

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387, C. 0265 E. EFFECTIVE DATE: APRIL 05, 2019 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. SYSTEM, NORTH CENTRAL ZONE, NAD 83

OWNERS/DEVELOPERS: Cann-Weatherford, Ltd Contact: Max Thompson 817-980-5125 2800 S. Hulien Street, Ste 120 Fort Worth, TX 76109

NOTE: BLOCKS: 1. 92.18 ACRES (INCLUDING HOA LOT 40) 2. 63.22 ACRES ROADS WOODLAND ROAD (HOA ROAD LOT 1) 9.54 ACRES MCFARLAND STREET (HOA ROAD LOT 2) 1.83 ACRES FM 920 RIGHT OF WAY DEDICATION 0.487 ACRES ZION HILL RIGHT OF WAY DEDICATION 0.03 ACRES

NOTE: ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

This property is located in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas.

WITNESS: David Harlan, Jr. Mayor, City of Weatherford

STATE OF TEXAS COUNTY OF PARKER WHEREAS, CANN-WEATHERFORD, LTD (Doc No. 201614343), acting by and through its duly authorized agent, is the owner of 167.257 acres situated in and being a portion of Lots 1 - 43, Block 1, Abstract No. 1346, T & P RR COMPANY SURVEY, SECTION No. 167, ABSTRACT No. 1446; S. Trimble Survey, Parker County, Texas and the J. S. Shadle Survey, Abstract No. 1279 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/4" unless noted) in the northeast, right of way line of Farm to Market Highway No. 920, said iron being called by deed to be South, 1564.4 feet and East, 421.2 feet from the northeast corner of the William Beckwith Survey, Abstract No. 41, Parker County, Texas;

THENCE N 39°25'56" W, with the northeast right of way line of said Farm to Market Highway No. 920, 676.63 feet to a pipe found; THENCE N 09°09'56" W, 292.82 feet to an iron rod found; THENCE N 01°10'08" E, 271.58 feet to a post; THENCE N 01°04'51" E, 477.86 feet to a post; THENCE N 89°26'16" W, 299.42 feet to an iron rod found; THENCE N 09°49'31" W, 123.90 feet to an iron rod found; THENCE N 20°22'39" W, 116.81 feet to an iron rod found; THENCE N 02°19'29" E, 114.90 feet to an iron rod found; THENCE N 01°25'02" E, 271.49 feet to a post; THENCE N 09°21'59" E, 126.29 feet to a large nail found; THENCE N 07°06'34" W, 66.58 feet to an iron rod found; THENCE N 24°25'04" W, 31.64 feet to an iron rod found; THENCE N 26°45'16" W, 116.92 feet to an iron rod found; THENCE N 24°24'13" W, 166.72 feet to an iron rod found; THENCE N 30°51'24" W, 73.48 feet to an iron rod found; THENCE N 11°36'39" W, 65.93 feet to a pipe found; THENCE N 07°11'02" W, 171.93 feet to a pipe found; THENCE N 10°16'46" W, 160.38 feet to a pipe found; THENCE N 12°43'03" W, 94.92 feet to a pipe found; THENCE N 21°55'44" W, 248.27 feet to a post; THENCE N 09°10'07" W, 663.52 feet to an iron rod found; THENCE N 89°43'51" E, 1817.78 feet to an iron rod found; THENCE S 16°09'49" E, 890.10 feet to an iron rod found; THENCE N 67°14'21" E, 805.67 feet to an iron rod found in the south line of Zion Hill Road, as it exists in a non-tangent curve to the left with a radius of 1950.10 feet and whose chord bears S 32°28'22" E, 69.66 feet; THENCE with the south line of said Zion Hill Road and said curve to the left through a central angle of 02°02'48" and a distance of 69.66 feet to a steel fence post; THENCE S 56°32'41" W, 382.53 feet to an iron rod found; THENCE S 01°54'57" E, 525.81 feet to a post; THENCE N 89°11'52" E, 74.10 feet to a pipe found; THENCE S 01°08'58" W, 360.77 feet to a pipe found; THENCE S 01°02'48" W, 813.35 feet to an iron rod found; THENCE S 01°10'34" E, 165.50 feet to an iron rod found; THENCE S 89°11'13" W, 394.36 feet to a post; THENCE S 89°52'17" E, 560.60 feet to a post; THENCE S 14°40'29" W, 532.60 feet to a post; THENCE S 30°52'36" E, 874.42 feet to a post; THENCE S 72°06'59" W, 787.95 feet to the POINT OF BEGINNING and containing 167.257 acres (7,285.703 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CANN-WEATHERFORD, LTD, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOTS 1 - 43, BLOCK 1 (INCLUDING HOA LOT 40), LOTS 1 - 28, BLOCK 2 AND 2 HOA ROAD LOTS, WOODLAND LAKES, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 167.257 acres situated in and being a portion of the T & P RR Company Survey, Section No. 167, Abstract No. 1346; T & P RR Company Survey, Section No. 161, Abstract No. 1446; S. Trimble Survey, Parker County, Texas, and the J. S. Shadle Survey, Abstract No. 1279 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements may be placed in, on, or over any of the easements or public use areas shown on this plat. In addition, utility easements may be placed in, on, or over any of the easements or public use areas shown on this plat. The City Council of the City of Weatherford, in addition, utility easements may also be used for the said 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 plating ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESSES, my hand, this the 29 day of June, 2021.

