

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, WORLD PROPERTIES, LTD., BEING THE OWNER OF A CERTAIN LOT OF 4.258 ACRES (218,091.50 SQ. FT.) TRACT AND OUT OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM ONES OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4802 (GRD).

BEGINNING AT FOUND 1/2" IRON ROD, IN THE CALLED NORTH RIGHT OF WAY OF EAST BANKHEAD HIGHWAY AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN VOLUME 2493, PAGE 493, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHEAST CORNER OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, IS CALCULATED TO BEAR S 19°07' E 1901.59 FEET.

THENCE N 69°50'10" W 252.22 FEET ALONG SAID EAST BANKHEAD HIGHWAY TO A FOUND 1" IRON PIPE AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT AS RECORDED IN DOC.# 201905500.

OP.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 07°25'07" E 109.75 FEET ALONG DOC.# 201905500 TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF THIS TRACT, WHENCE THE SOUTHWEST CORNER OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, IS CALCULATED TO BEAR S 19°07' E 1901.59 FEET.

THENCE N 89°19'34" E 184.21' IN THE CALLED NORTH RIGHT OF WAY OF EAST BANKHEAD HIGHWAY AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN VOLUME 2493, PAGE 493, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHEAST CORNER OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, IS CALCULATED TO BEAR S 19°07' E 1901.59 FEET.

THENCE S 07°00'35" W 30.97 FEET ALONG SAID V. 2267, P. 573, TO A FOUND CONCRETE MONUMENT, OP.R.P.C.T., FOR A CORNER OF THIS TRACT.

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- NOTES:**
- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING OTHER AREAS OF FLOOD HAZARD, ZONE "V" - AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE F.F.R.M. COMMUNITY PANEL MAP NO. 48397C0270C, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT FEMA.GOV.
  - ALL CORNERS ARE SET 1/2" IRON RODS CAPPED - (TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
  - 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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
  - UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES AND THE CITY OF WEATHERFORD, TEXAS, AND 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 TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 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 ENCLUMBER THIS PROPERTY.
  - BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY, (IE ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC, ETC.)
  - 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.

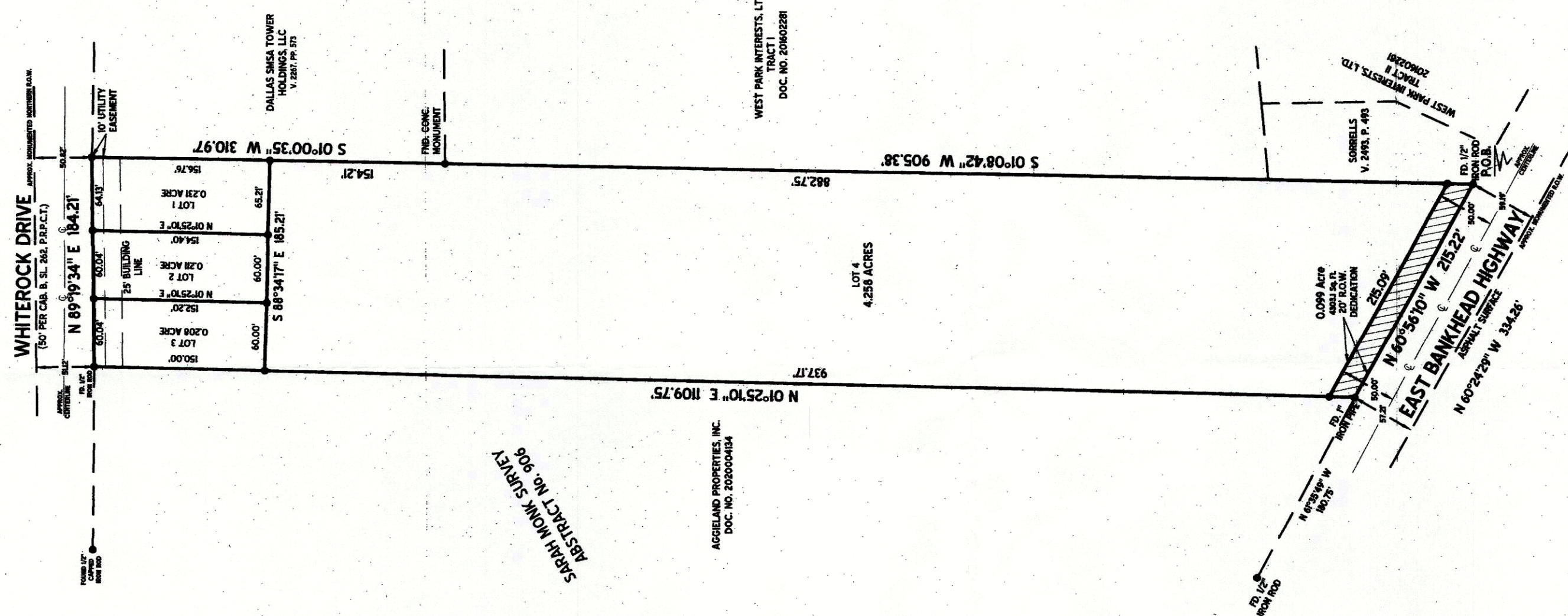
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY "DENIED WITH CONDITIONS" AND PASSED TO THE CITY COUNCIL OF WEATHERFORD FOR ITS CONSIDERATION FOR APPROVAL.

