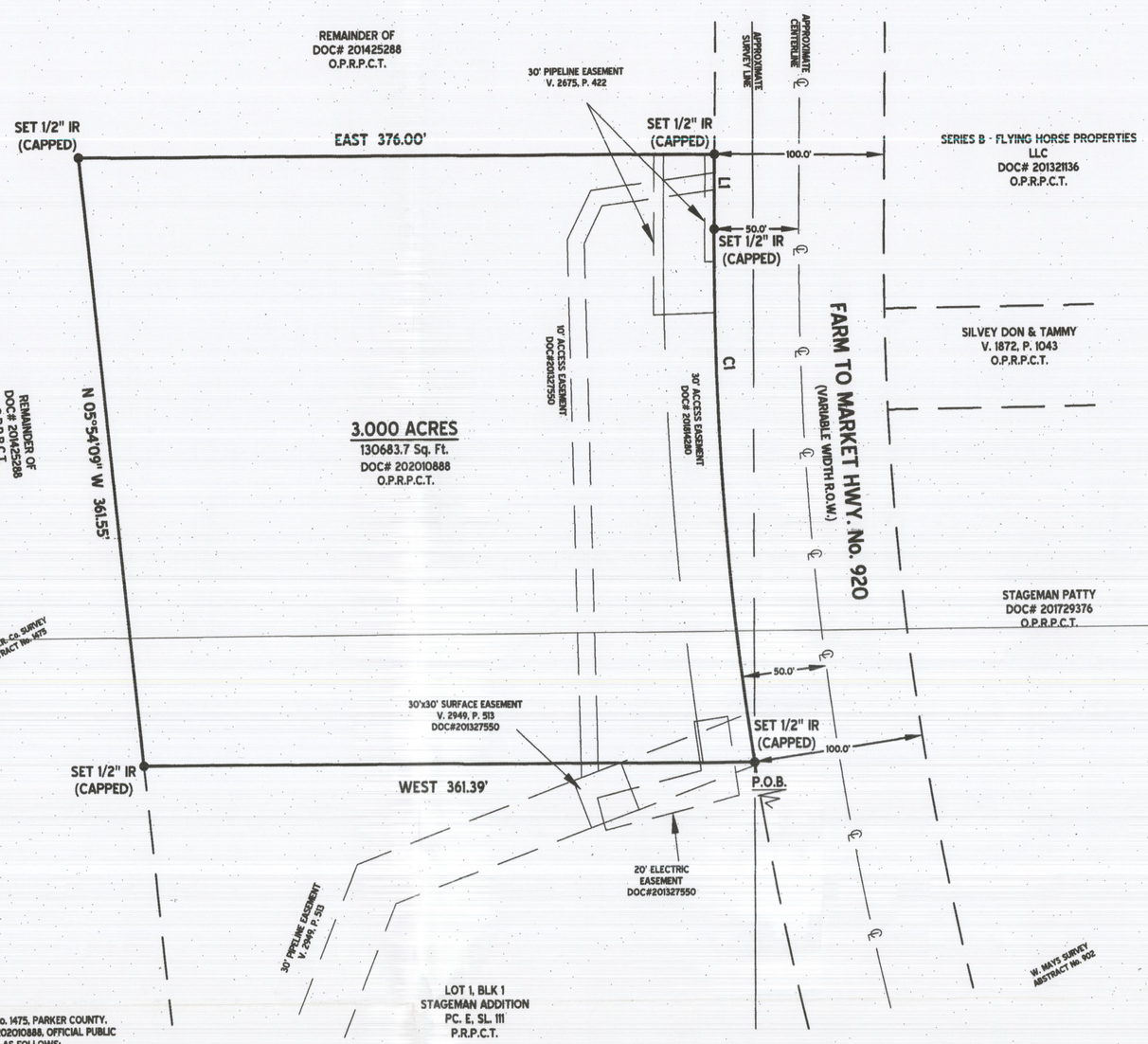
202018599 PLAT Total Pages: 1

SHEET 1 OF 1

LINE	BEARING	DISTANCE
L1	S 00°30'55" W	44.56'

CURVE	RADIUS	ARC	LENGTH	CHD BEARING	DELTA
C1	1964.26'	316.26'	315.92'	S 04°10'10" E	9°13'30"



NOTES:

1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD "ZONE X" - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0275E DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.

