

Whereas, Reyna Sanchez and Ponciano Aquino, being the sole owners of a 0.459 acre tract of land, being all of Lots 34, 35, 36, and 37, Block 5, MUTUAL REALTY LTD SUBDIVISION OF CARTER'S ADDITION, according to the Plat recorded in Volume 69, Page 639, Plat Records, Parker County, Texas; same being all of that certain tract described in CC# 202004169, 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 3" concrete monument with a nail at the northeast corner of said Lot 37 and said Block 5, being at the intersection of the south line of Seventh Street and the west line of Madison Street, for the northeast and beginning corner of this tract.

THENCE S 00°04'59" E 200.00 feet along said west line of Madison Street to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the north line of an alley, for the southeast corner of this tract.

THENCE S 89°55'01" W 100.00 feet along the north line of said alley to a found 1/2" capped iron rod at the common southerly corner of Lots 33 and 34 of said Block 5, for the southwest corner of this tract.

THENCE N 00°04'59" W 200.00 feet along the common line of said Lots 33 and 34 to a found 3/4" iron pipe in said south line of Seventh Street, for the northwest corner of this tract.

THENCE N 89°55'01" E 100.00 feet along said south line of Seventh Street to the POINT OF BEGINNING.

**Surveyors Certificate**

Know All Men By These Presents:

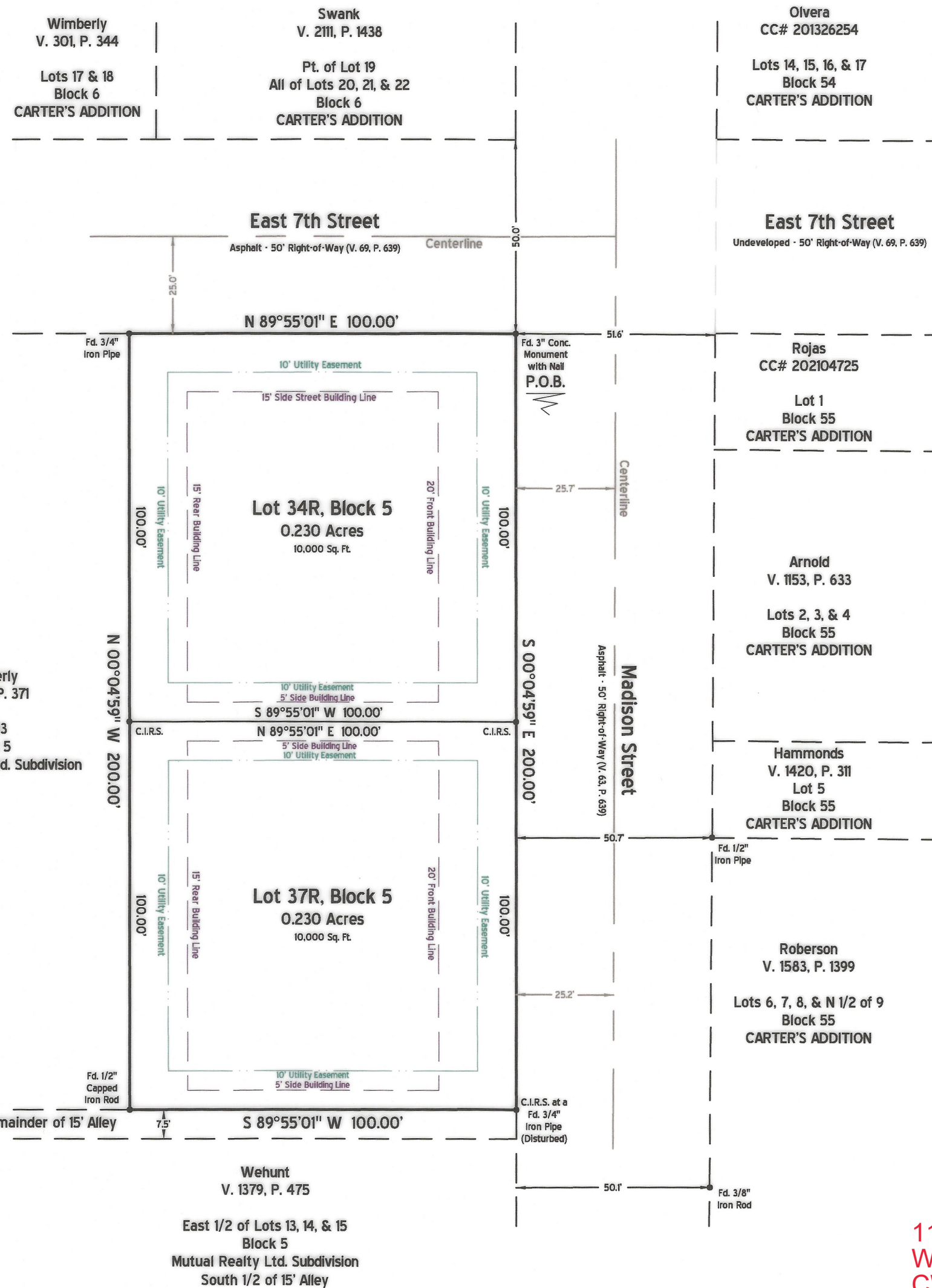
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Weatherford.

