

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.

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.

DEED RESTRICTION CERTIFICATION STATEMENT

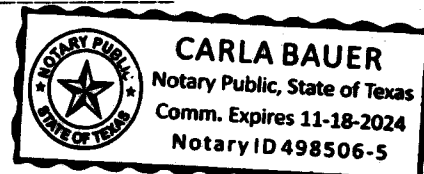
I hereby certify that the use of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use of more than two residential units per lot.

Owner: [Signature]

SWORN TO AND SUBSCRIBED before me this 12 day of Nov. 2020

Notary Public in and for the State of Texas

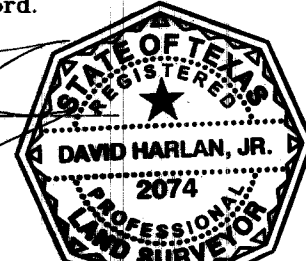
My Commission Expires On:



KNOW ALL MEN BY THESE PRESENTS:

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.

David Harlan, Jr. Registration No. 2074 October 2020



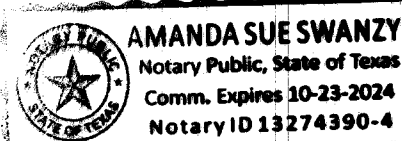
STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared 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.

Given under my hand and seal of office, this 11 day of November, 2020.

Notary Public in and for the State of Texas

My Commission Expires on:



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.

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, RICHARD GREEN d/b/a CASTLEMONT HOMES (Doc No. 201822171) and RAY FRENCH d/b/a RAY FRENCH LAND COMPANY, LTD (Doc No. 202004983 - Lot 4 Block 1), acting by and through its duly authorized agent, is the owners of Lot 3 and Lot 4, Block 1, WOSSUM RANCH, PHASE 1, an addition in the ETJ of the City of Weatherford, Parker County, Texas, according to the amended plat recorded in Plat Cabinet E, Slide 421, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of said Lot 4 and the northeast corner of Lot 5, Block 1, said Wossum Ranch, Phase 1 in the south right of way line of Trailwood Drive;

THENCE S 89°38'44" E, with the south right of way line of said Trailwood Drive, 300.00 feet to the northeast corner of said Lot 3 and the northwest corner of Lot 2; THENCE S 00°21'16" W, with the common line of said lots, 613.96 feet to an iron rod found at the southwest corner of said Lot 2 and the southeast corner of said Lot 3 in the north right of way line of North Oak Trail; THENCE S 89°59'49" W, with north right of way line of said North Oak Trail, 300.00 feet to an iron rod found at the southwest corner of said Lot 4 and the southeast corner of said Lot 5; THENCE N 00°21'16" E, with the common line of said lots, 615.83 feet to the POINT OF BEGINNING and containing 4.24 acres (184467 square feet) of land.

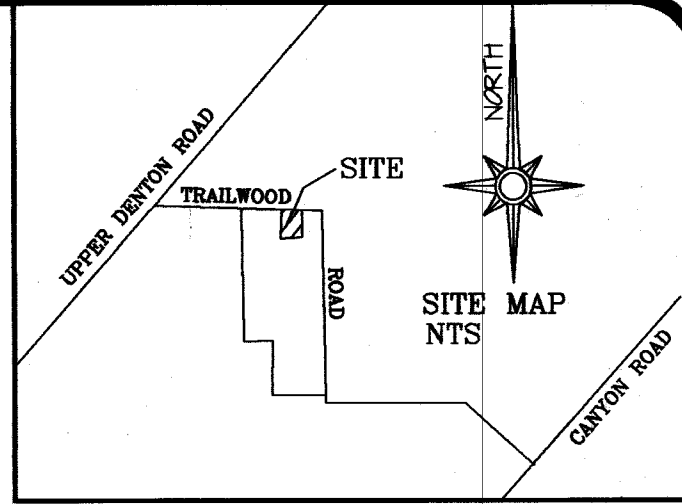
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RICHARD GREEN d/b/a CASTLEMONT HOMES AND RAY FRENCH d/b/a RAY FRENCH LAND COMPANY, LTD, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 3R AND LOT 4R, BLOCK 1, WOSSUM RANCH, PHASE 1, AN ADDITION IN THE ETJ IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat Lot 3 and Lot 4, Block 1, Wossum Ranch, Phase 1, an addition in the ETJ of the City of Weatherford, Parker County, Texas, according to the amended plat recorded in Plat Cabinet E, Slide 421, Plat Records, 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 or growths shall be constructed or placed upon, over or across the easements as shown, 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, or 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