Robert M. Spencer General Partner

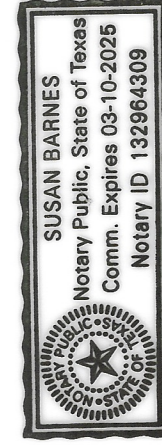
21279.001.000.00 21298.003.000.00 21346.001.000.00

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 ROBERT M. SPENCER, GENERAL PARTNER, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of June, 2021

Susan Barnes Notary Public in and for the State of Texas 3-10-2025 My Commission Expires On:



AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS Being 167.257 acres situated in and being a portion of the T & P RR Company Survey, Section No. 167, Abstract No. 1346; T & P RR Company Survey, Section No. 161, Abstract No. 1448; S. Trimble Survey, Abstract No. 1289 and the J. S. Shadle Survey, Abstract No. 1279 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas

FINAL PLAT- 73 LOTS LOTS 1 - 43, BLOCK 1 (INCLUDING HOA LOT 40); LOTS 1 - 28, BLOCK 2 & 2 HOA ROAD LOTS WOODLAND LAKES

19777 PE G-13

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 person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of June, 2021.

Notary Public in and for the State of Texas



My Commission Expires on:

Notary Public in and for the State of Texas

Given under my hand and seal of office, this 28 day of June, 2021.

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public 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 considerations therein expressed.

STATE OF TEXAS COUNTY OF PARKER

David Harlan, Jr. Registration No. 2074 March 4, 2021

Notary Public in and for the State of Texas

That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, 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.

KNOW ALL MEN BY THESE PRESENTS:

WITNESS: David Harlan, Jr. Mayor, City of Weatherford

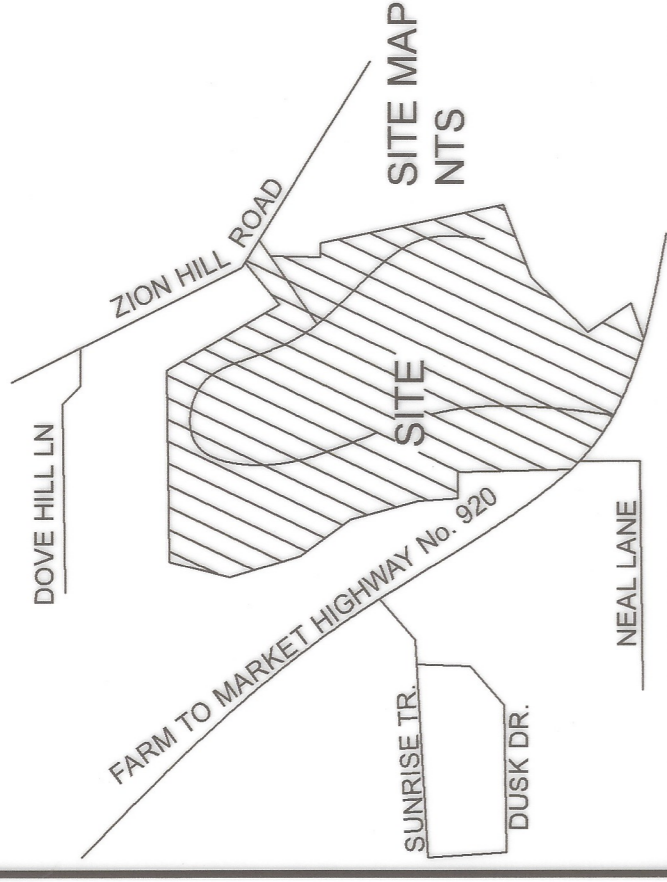
Signature of Chairperson

APPROVED BY: David Harlan, Jr. COUNCIL OF WEATHERFORD, TEXAS Registration No. 2074 7-2-2021 Date of Recommendation

RECOMMENDED BY: PLANNING AND ZONING BOARD CITY OF WEATHERFORD, TX 7-2-2021 Date Approval

APPROVED by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

THE STATE OF TEXAS COUNTY OF PARKER



ROBERT McCOY  
VOLUME 2247, PAGE 660

JAMES I. STEWART  
VOLUME 1451, PAGE 1350  
VOLUME 1836, PAGE 916

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
"There shall be provided at the intersections of public streets, Site Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

NOTE: 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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0265 F EFFECTIVE DATE: APRIL 05, 2019 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; NO BASE FLOOD ELEVATION ESTABLISHED ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA. NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LINE TABLE

L1	N 09°49'31"W	123.90'
L2	N 35°24'07"W	118.91'
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NOTE: ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

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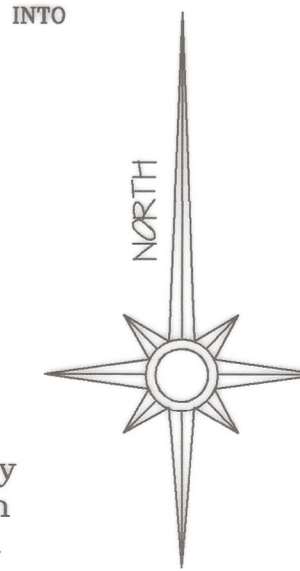
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

FINAL PLAT- 73 LOTS

LOTS 1 - 43, BLOCK 1 (INCLUDING HOA LOT 40);  
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WOODLAND LAKES

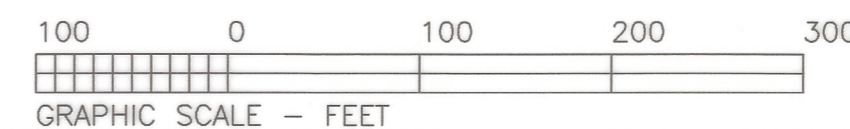
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Being 167.257 acres situated in and being a portion of the T & P RR Company Survey, Section No. 167, Abstract No. 1346; T & P RR Company Survey, Section No. 161, Abstract No. 1448; S. Trimble Survey, Abstract No. 1289 and the J. S. Shadle Survey, Abstract No. 1279 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas

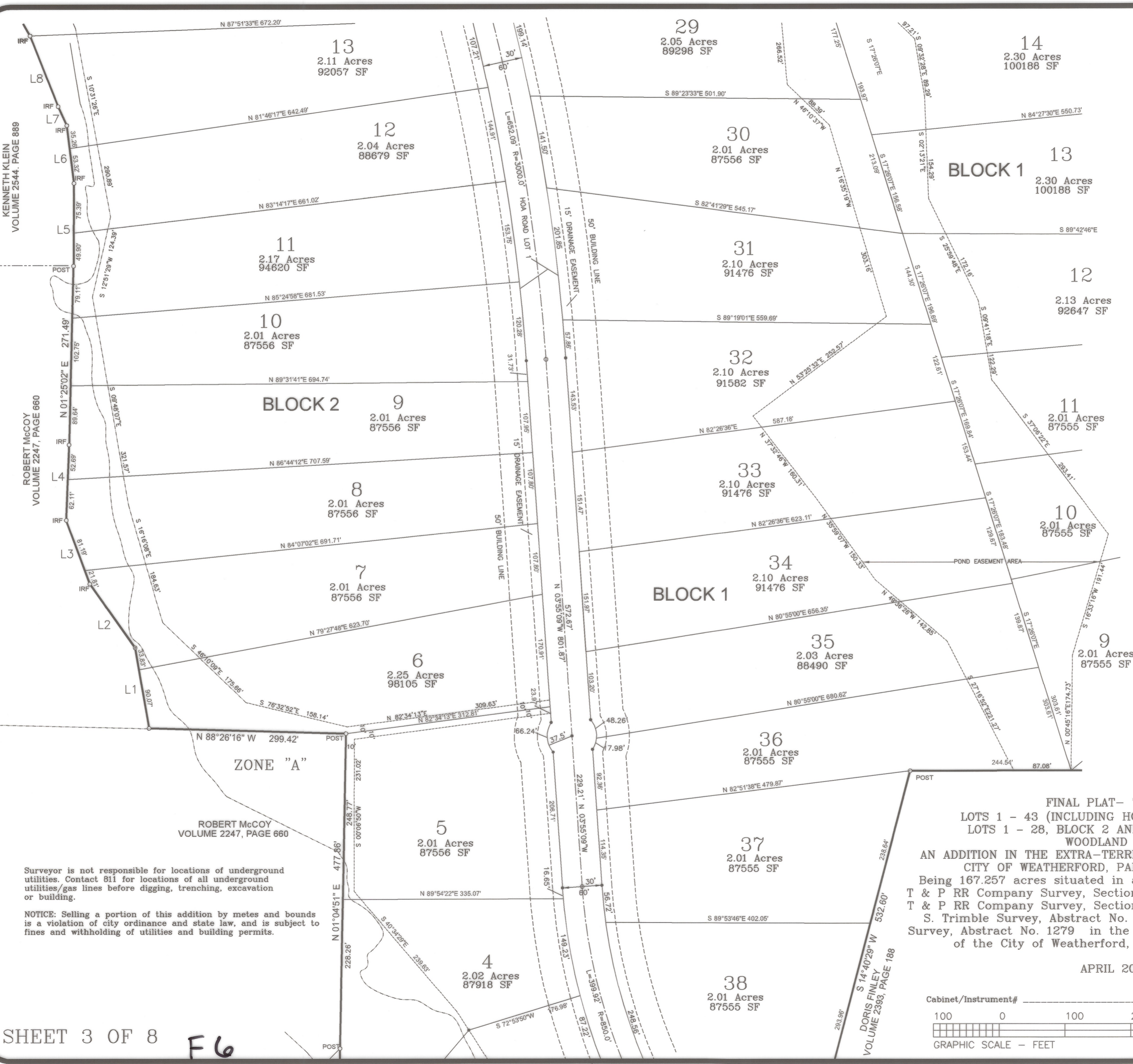


SCALE: 1" = 100'

APRIL 2021



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10088500 harlanland@yahoo.com



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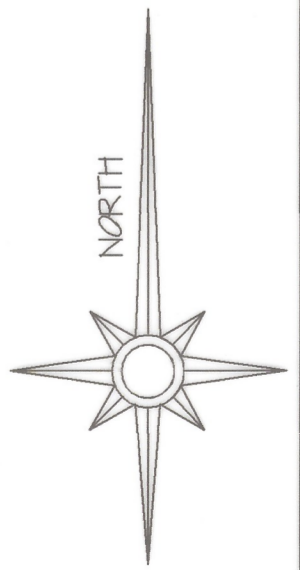
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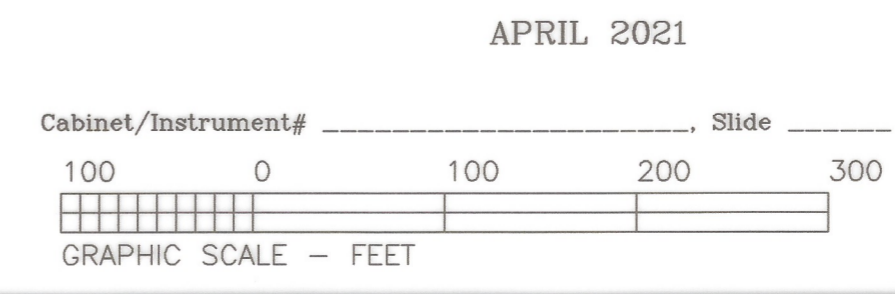
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F6



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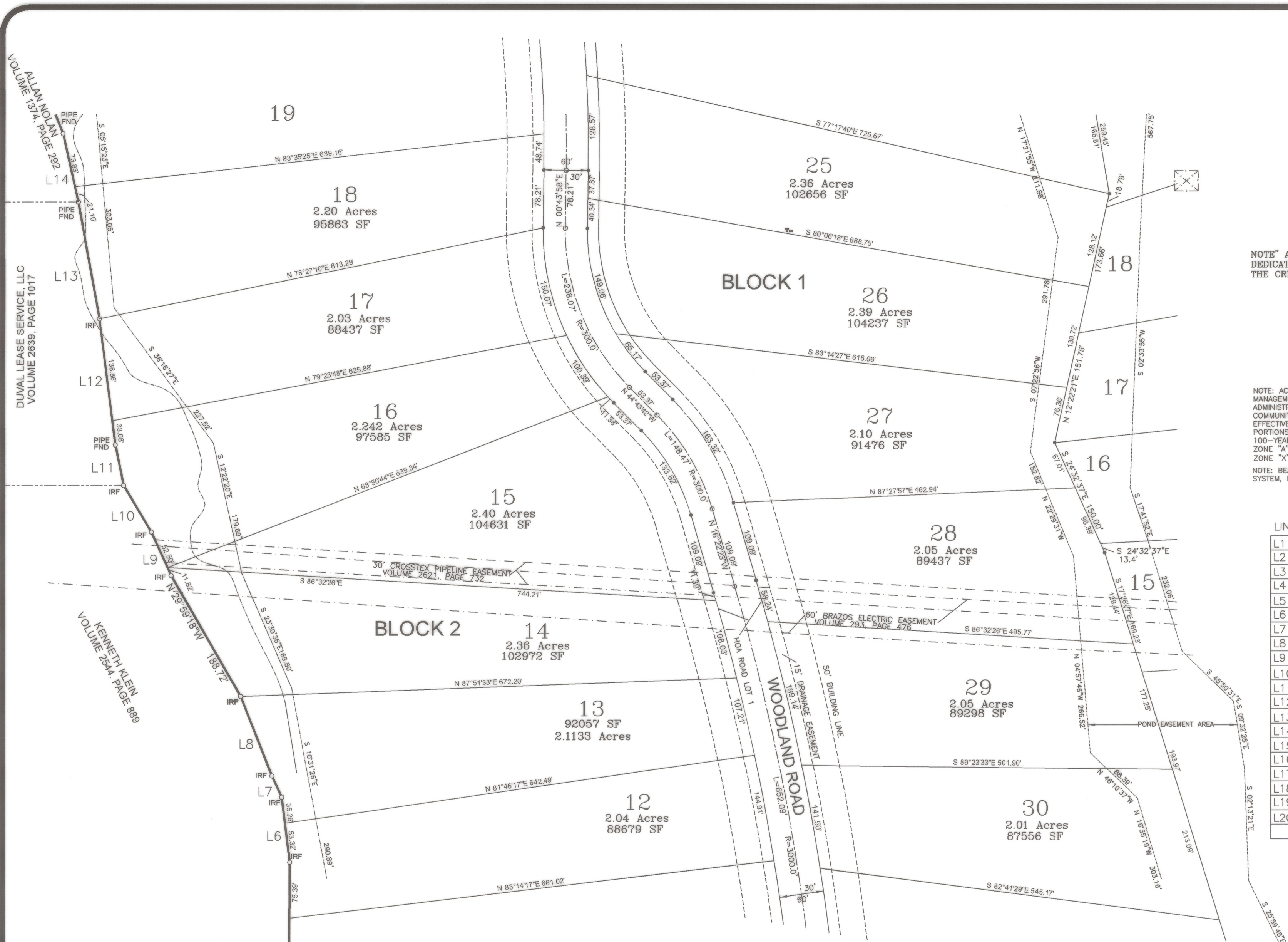
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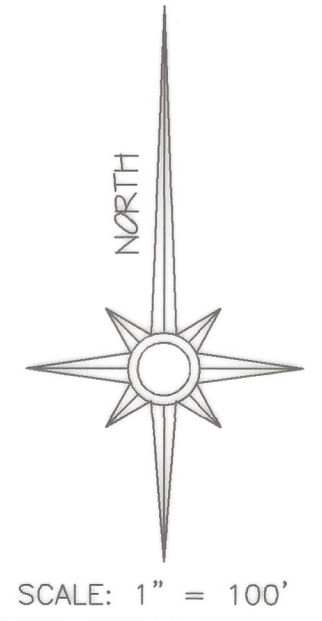
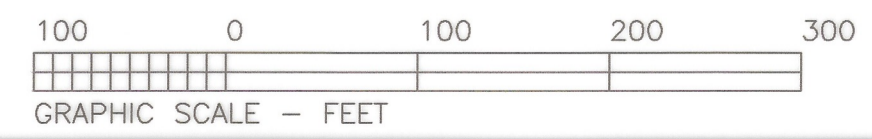
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Cabinet/Instrument# **F** Slide **6**



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BILL SQUIRES  
VOLUME 2707, PAGE 1258