CONSIDERATION BY:  
**PLANNING & ZONING COMMISSION**  
 DATE OF DENIAL: 4-8-2020

APPROVED BY:  
**Brad Pascoe**  
 CITY SECRETARY  
 DATE: 4/24/2020

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

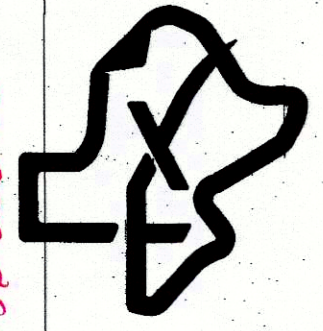
APPROVED BY:  
**Brad Pascoe**  
 CITY MAYOR  
 DATE OF APPROVAL: 4/24/2020



ACCT. NO.: 19392  
 SCH. DIST.: W  
 CITY: CW  
 MAP NO.: HHB

**FINAL PLAT**  
**LOTS 1 - 4, BLOCK 1,**  
**WHITEROCK HOMES ADDITION I**  
 BEING AN ADDITION TO THE  
 CITY OF WEATHERFORD AND  
 BEING 5.007 ACRES OUT OF THE  
 SARAH MONK SURVEY, ABSTRACT NO. 906,  
 PARKER COUNTY, TEXAS  
**APRIL 2020**

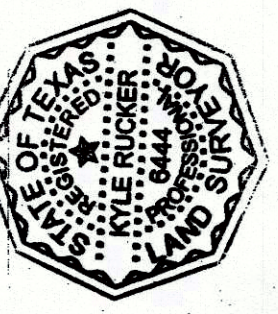
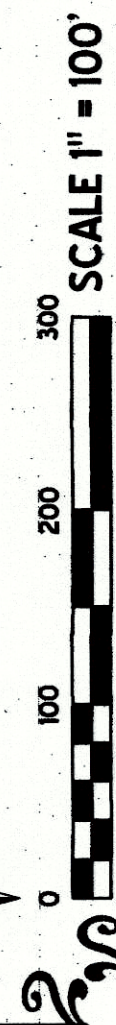
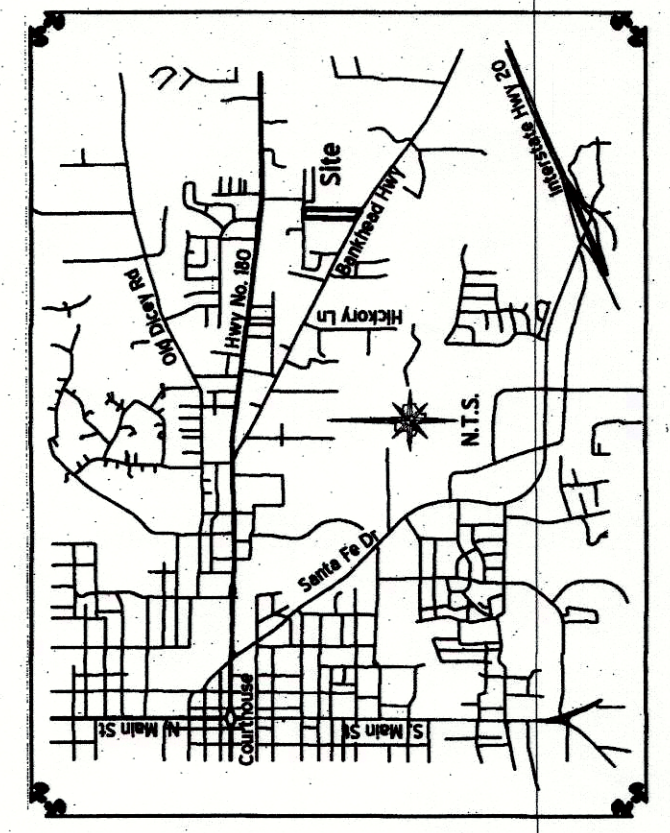
20906.036.000.00



**TEXAS SURVEYING INC.**  
 FORM NO. 101000000 - WWW.TXASURVEYING.COM

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*

202011390  
 Fee 277.75 @ 0.11:06 AM  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8444  
 TEXAS SURVEYING, INC., CATERBORD BRANCH  
 1405 W. WALNUT STREET  
 WEATHERFORD, TEXAS 76086  
 FIELD DATE: SEPTEMBER 10, 2019 - 11/04/2019

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **J.M. Szabuniewicz**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DOES HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY FIELD AND UNDER PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

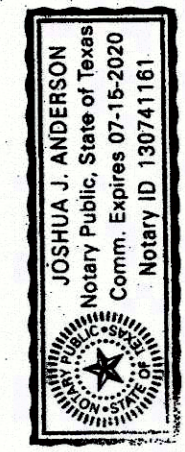
WITNESS MY HAND, THIS 23 DAY OF April, 2020.

*J.M. Szabuniewicz*  
 J.M. SZABUNIEWICZ, PRESIDENT & GENERAL PARTNER OF  
 WORLD PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 23 DAY OF April, 2020.



**SURVEYOR**  
 TEXAS SURVEYING, INC.  
 1405 W. WALNUT STREET  
 WEATHERFORD, TX, 76086  
 817-944-0400

**DEVELOPER**  
 TEXAS COMMUNITY DEVELOPMENT CORP.  
 P.O. BOX 2739  
 WEATHERFORD, TX, 76086

**AFFILIATED OWNER**  
 WORLD PROPERTIES, LTD.  
 P.O. BOX 2739  
 WEATHERFORD, TX, 76086