WITNESSE my hand, this 12 day of November, 2020

Richard Green Ray French



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0300 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

[Signature] Capital Bank

STATE OF TEXAS COUNTY OF PARKER

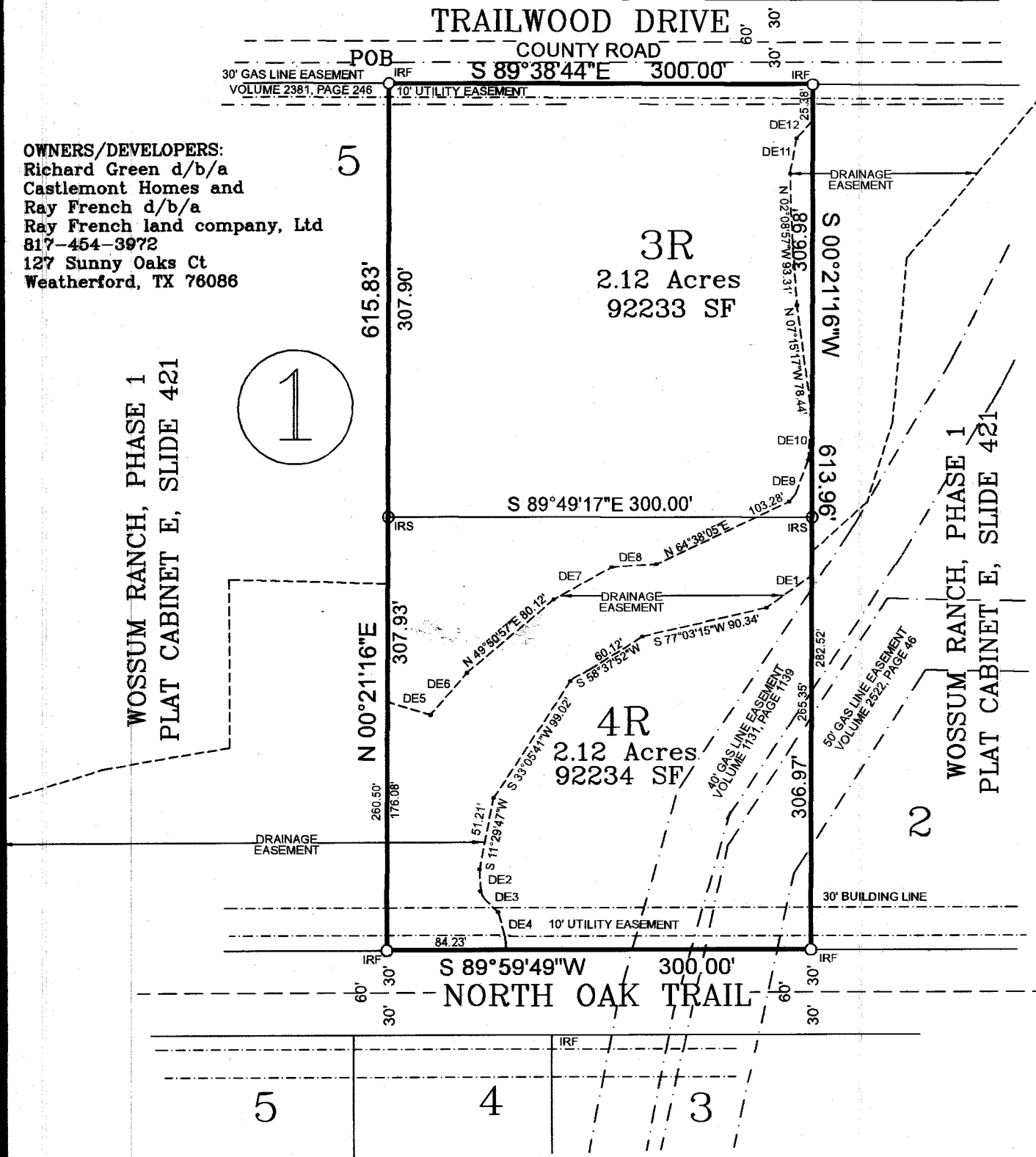
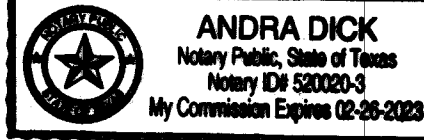
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

John Hinton, SVP 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 12 day of November, 2020.

Notary Public in and for the State of Texas

My Commission Expires On: 02-26-2023



OWNERS/DEVELOPERS: Richard Green d/b/a Castlemont Homes and Ray French d/b/a Ray French Land Company, Ltd 817-454-3972 127 Sunny Oaks Ct Weatherford, TX 76086

DRAINAGE EASEMENT TABLE with columns DE1-DE12 and bearings/distances.

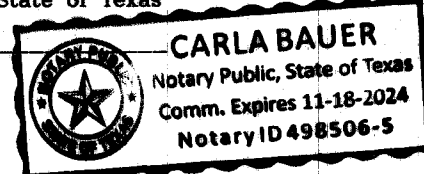
STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared RICHARD GREEN d/b/a Castlemont Homes, 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 12 day of Nov. 2020.

Notary Public in and for the State of Texas

My Commission Expires On:



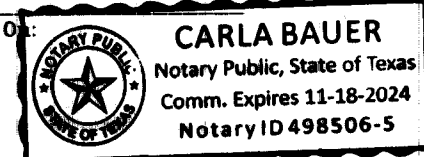
STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared RAY FRENCH d/b/a Ray French Land Company, Ltd, 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 12 day of November, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:



ACCT: 17993 SCH DIST: WE

NOTE: THE GAS LINE EASEMENTS RECORDED IN VOLUME 1131, PAGE 1139, VOLUME 2312, PAGE 915, VOLUME 2523, PAGE 1942 AND VOLUME 2552, PAGE 933 ARE BLANKET EASEMENTS WITH NO DESCRIPTION OF LOCATION.

NOTE: THE GAS LINE AMENDMENT RECORDED IN VOLUME 2848, PAGE 274 AND AGREEMENT RECORDED IN VOLUME 2821, PAGE 705 DO NOT APPLY TO THIS LOCATION.

NOTE: THE EASEMENTS NOTED ABOVE COULD AFFECT THE LOTS AS TO ACCESS OR LOCATION NOTED ON THE PLAT.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS Lila Deakle 202039413 11/30/2020 10:19 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

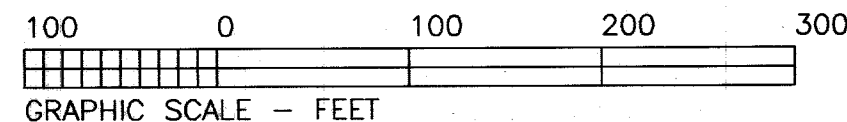
17993.001.003.00 17993.001.004.00

Cabinet/Instrument# E Slide 622

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. Date this the 12th day of November, 2020. By: [Signature] Development & Neighborhood Services Staff ATTEST: [Signature] Secretary

LOT 3R AND LOT 4R, BLOCK 1 WOSSUM RANCH, PHASE 1 AN ADDITION IN THE ETJ IN THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS Being a replat Lot 3 and Lot 4, Block 1, Wossum Ranch, Phase 1, an addition in the ETJ of the City of Weatherford, Parker County, Texas according to the amended plat recorded in Plat Cabinet E, Slide 421 Plat Records, Parker County, Texas

OCTOBER 2020



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

IRF 1/2" IRON ROD UNLESS NOTED IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

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.