3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4) AT THE TIME OF THIS SURVEY, UNDERGROUND UTILITIES WERE NOT LOCATED. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

5) WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 118009856 THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:

SUBJECT TO THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S): V. 2675, P. 422(SHOWN); V. 2949, P. 513(SHOWN); DOC# 201327550(SHOWN); & DOC# 201807825 - CORRECTED IN DOC#201814280(SHOWN), O.P.R.P.C.T.

THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S) DO(ES) NOT AFFECT THIS TRACT: V. 1731, P. 1586; V. 2492, P. 475, O.P.R.P.C.T.

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD, TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER, TEXAS UTILITY LOCATION SERVICES (TEXAS811) AND THE SURVEYOR'S PROFESSIONAL OPINION.

6) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

7) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.

8) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID 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 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.

9) UTILITY EASEMENTS SHALL ADHERE TO THE CITY OF WEATHERFORD DESIGN STANDARDS.

STATE OF TEXAS
COUNTY OF PARKER

BEING A 3.000 ACRES TRACT OF LAND OUT OF THE T & P R.R. Co. SURVEY, ABSTRACT No. 1475, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT No. 202010888, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; 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. (GRID)

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE WEST LINE OF FARM TO MARKET HIGHWAY No. 920 (A PAVED SURFACE), BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, STAGEMAN ADDITION, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 111, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE WEST 361.39 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, STAGEMAN ADDITION TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.), BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 05°54'09" W 361.55 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE EAST 376.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE WEST LINE OF SAID FARM TO MARKET HIGHWAY No. 920 (A PAVED SURFACE) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°30'55" W 44.56 FEET ALONG THE WEST LINE OF SAID FARM TO MARKET HIGHWAY No. 920 (A PAVED SURFACE) FOR A CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 1964.26 FEET AND A CHORD WHICH BEARS S 04°10'10" E 315.92 FEET.

THENCE ALONG SAID WEST LINE OF FARM TO MARKET HIGHWAY No. 920 AND SAID CURVE TO THE LEFT AN ARC LENGTH OF 316.26 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE: APRIL 13, 2020 - JN090618-3AC-KINMAN-P

STATE OF TEXAS REGISTERED KYLE RUCKER 6444 PROFESSIONAL LAND SURVEYOR

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 4K REAL ESTATE HOLDINGS, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, 4K ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 25th DAY OF June 2020.

BY: _____

NAME / TITLE

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 Kristin Kinman, KNOWN TO ME TO BE THE 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 DAY OF June 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

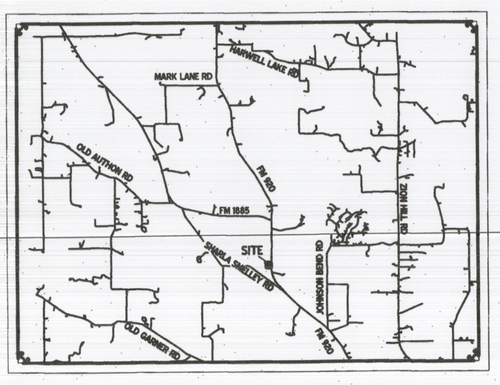
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF WEATHERFORD, TEXAS AS DELEGATED BY THE CITY COUNCIL, AND IS HEREBY APPROVED BY SUCH DEPARTMENT.

BY: _____ 06/25/2020
DEVELOPMENT & NEIGHBORHOOD STAFF — DATE

ATTEST: _____ 6/25/2020
CITY SECRETARY — DATE

ACCT. NO.: 10011
SCH. DIST.: PE
CITY:
MAP NO.: F-12

21475.007.003.00



MINOR PLAT
LOT 1, BLOCK 1, 4K ADDITION
AN ADDITION TO THE ETJ OF THE
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
BEING 3.000 ACRES SITUATED AND LYING IN THE T & P RR Co. SURVEY, ABSTRACT No. 1475,
PARKER COUNTY, TEXAS
MAY 2020

TEXAS SURVEYING INC.
Firm No. 10100800 - WWW.TXSURVEYING.COM

SURVEYOR:
TEXAS SURVEYING, INC.
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX 76086
817-594-0400

OWNER/DEVELOPER:
4K REAL ESTATE HOLDINGS, LLC
P.O. BOX 608
JACKSBORO, TX 76458

JJA

1' = 60'

0 60' 120' 180'

E 540

PLAT CAB._____, SLIDE_____

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202018599
06/26/2020 08:41 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT