

Whereas 4 Horse Construction, LLC, being the sole owner of a 0.623 acres tract of land being Lots 22-26, Block 56, MUTUAL REALTY SUBDIVISION of CARTER'S ADDITION, according to the plat recorded in V. 69, P. 639, Plat Records, Parker County, Texas and all of that certain tract conveyed to 4 Horse Construction, LLC, in Doc.#202210758, Real Property Records, Parker County, Texas; 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 (GRID).

BEGINNING at a found 1/2" iron rod, in the west line of North Rusk Street (50' R.o.W., V. 69, P. 639), being the southeast corner of said Lot 22, Block 56 and said Doc.#202210758, being the northeast corner of that certain tract conveyed to Preston Harper in Doc.#201917034, R.P.R.P.C.T., for the southeast and beginning corner of this tract. WHENCE a found 1/2" iron rod for the southeast corner of said Block 56 bears South 99.90 feet.

THENCE S 89°52'44" W 217.30 feet, with the north line of said Doc.#201917034, to a found 1/2" iron rod, in the east line of a called 16' Alley, being the northwest corner of said Doc.#201917034, for the southwest corner of said Doc.#202210758 and this tract.

THENCE N 00°11'25" E 124.95 feet, with the west line of said Doc.#202210758, to a found 1/2" iron rod, being the southwest corner of that certain tract conveyed to Bryan Watts, in V. 1412, P. 1694, R.P.R.P.C.T., for the northwest corner of this tract.

THENCE N 89°51'59" E 216.89 feet, with the south line of said V. 1412, P. 1694, to a found 1/2" iron pipe in the west line of said North Rusk Street, for the northeast corner of this tract.

THENCE South 125.00 feet, to the POINT OF BEGINNING.

Surveyor's 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 in accordance with the subdivision ordinance of the City of Weatherford.

*[Signature]*  
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  
W2204027-RP Field Date: April 28, 2022



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.R.M. Community Panel Map No. 48367C0270E, dated September 26, 2008; but up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - 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 (Grid).

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, 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.

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: 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.

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.

All of Lots 6-8,  
Portion of Lots 5 & 9, Block 56  
MUTUAL REALTY SUBDIVISION  
of CARTER'S ADDITION  
V. 69, P. 639  
TP Breadwinners LLC  
All of Doc.#202148354

All of Lots 27-31,  
Portion of Lot 32, Block 56  
MUTUAL REALTY SUBDIVISION  
CARTER'S ADDITION  
V. 69, P. 639  
Bryan Watts  
All of V. 1412, P. 1694

Lots 7-R, Block 57  
MUTUAL REALTY SUBDIVISION  
CARTER'S ADDITION  
Plat Cab. B, Sl. 565  
Kathleen Hopkins  
All of V. 2929, P. 1741

All of Lots 9 & 10,  
Portion of Lot 8, Block 57  
PATTERSON'S SUBDIVISION  
CARTER'S ADDITION  
V. 69, P. 639  
James Smith  
All of V. 1366, P. 169

All of Lots 11-13, Block 57  
PATTERSON'S SUBDIVISION  
CARTER'S ADDITION  
V. 69, P. 639  
Juan Sanchez  
Doc.#201600351

Portion of Lots 14-17, Block 57  
PATTERSON'S SUBDIVISION  
CARTER'S ADDITION  
V. 69, P. 639  
F. & A. Mahfuz  
All of Doc.#201824057

All of Lots 10 & 11,  
Portion of Lots 9 & 12, Block 56  
MUTUAL REALTY SUBDIVISION  
of CARTER'S ADDITION  
V. 69, P. 639  
Jack White  
All of V. 1315, P. 928

All of Lots 13-14,  
Portion of Lots 12 & 15-17, Block 56  
MUTUAL REALTY SUBDIVISION  
of CARTER'S ADDITION  
V. 69, P. 639  
Rickey Teague  
All of V. 1471, P. 1353

Lot 20R, Block 56  
CARTER'S ADDITION  
Plat Cab. C, Sl. 465  
Preston Harper  
All of Doc.#201917034

Lot 26R, Block 56  
0.311 Acre  
13,565 Sq. Ft.

Lot 22R, Block 56  
0.311 Acre  
13,566 Sq. Ft.

11020.056.022.00

11020  
WE  
CWE  
H-14

Now, Therefore, Know All Men By These Presents:

that Ross Dillingham acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 22R and Lot 26R, Block 56, Carter's Addition, an addition to the City of Weatherford, Parker County, Texas, and do(es) 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, 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, Parker County, Texas.  
witness, my hand, this the 29th day of September, 2022.

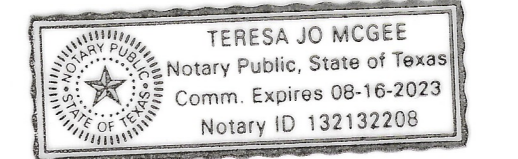
By: [Signature]  
4 Horse Construction, LLC - Ross Dillingham (Manager)

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 Ross Dillingham 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 29th day of September, 2022.

[Signature]  
Notary Public in and for the State of Texas



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.

Approved By:  
[Signature]  
Development & Neighborhood Services Staff

9/30/22  
Date of Approval

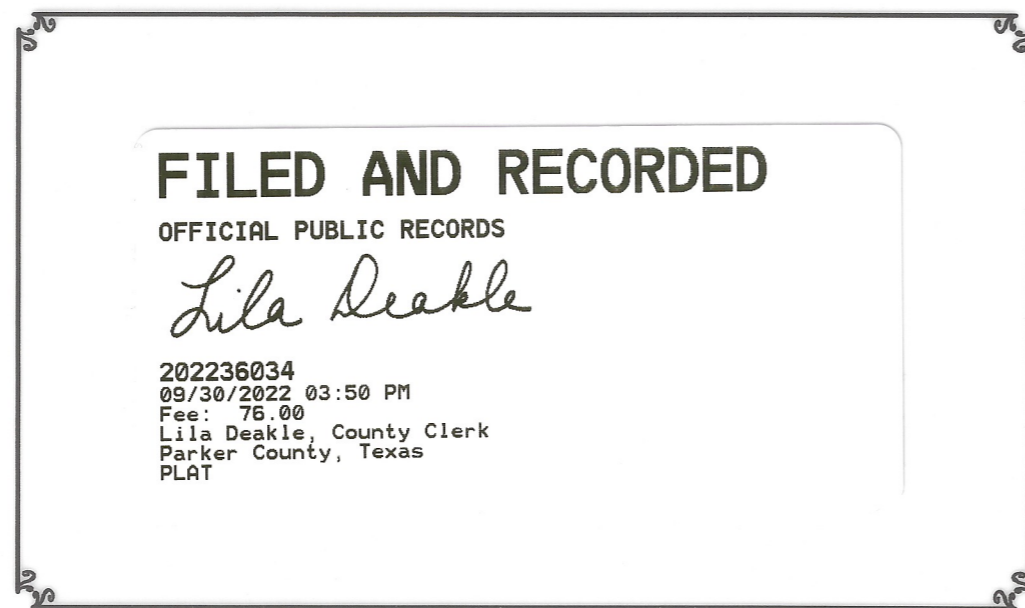
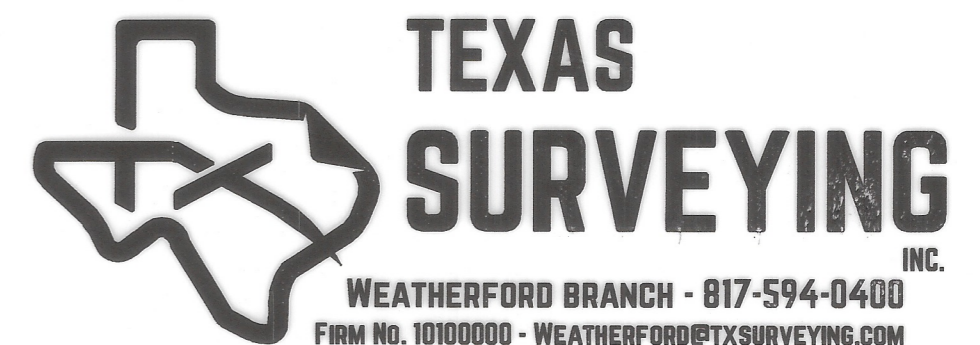
Attest:  
[Signature]  
Secretary

9/30/22  
Date

Replat  
Lot 22R and Lot 26R, Block 56  
Carter's Addition  
an addition to the City of Weatherford,  
Parker County, Texas

Being a 0.623 acre replat of Lots 22-26, Block 56,  
MUTUAL REALTY SUBDIVISION, of CARTER'S ADDITION,  
according to the plat recorded in  
V. 69, P. 639, Plat Records, Parker County, Texas  
and being out of the J. SNOW SURVEY, ABSTRACT No. 1221  
Parker County, Texas

July 2022



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