

State of Texas  
County of Parker

Whereas, Tomas Gonzales, Jr., being the sole owner of a certain 7.541 acre tract of land out of the BENJAMIN THOMAS SURVEY, ABSTRACT No. 1563 and the THOMAS BROWN SURVEY, ABSTRACT No. 133, Parker County, Texas, being all of that certain tract conveyed to Gonzales, Jr. in Volume 1975, Page 155, Real Property Records, Parker County, Texas; (R.P.R.C.T.), and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GCRD), describing 7.541 acre tract for a total of 7.541 surface acres using the Texas Department of Transportation Surface Adjustment Factor of (0.0002):

BEGINNING at a found 1/2" Iron pipe in the south right-of-way of U.S. Highway 80 (A.K.A. Ranger Highway - A Paved Surface), for the northeast corner of that certain tract conveyed in V. 1041, P. 638, R.P.R.C.T., being the northerly northwest corner of said Gonzales tract; and the bearing and northerly northwest corner of this tract; WHENCE a found 1/2" iron rod for the northwest corner of said V. 1041, P. 638 bears S 58°33'21" W, 302.74 feet and the northwest corner of the F. EMMA SURVEY, ABSTRACT No. 423 is called to bear N 36°04'05" E, 1820.29 feet:

THENCE N 58°34'17" E, 301.14 feet, with the south right-of-way of said U.S. Highway 80 and generally with a fence, to a found 1/2" iron rod, in the west right-of-way of Ric. Williamson Memorial Highway (Paved Surface - Variable Width Rd.W.) for the northeast corner of said Gonzales tract and this tract:

THENCE S 00°07'37" W, with the west right-of-way of said Ric. Williamson Memorial Highway and generally with a fence, passing a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", at 855.47 feet, to a found 1/2" capped iron rod, being the northeast corner of that certain tract conveyed in Doc.#20150796A, R.P.R.C.T. and the southeast corner of this tract:

THENCE with the north line of said Doc.#20150796A and generally with a fence, the following bearings and distances:

N 88°56'02" W, 17.60 feet, to found 1000 nail, for a corner of this tract:  
S 77°56'00" W, 96.54 feet, to a 2" steel fence post, for a corner of this tract:  
S 04°39'44" W, 35.32 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract:  
N 87°16'56" W, 393.73 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", in the east line of Lot 4, WEST RANCH ESTATE, Plat of said subdivision recorded in Plat Cab. B, Sl. 639, Plat Records, Parker County, Texas, for the southwest corner of this tract:

THENCE N 01°01'05" W, 186.66 feet, with the east line of Lot 2R, WEST RANCH ESTATE, Plat of said subdivision recorded in Plat Cab. D, Sl. 155, Plat Records, Parker County, Texas, to a found 1/2" iron pipe for the southwest corner of that certain tract conveyed in V. 1566, P. 5, R.P.R.C.T., being the westerly northwest corner of this tract:

THENCE S 89°47'23" E, 264.94 feet, with the south line of said V. 1566, P. 5, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for the southeast corner of said V. 1566, P. 5, and being an ell corner of this tract:

THENCE N 00°26'30" W, with the east line of said V. 1566, P. 5, passing a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." at 150.07 feet, for the northeast corner of said V. 1566, P. 5 and the southeast corner of said V. 1041, P. 638, in total 848.24 feet, generally with a fence and with the east line of said V. 1041, P. 638, to the POINT OF BEGINNING.

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Filed Date: January 5, 2022 - W212000-P

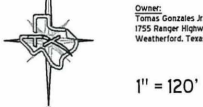
**Surveyor's Notes:**

- 1) Currently this tract appears to be located within one or more of the following areas:  
**Other Areas of Flood Hazard, Zone "X"** - Areas of minimal flood hazard  
According to the F.I.B.M. Community Panel Map No. 48337C0300F, dated 4/5/2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GCRD).
- 4) Underground utilities were not located during this survey, Call 811 and/or utility providers before excavation or construction.
- 5) 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 encumber this property.

**City of Weatherford Notes:**

- 1) Utility easements may be used for the mutual use and accommodation of all public utilities, sale use by public utilities being subordinate to the public's and the 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 building, fences, trees, shrubs, or other improvements or growth 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.
- 2) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners' assoc., etc.)
- 3) Special Notice: Sealing 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.
- 4) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- 5) The owner/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.
- 6) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

Surveyor:  
Zachariah R. Savory, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400  
Owner:  
Tomas Gonzales Jr.  
1755 Ranger Highway  
Weatherford, Texas 76088

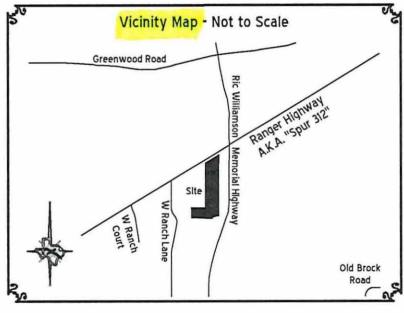
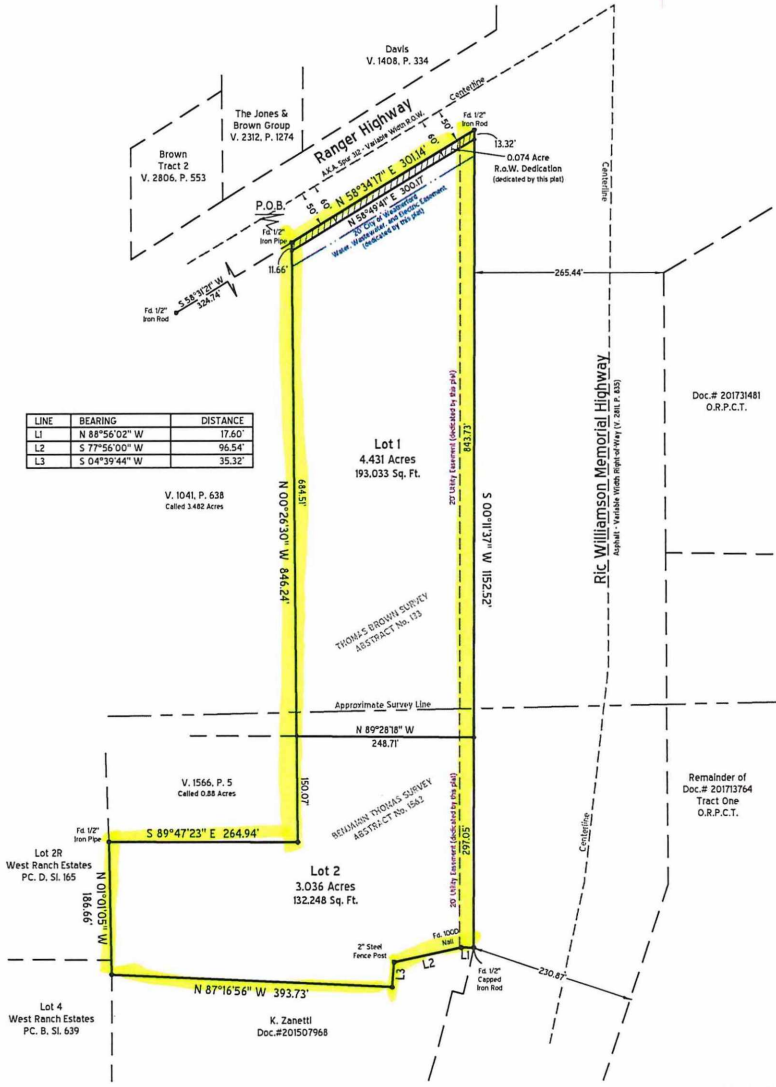


1" = 120'

1 lot  
-Final Plat will not be  
filed until Annexation  
is complete.

Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	N 88°56'02" W	17.60
L2	S 77°56'00" W	96.54
L3	S 04°39'44" W	35.32



**Now, Therefore, Know All Men By These Presents:**

That \_\_\_\_\_ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lot 1 and Lot 2, Ranger's Place**, an addition to the City of Weatherford Extraterritorial Jurisdiction, Parker County, Texas, and do(es) hereby dedicate, in the simple, to the public use forever, the streets, right-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 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 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 platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

witness, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By:

Tomas Gonzales, Jr.

State of Texas

County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By:

Mayor

Attest:

Secretary

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By:

Chairman

Attest:

Secretary

**Final Plat  
Lots 1 and 2  
Ranger's Place**  
an Addition to the City of  
Weatherford Extraterritorial  
Jurisdiction, Parker County, Texas

Being a 7.541 acre tract of land out of the  
BENJAMIN THOMAS SURVEY, ABSTRACT No. 1563  
and the THOMAS BROWN SURVEY,  
ABSTRACT No. 133, Parker County, Texas;

April 2022

WEATHERFORD BRANCH - 817-594-0400

