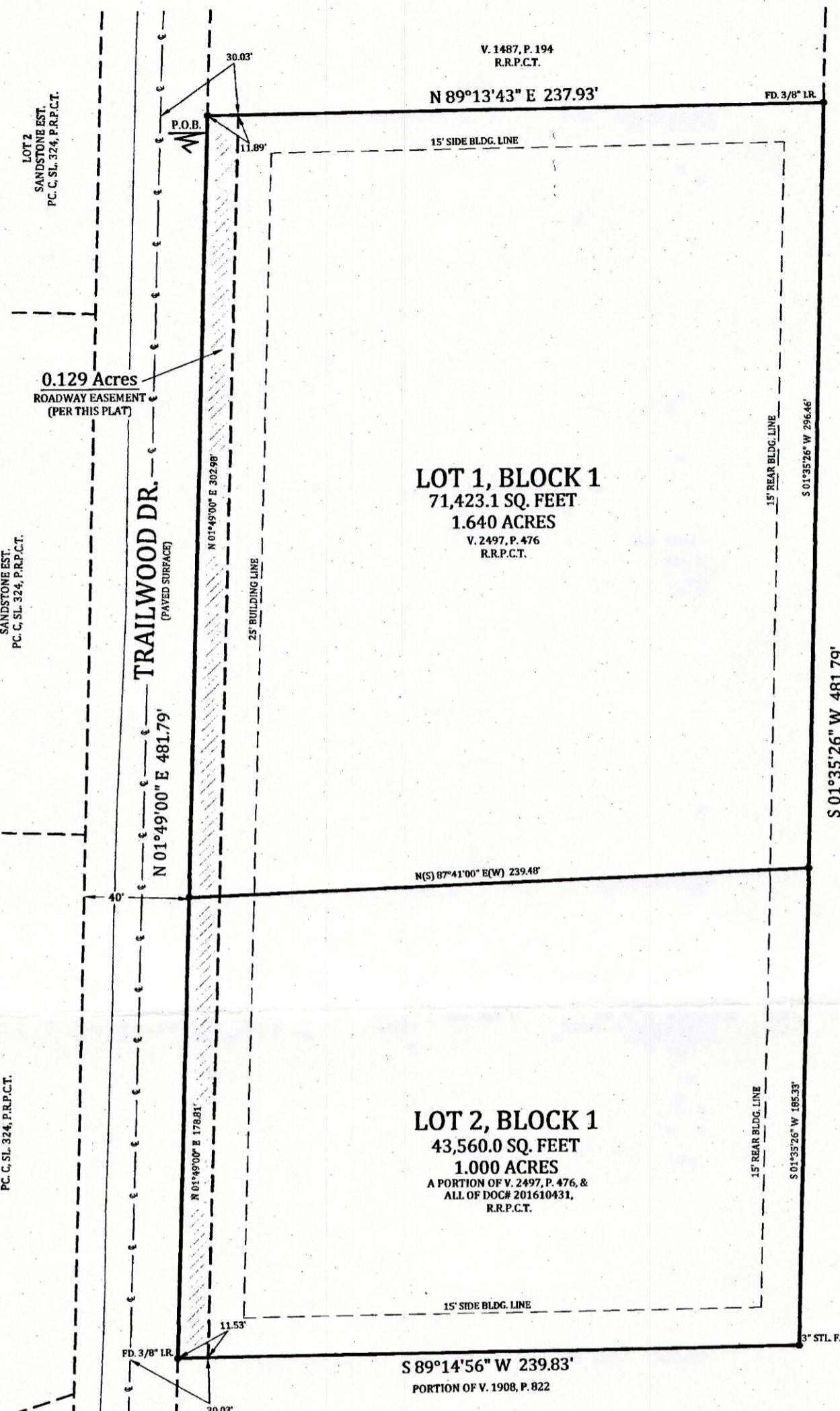


**SURVEYOR:**  
**MICAH HAMILTON, R.P.L.S.**  
 110 PALO PINTO  
 WEATHERFORD, TX 76086  
 817-594-0400

**OWNER/DEVELOPER(S):**  
**GARY EGELHOFF**  
 117 WESTRIDGE TR.  
 WEATHERFORD, TX, 76087  
 817-694-0306

**JOSE M. DIAZ, et ux**  
 P.O. BOX 1465  
 WEATHERFORD, TX, 76086  
 817-822-0349



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

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS  
 CITY PLANNER: [Signature] 7-13-17  
 DATE OF RECOMMENDATION

