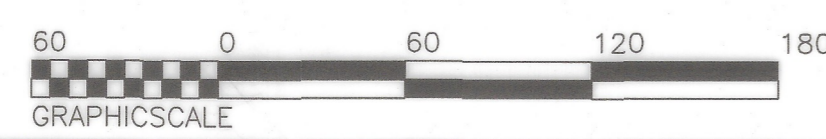


Notes:
 Bearings correlated to GPS coordinates NAD83 North Central Texas Zone 4202.
 Easement recorded in V. 724, P. 687 is shown as an approximate location. The actual location is based on the pipeline as it lies below the surface.
 According to the plat recorded in Cab. C. S. 281 this site is subject to 5' drainage and utility easement along the rear and sides. 10' drainage and utility easement along front.
 According to the National Flood Insurance Program Flood Insurance Rate Map Community Panel Number 4630703385F, Map Revised April 5, 2019 this site lies within Zone X, Zone X being areas determined to be outside the 0.2% annual chance floodplain.

19781
 WE
 CWE
 I-16

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202136697
 09/17/2021 11:12 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

STEVENS LAND SURVEYING, PLLC
 P.O. BOX 26951
 FORT WORTH, TEXAS 76126
 817-696-9775
 FIRM REGISTRATION #10194023
 A@STEVENS5395@SBCGLOBAL.NET



Lisa Weagley am the legal owner of the herein described property.
Lisa Weagley

All building set back lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.

Bearings correlated to GPS coordinates NAD83, North Central Texas Zone 4202.

1/2" irons set unless otherwise noted.

We do hereby waive all claims for damages against the City 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.

Selling any 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 the surveyor in order to determine all easements affecting the property. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and the adjoining parcels. Records documents other than those shown on this plat may exist and encumber this property. It is suggested that future owners of this property purchase title insurance/title commitment through a Title Company in order to protect themselves if an unexpected easement arises.

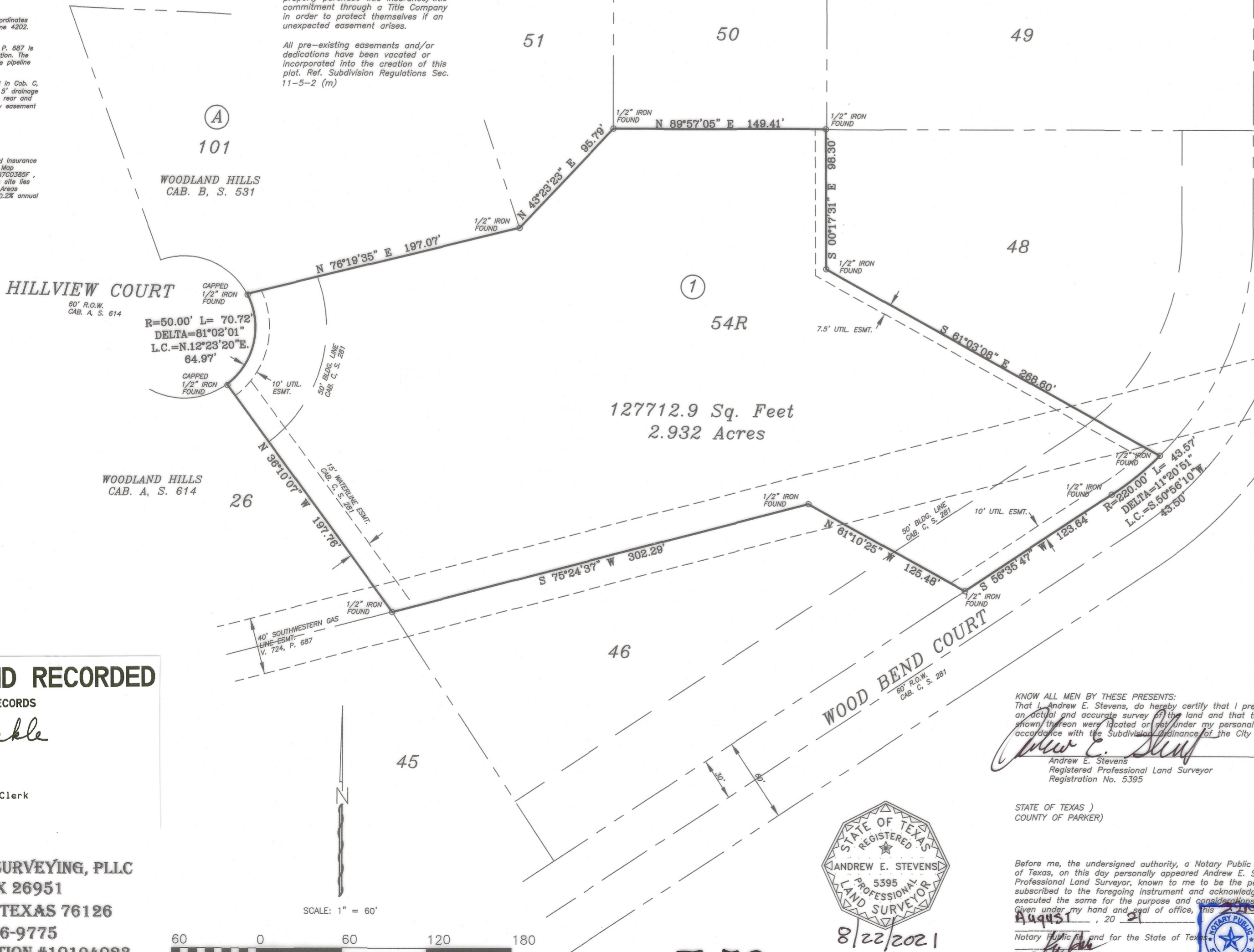
All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat. Ref. Subdivision Regulations Sec. 11-5-2 (m)