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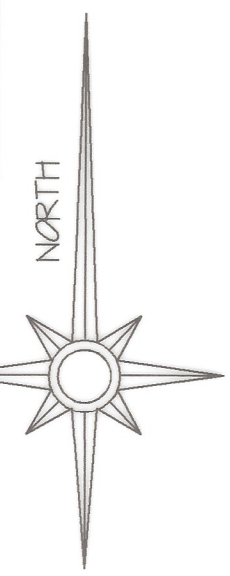
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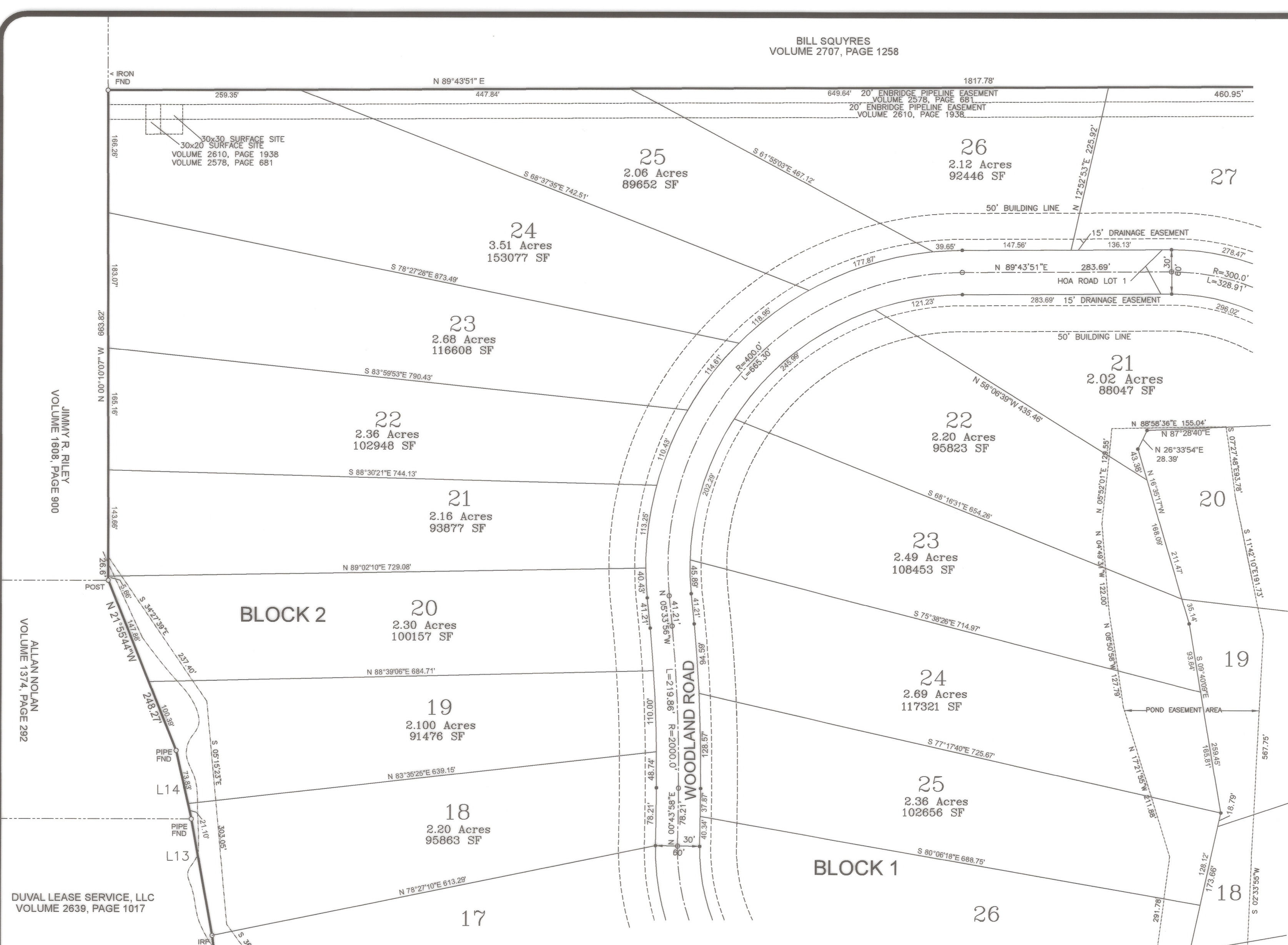
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AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

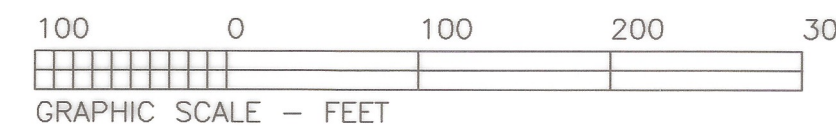
Being 167.257 acres situated in and being a portion of the T & P RR Company Survey, Section No. 167, Abstract No. 1346; T & P RR Company Survey, Section No. 161, Abstract No. 1448; S. Trimble Survey, Abstract No. 1289 and the J. S. Shadle Survey, Abstract No. 1279 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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SHEET 5 OF 8

Cabinet/Instrument# **F** Slide **6**



2021090

BILL SQUIRES  
VOLUME 2707, PAGE 1258

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Site Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

NOTE: 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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0265 F EFFECTIVE DATE: APRIL 05, 2019 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; NO BASE FLOOD ELEVATION ESTABLISHED. ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA. NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	40.83	25.00	93.57	S62° 32' 28"E	36.44
C2	57.29	955.00	3.44	N68° 57' 28"E	57.28
C3	37.92	25.00	86.90	N27° 41' 33"E	34.39
C4	71.21	1045.00	3.90	N69° 11' 28"E	71.19