APPROVED BY: CITY OF WEATHERFORD, TEXAS  
 CITY MANAGER: [Signature] 7-13-17  
 DATE OF APPROVAL

MAYOR: [Signature] 7-13-17  
 DATE OF APPROVAL

ATTEST:  
 CITY SECRETARY: [Signature] 7/13/17  
 DATE

THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE  
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

MAYOR: [Signature] 7-13-17  
 DATE

CITY SECRETARY: [Signature] 7/13/17  
 DATE

D-748

201717438 PLAT Total Pages: 1

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, GARY EGELHOFF & JOSE M. DIAZ, et ux, BEING THE OWNERS OF A 2.640 ACRE TRACT OF LAND OUT OF THE M.A. SIMMONS SURVEY, ABSTRACT NO. 2261, PARKER COUNTY, TEXAS; BEING A PORTION OF ALL THAT CERTAIN TRACT OF LAND CONVEYED TO EGELHOFF IN VOLUME 2497, PAGE 476, REAL RECORDS, PARKER COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO DIAZ IN DOC# 201610431, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE CALLED EAST RIGHT OF WAY LINE OF TRAILWOOD DR. (A PAVED SURFACE) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. SAID IRON BEING THE NORTHWEST CORNER OF SAID EGELHOFF TRACT WHENCE THE NORTHWEST CORNER OF SAID M.A. SIMMONS SURVEY IS CALLED TO BEAR S 89°06'00" W 21.00 FEET.

THENCE N 89°13'43" E 237.93 FEET ALONG THE NORTH LINE OF SAID 2497/476, R.R.P.C.T. TO A FOUND 3/8" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°35'26" W 481.79 FEET TO A 3" STEEL FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°14'56" W 239.83 FEET TO A FOUND 3/8" IRON ROD IN THE CALLED EAST RIGHT OF WAY LINE OF TRAILWOOD DR. (A PAVED SURFACE) AND AT THE SOUTHWEST CORNER OF SAID EGELHOFF TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°49'00" E 481.79 FEET ALONG THE CALLED EAST RIGHT OF WAY LINE OF TRAILWOOD DR. (A PAVED SURFACE) TO THE POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT GARY E. EGELHOFF & JOSE M. DIAZ, et ux, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, OF TRAILWOOD ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 5<sup>th</sup> DAY OF July, 2017.

[Signature] et ux

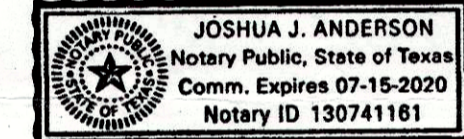
THIS THE 0<sup>th</sup> DAY OF July, 2017.

[Signature]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose M. Diaz, et ux, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>th</sup> DAY OF July, 2017.

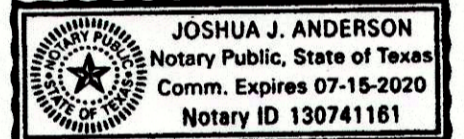
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 7-15-20



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gary Egelhoff, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10<sup>th</sup> DAY OF July, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 7-15-20