OWNER/DEVELOPER
 Lisa Weagley and Greg Galloway
 12504 Nedra Drive
 Granada Hills, Ca. 91344

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.
 Dated, this the 17th day of September, 2021
 By: *[Signature]*
 Development & Neighborhood Services Staff

202136697 PLAT Total Pages: 1

19781.001.047.00
 19781.001.054.00



STATE OF TEXAS
 COUNTY OF PARKER

Whereas, Lisa Weagley and Greg Galloway being the owners of Lot 47 and 54, Block 1, WOODLAND HILLS Phase II, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Cabinet C, Slide 281, Plat Records, Parker County, Texas and being further more described, as follows:

Beginning at a capped 1/2" iron found at the most westerly northwest corner of said Lot 54 in the easterly line of Hillview Court;

THENCE North 76 degrees 19 minutes 35 seconds East, along the common line of said Lot 54 and Lot 101, Block A, WOODLAND HILLS, an addition to the City of Weatherford, Parker County, Texas according to the map recorded in Cabinet B, Slide 531, Plat Records, Parker County, Texas, in all, 197.07 feet to a 1/2" iron found;

THENCE North 43 degrees 23 minutes 23 seconds East, 95.79 feet to a 1/2" iron found;

THENCE North 89 degrees 57 minutes 05 seconds East, 149.41 feet to a 1/2" iron found;

THENCE South 00 degrees 17 minutes 31 seconds East, 98.30 feet to a 1/2" iron found;

THENCE South 61 degrees 03 minutes 08 seconds East, 268.60 feet to a 1/2" iron found at the beginning of a curve to the right whose radius is 220.00 feet and whose long chord bears South 50 degrees 56 minutes 10 seconds West, 43.50 feet;

THENCE Along said curve in a southwesterly direction through a central angle of 11 degrees 20 minutes 51 seconds, a distance of 43.57 feet to a 1/2" iron found;

THENCE South 56 degrees 35 minutes 47 seconds West, 123.64 feet to a 1/2" iron found;

THENCE North 61 degrees 10 minutes 25 seconds West, 125.48 feet to a 1/2" iron found;

THENCE South 75 degrees 24 minutes 37 seconds West, 302.29 feet to a 1/2" iron found;

THENCE North 36 degrees 10 minutes 07 seconds West, 197.76 feet to a 1/2" iron found at the beginning of a non-tangent curve to the left whose radius is 50.00 feet and whose long chord bears North 12 degrees 23 minutes 20 seconds East, 64.97 feet;

THENCE Along said curve in a northerly direction through a central angle of 81 degrees 02 minutes 01 seconds, a distance of 70.72 feet to the POINT OF BEGINNING and containing 2.932 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Lisa Weagley and Greg Galloway do hereby adopt the plat as shown, Lot 54R, Block 1, WOODLAND HILLS City of Weatherford, Parker County, Texas and that they do dedicate, in fee simple, to the public use forever the streets, alleys and easements shown on the plat. Lisa Weagley and Greg Galloway further reserves any easement areas shown for mutual use of all public utilities desiring to use the same. Any public utility shall have the right to remove and keep removed all or any part of any vegetative growth or other appurtenance for construction or maintenance, or efficiency of its respective system in these easements and all or any part of, any growth or construction which in any way hinders or interferes with the right of ingress and egress to these easements for any necessary use without asking anyone's permission.

Witness my hand at Weatherford, Parker County, Texas this 15 day of September, 2021.

Lisa Weagley
 Lisa Weagley

STATE OF TEXAS
 COUNTY OF PARKER

Before me the undersigned authority on the day personally appeared Lisa Weagley known to me by whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of September, 2021.

[Signature]

Notary Public in and for the State of Texas

Witness my hand at Weatherford, Parker County, Texas this 15 day of September, 2021.

[Signature]
 Greg Galloway

STATE OF TEXAS
 COUNTY OF PARKER

Before me the undersigned authority on the day personally appeared Greg Galloway known to me by whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of September, 2021.

[Signature]

Notary Public in and for the State of Texas



FINAL PLAT
 Lot 54R, Block 1
 WOODLAND HILLS
 an addition to the
 City of Weatherford,
 Parker County, Texas.

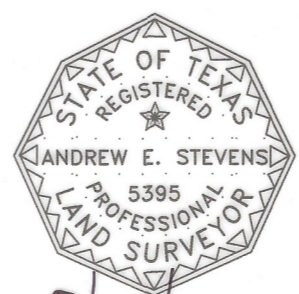
Being a replat of Lots 47 and 54, Block 1 WOODLAND HILLS, Phase II, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Cabinet C, Slide, Page 281, Plat Records, Parker County, Texas.

Prepared April 2021

KNOW ALL MEN BY THESE PRESENTS: That Andrew E. Stevens, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were located or set under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

[Signature]
 Andrew E. Stevens
 Registered Professional Land Surveyor
 Registration No. 5395

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 Andrew E. Stevens, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this 15 day of September, 2021.

[Signature]
 Notary Public in and for the State of Texas
 My Board Expires On:



F 53

8/22/2021