*[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  
Field Date: May 10, 2021 - W2104009-P



**Notes:**

- 1) Currently this tract appears to be located within the following area:  
**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; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) C.I.R.S. = Set 1/2" Iron rod with plastic cap stamped "TEXAS SURVEYING INC"
- 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) 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.
- 5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 6) 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.)
- 7) 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.
- 8) 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.
- 9) Building setback lines are shown according to Zone "R1" One-Family Residential zoning district in the current City of Weatherford Zoning Ordinance.
- 10) The 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.
- 11) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



11020  
WE  
CWE  
H-14

Now, Therefore, Know All Men By These Presents:  
that Reyna Sanchez & Ponciano Aquino acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 34R and 37R, Block 5, 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, Texas.

witness, my hand, this the 6th day of October, 2021.

by: Reyna Sanchez  
Reyna Sanchez

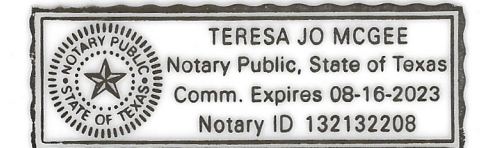
Ponciano Aquino  
Ponciano Aquino

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 Reyna Sanchez, 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 6th day of October, 2021.

Sharon McFee  
Notary Public in and for the State of Texas

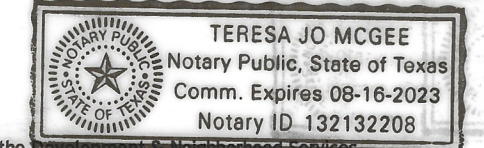


State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ponciano Aquino, 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 6th day of October, 2021.

Sharon McFee  
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: Vimi Kehnloch  
Development & Neighborhood Services Staff

10/14/21  
Date of Approval

Attest: [Signature]  
Secretary

10/14/21  
Date

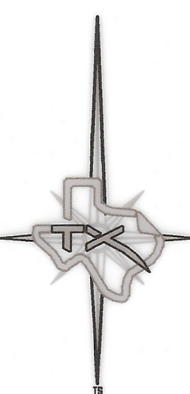
**Replat**  
**Lots 34R and 37R, Block 5**  
**Carter's Addition**  
**an Addition to the City of**  
**Weatherford, Parker County, Texas**

Being a 0.459 acres tract of land,  
being all of Lots 34, 35, 36, and 37, Block 5, MUTUAL REALTY  
LTD SUBDIVISION OF CARTER'S ADDITION,  
according to the Plat recorded in  
Volume 69, Page 639, Plat Records, Parker County, Texas.

October 2021



11020.005.034.00  
11020.005.037.00



Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400

Owners:  
Reyna Sanchez and Ponciano Aquino  
409 W. Water Street  
Weatherford, Texas 76086

1" = 30'



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202145229  
11/18/2021 02:16 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

Plat Cabinet F Slide 88