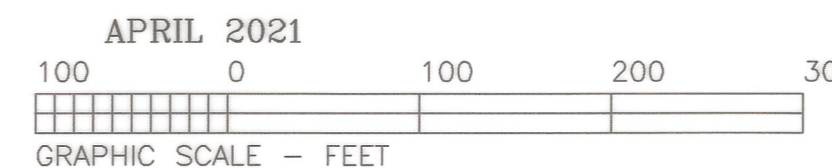
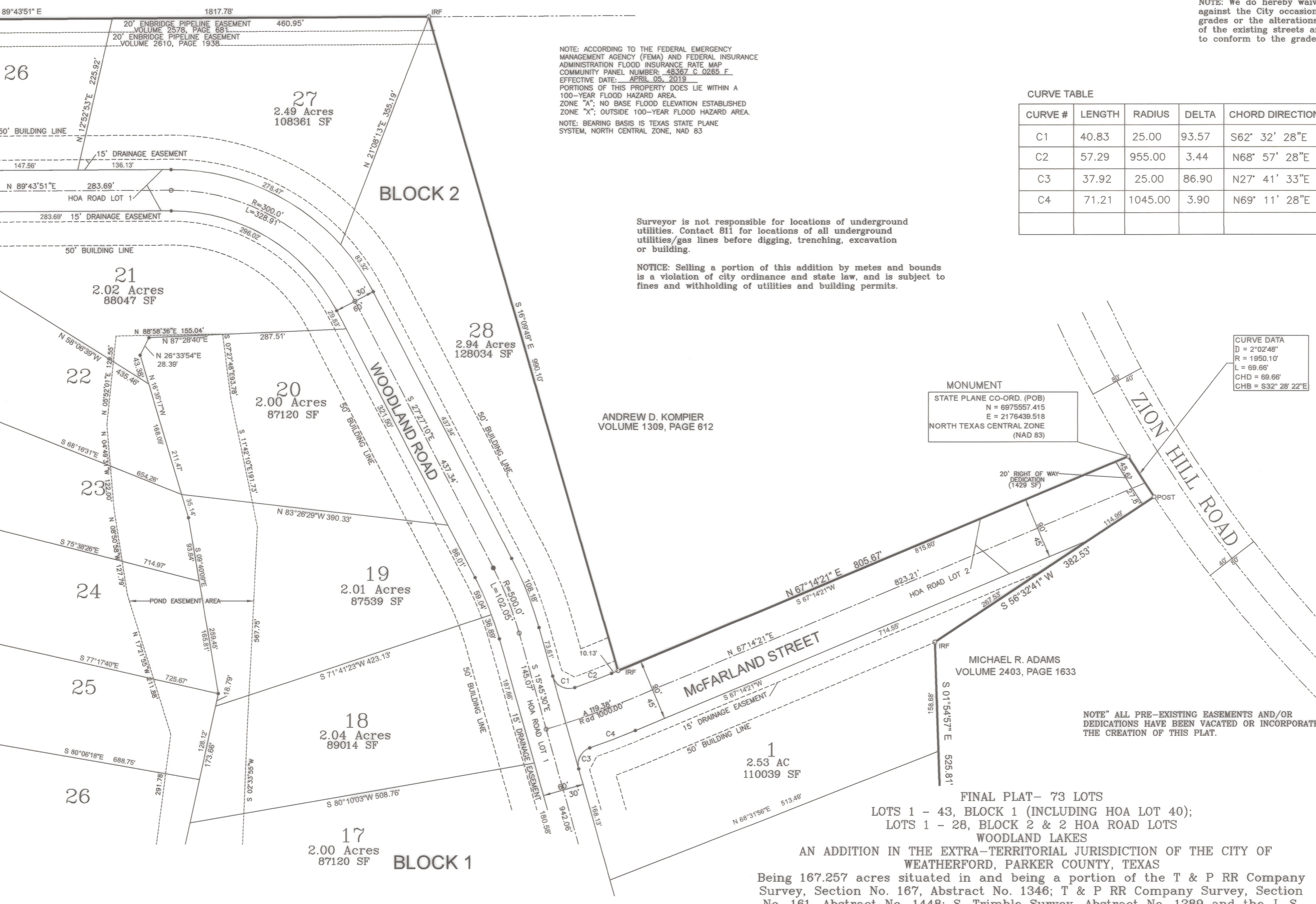
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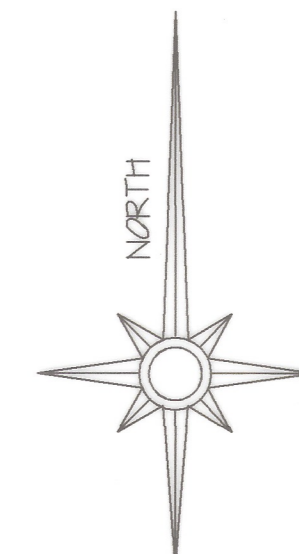
CURVE DATA  
D = 2'02'48"  
R = 1950.10'  
L = 69.66'  
CHD = 69.66'  
CHB = S32° 28' 22"E

MONUMENT

STATE PLANE CO-ORD. (POB)  
N = 6975557.415  
E = 2176439.518  
NORTH TEXAS CENTRAL ZONE  
(NAD 83)

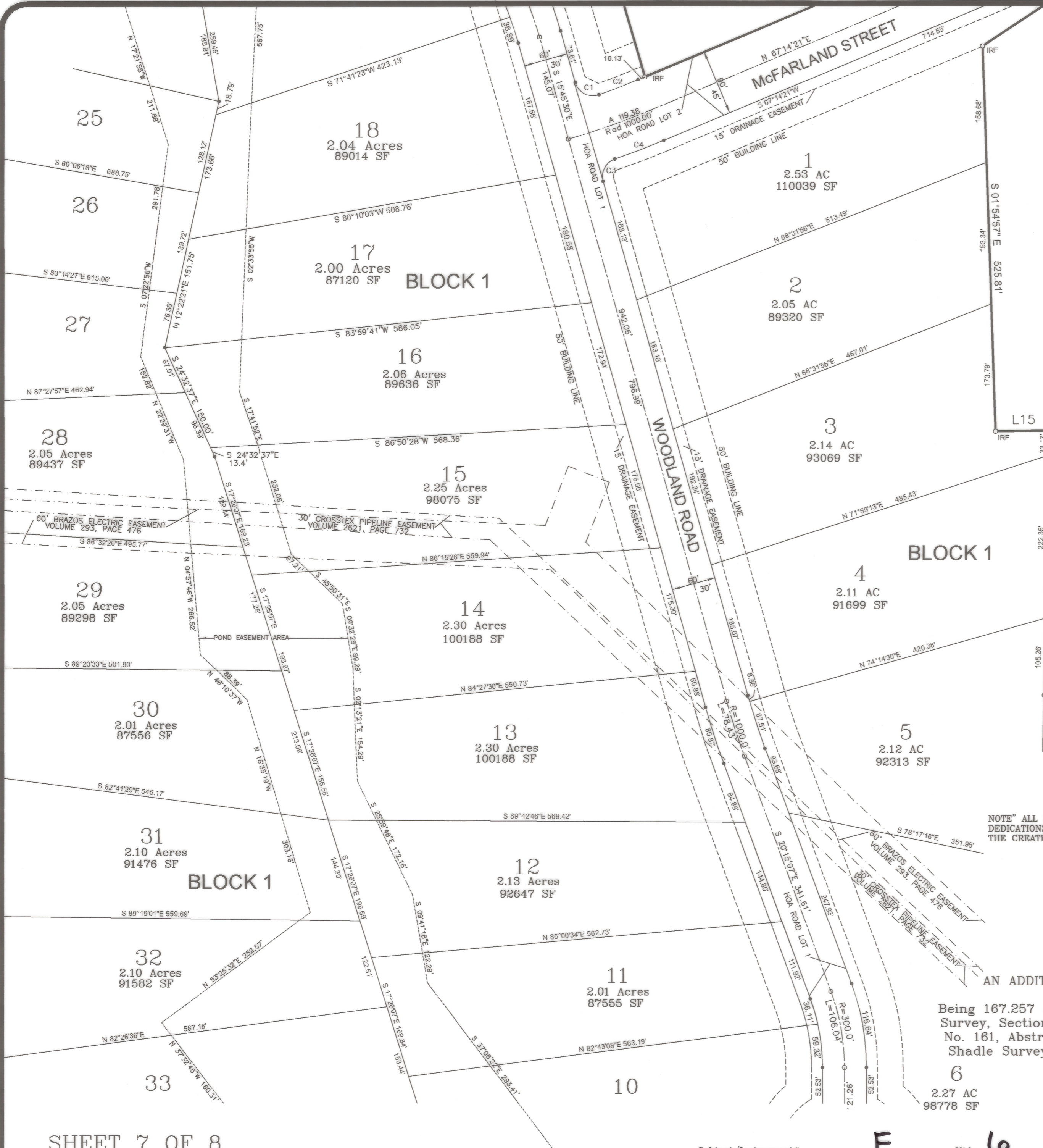


HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10088500 harlanland@yahoo.com



SCALE: 1" = 100'

FINAL PLAT- 73 LOTS  
LOTS 1 - 43, BLOCK 1 (INCLUDING HOA LOT 40);  
LOTS 1 - 28, BLOCK 2 & 2 HOA ROAD LOTS  
WOODLAND LAKES  
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MICHAEL R. ADAMS  
VOLUME 2403, PAGE 1633

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LINE TABLE

L1	N 09°49'31"W	123.90'
L2	N 35°24'07"W	118.91'
L3	N 20°22'38"W	102.99'
L4	N 02°19'29"E	114.80'
L5	N 00°21'59"E	125.29'
L6	N 07°06'34"W	88.58'
L7	N 24°42'55"W	31.64'
L8	N 21°32'04"W	115.62'
L9	N 24°34'13"W	64.44'
L10	N 30°51'24"W	73.48'
L11	N 11°36'39"W	55.93'
L12	N 07°11'02"W	171.93'
L13	N 10°16'46"W	160.36'
L14	N 12°43'03"W	94.92'
L15	N 89°11'52"E	74.10'
L16	S 01°10'34"E	165.50'
L17	N 50°26'08"E	60.00'
L18	N 77°01'01"E	22.35'
L19	N 23°53'13"E	22.37'
L20	N 50°26'08"E	60.00'

NATHAN I. HAILE  
VOLUME 2581, PAGE 18

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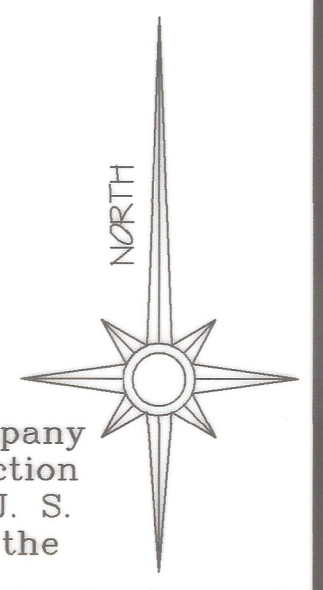
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FLOYD L. ROBERTSON, Jr.  
VOLUME 1314, PAGE 905

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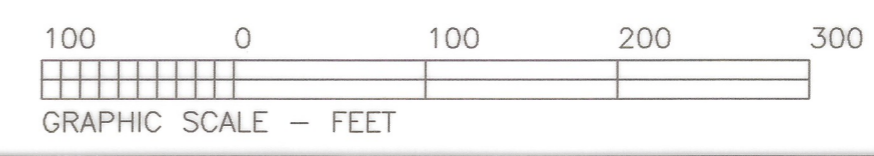


SCALE: 1" = 100'

APRIL 2021

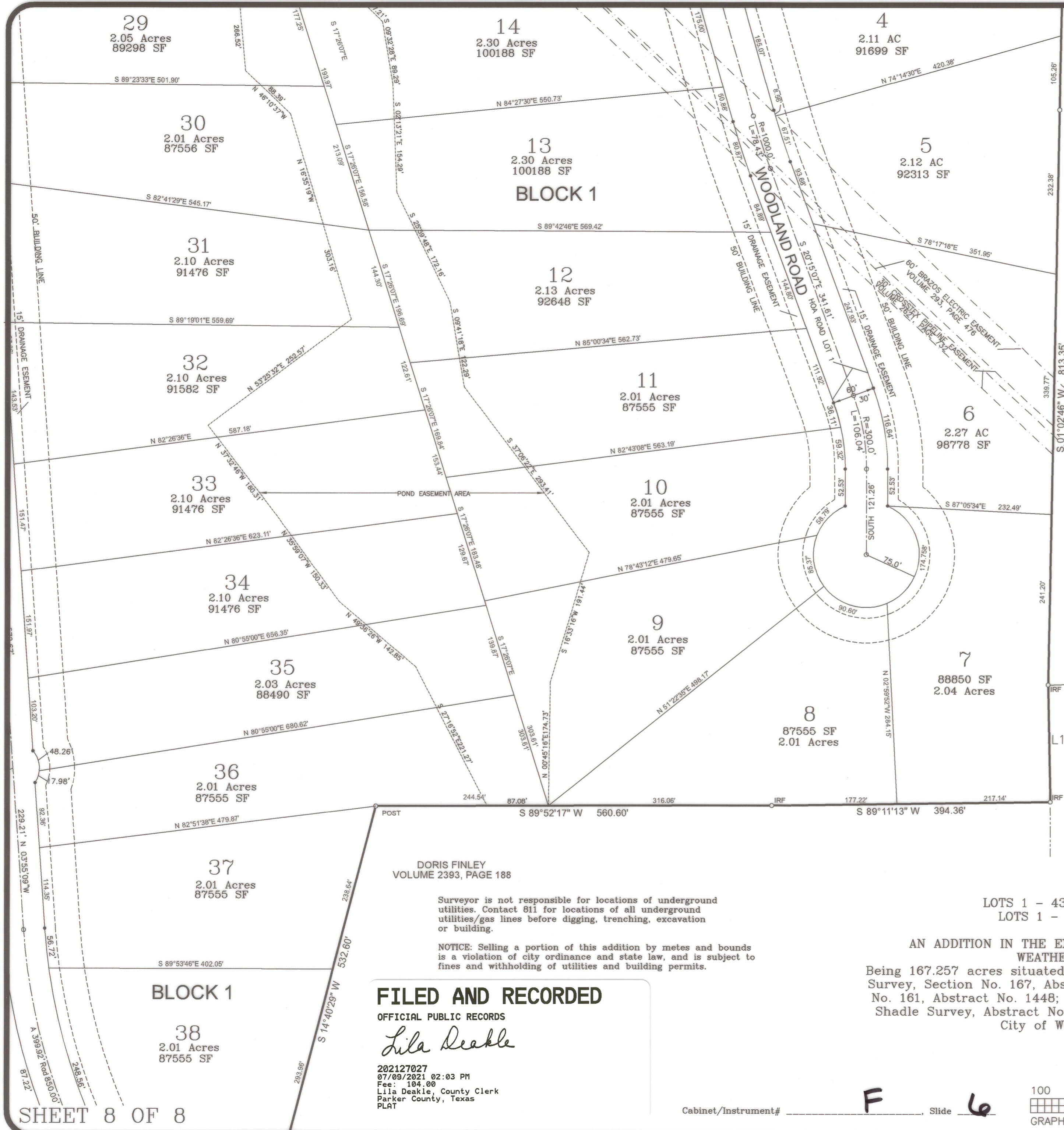
SHEET 7 OF 8

Cabinet/Instrument# F Slide 6



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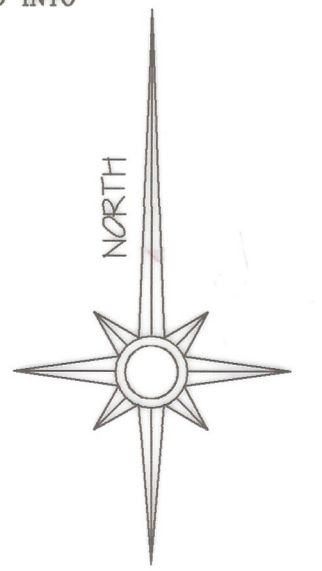
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FLOYD L. ROBERTSON, JR.  
VOLUME 1314, PAGE 905

WILLIAM E. SCHMIDT  
VOLUME 1246, PAGE 1253  
VOLUME 1615, PAGE 176

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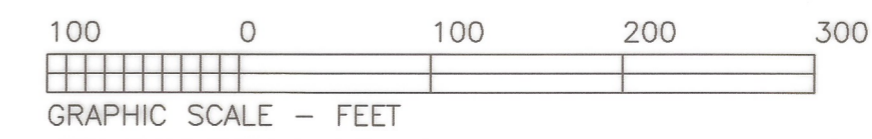
DORIS FINLEY  
VOLUME 2393, PAGE 188

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**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202127027  
07/09/2021 02:03 PM  
Fee: 104.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

Cabinet/Instrument# **F** Slide **6**



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