- NOTES**
- SANITARY SEWER SERVICE PROVIDED BY PRIVATE FACILITIES.
  - WATER SERVICE PROVIDED BY PRIVATE FACILITIES.
  - 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 AVAILABILITY.
  - THIS PROPERTY IS LOCATED WITHIN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN, ACCORDING TO THE F.I.R.M. NO. 48367C0300E, DATED SEPTEMBER 26, 2008.
  - PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
  - ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
  - BEARINGS CORRELATED TO THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO EGELHOFF IN VOLUME 2497, PAGE 476, R.R.P.C.T.
  - 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.
  - THERE IS A 10' UTILITY EASEMENT ON ALL INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
  - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - THIS PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF WEATHERFORD. PER ETJ AGREEMENT SIGNED 6/7/2011 AND FILED IN BOOK 2911, PAGE 1570, PARKER COUNTY COMMISSIONER COURT SIGNATURES ARE NOT REQUIRED.
  - 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.
  - THE HEREIN STATED OWNER(S) AND SUBSEQUENT OWNER(S) DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND WAIVE ALL CLAIMS FOR ANY DAMAGES.
  - EXCEPTION TO THE WEATHERFORD MUNICIPAL CODE APPROVED WITH APPROVAL OF THIS PLAT ARE AS FOLLOWS: WMC § 11.3.9 (a) - PRIVATE, ON-SITE WATER WELLS WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER WHERE LOT SIZES ARE THREE ACRES OR GREATER; WMC § 11.3.9 (b) - PRIVATE ON-SITE WASTEWATER TREATMENT UNIT WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER AND ONLY WHERE LOT SIZES ARE THREE ACRES OR GREATER; WMC § 11.5.9 (a) - WHEN A PROPOSED SUBDIVISION, WHETHER RESIDENTIAL OR NONRESIDENTIAL, ADJUTS ON ONE OR BOTH SIDES OF AN EXISTING SUBSTANDARD STREET, OR ON A PLANNED OR FUTURE THROUGHFARE PLAN, BEING SUBSTANDARD ACCORDING TO THE THEN EXISTING CURRENT THROUGHFARE PLAN, THE DEVELOPER SHALL BE REQUIRED TO IMPROVE HIS OR HER REASONABLE SHARE OF THE EXISTING ON-SITE FACILITY AS THAT TERM IS DEFINED HEREIN, INCLUDING APPURTENANT SIDEWALKS, BARRIER-FREE RAMPS, SCREENING AND LANDSCAPING, MEDIAN OPENING AND/OR LEFT TURN LANES (IF A DIVIDED THROUGHFARE), STORM DRAINAGE STRUCTURES, WATER QUALITY OR EROSION CONTROLS, AND OTHER UTILITIES AS DEFINED IN WMC § 11.1.13, TO BRING THE SAME TO CITY STANDARDS, OR TO REPLACE IT WITH A STANDARD CITY STREET AS DETERMINED BY THE TRAFFIC IMPACT ANALYSIS, IF REQUIRED, AT NO COST TO THE CITY.

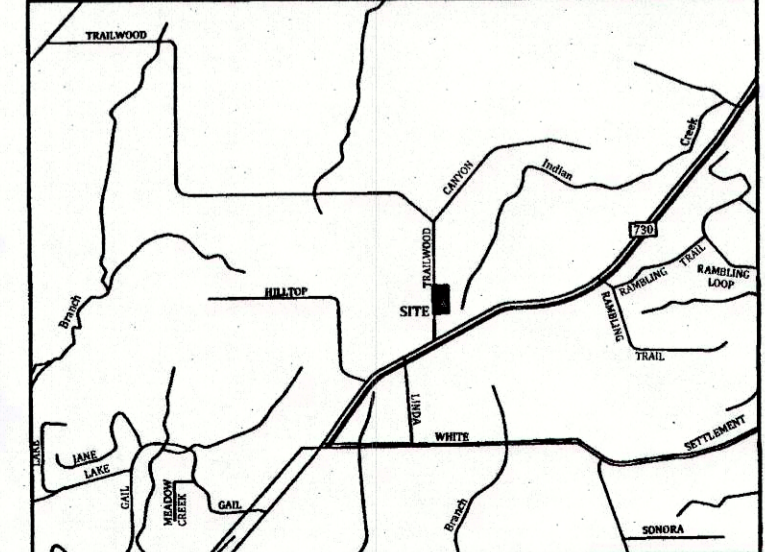
**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT I, MICAH HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

[Signature]  
 MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865.  
 CARTER SURVEYING & MAPPING, 110 PALO PINTO, WEATHERFORD, TX 76086.  
 120831P3 - APRIL 2017.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

[Signature]  
 201717438  
 07/13/2017 11:02 AM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT



**MINOR PLAT**  
**LOTS 1 & 2, BLOCK 1**  
**TRAILWOOD ADDITION**  
 AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 2497, PAGE 476, REAL RECORDS, PARKER COUNTY, TEXAS.  
 MAY 2017

**CARTER SURVEYING & MAPPING, INC.**  
 110 A PALO PINTO STREET - WEATHERFORD, TEXAS  
 (P) 817-594-0400 - (F) 817-594-0403

A66F. NO: 18464  
 SCH. DIST: WJE  
 CITY: J-14  
 MAP NO: J-14

22261.005.000.00 Lot 1 Block 1  
 22261.005.003.00 Lot 2 Block 1