

D-334

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL, INC. BEING THE SOLE OWNER OF A CERTAIN 4.905 ACRES (217,400 ± SQ FT) TRACT OF LAND, BEING ALL OF LOT 12-R & LOT 12A, CAUSBIE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 175, PLAT RECORDS, PARKER COUNTY, TEXAS, AS CONVEYED BY THE DOCUMENT RECORDED IN VOLUME 158A, PAGE 1430, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

BEARINGS AND DISTANCES DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4902.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Karl L. Zenger, acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **LOT 12-R CAUSBIE ADDITION**, an addition to the City of Weatherford, 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 other 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.

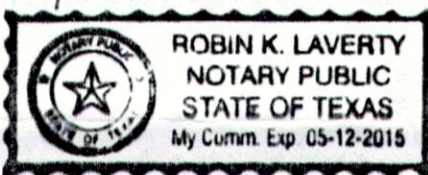
WITNESS, my hand, this the 22 day of May, 2014.

BY: Karl L. Zenger
Name

Lorinda Foster
Title

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kirk Zehnder, Owner, 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 purposes and considerations therein expressed. Given under my hand and seal of office, this 22 day of May, 2014.

Robin K. Laverty
Notary Public in and for the State of Texas
My Board Expires On



That I, Patrick Carter, Texas Registered Professional Land Surveyor No. 5691, 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 Ordinances of the City of Weatherford.

Patrick Carter, Registered Professional Land Surveyor No. 5691
Carter Surveying & Mapping, Inc.
908 S. Front Street - Alledo, Texas 76008
AN00708-PLAT - June 2015



STATE OF TEXAS
COUNTY OF PARKER

Approved by the City of Weatherford for filing at the Office of the County Clerk, Parker County, Texas.

APPROVED BY: [Signature] City of Weatherford, Texas
Mayor or City Manager Date of Approval 5/27/14

ATTEST: Melinda Nowell City Secretary Date 5/27/14

FLOOD NOTE:

This tract appears to be located within Other Areas, Zone 'X' - areas determined to be located outside the 0.2% annual chance flood plain. According to the FIRM, Community Panel 48367C0385E, dated September 26, 2008.

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.

CONSTRUCTION NOTE:

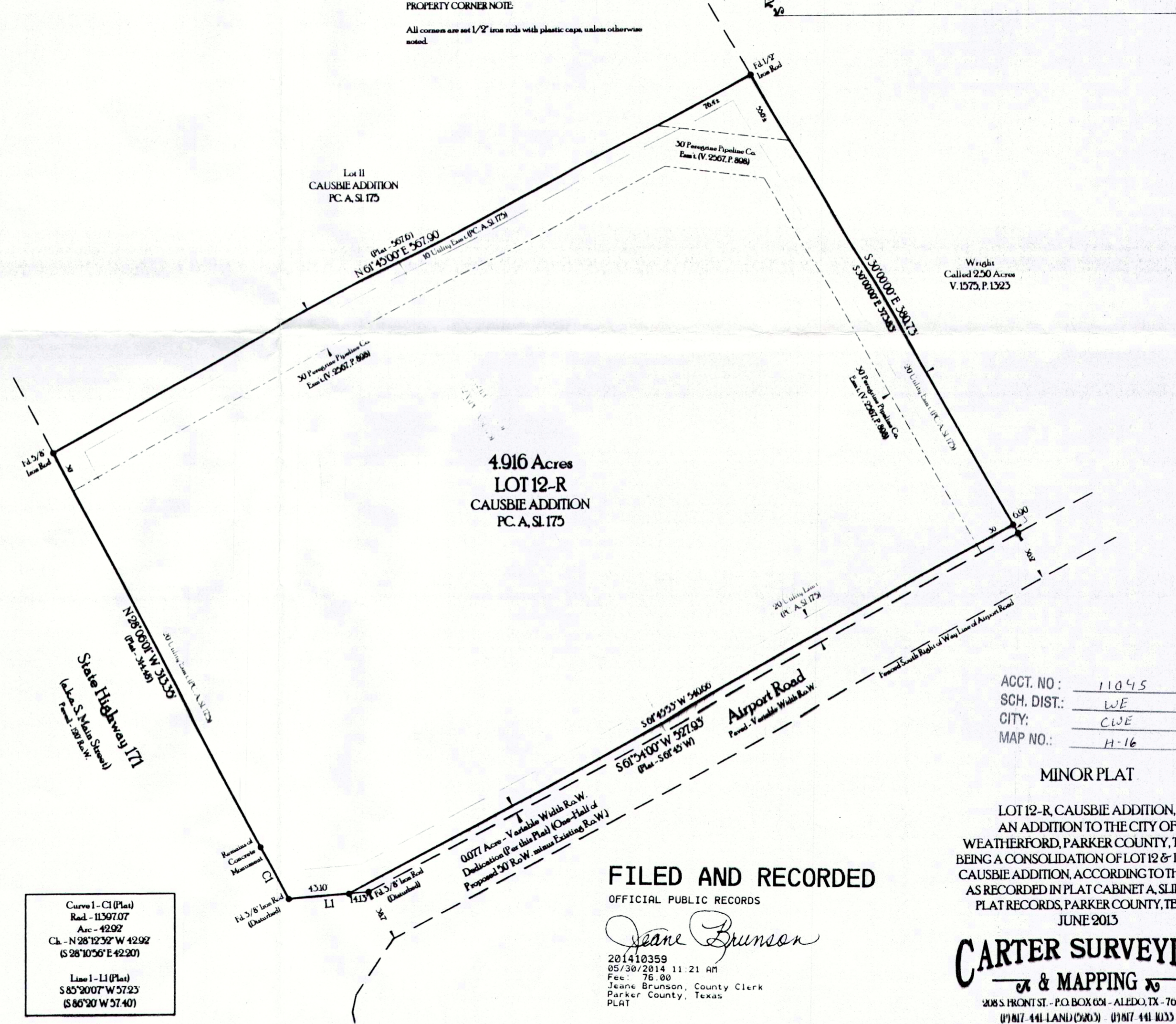
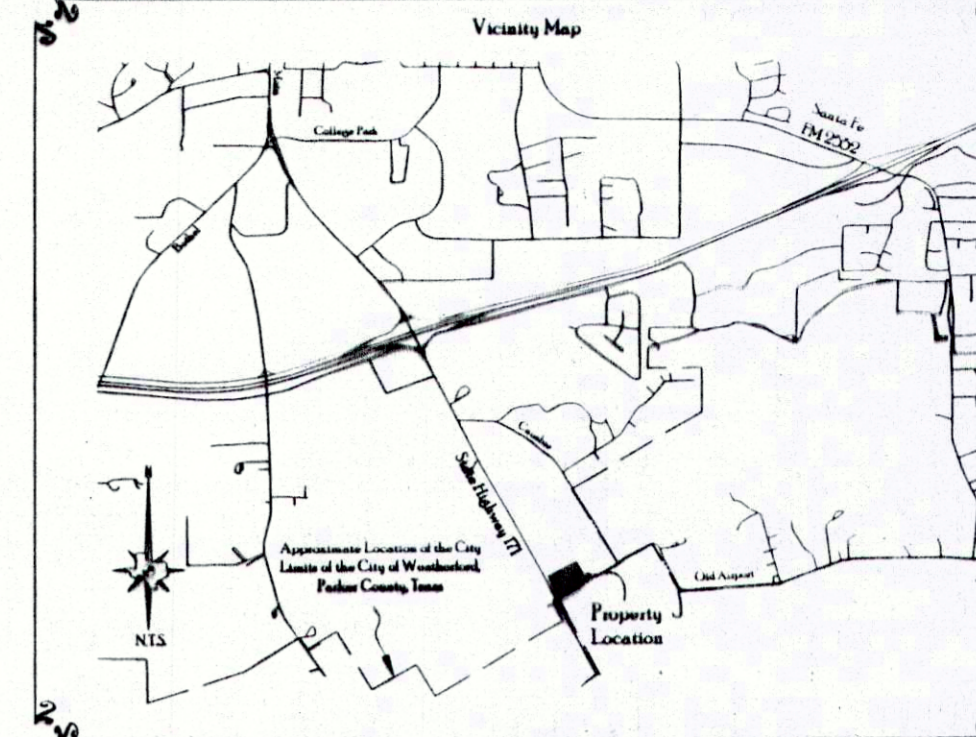
Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

PIPELINE EASEMENT NOTE:

The Perengine Company Easement as shown per the Amendment to Surface Easement as recorded in Volume 9267, Page 808, O.P.R.C.T. However, it appears that the pipeline may exist outside the easement area.

PROPERTY CORNER NOTE:

All corners are set 1/2" iron rods with plastic caps, unless otherwise noted.



Wright Called 2.50 Acres V. 1575, P. 1323

4.916 Acres
LOT 12-R
CAUSBIE ADDITION
P.C.A. S.I. 175

ACCT. NO.: 11045
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-16

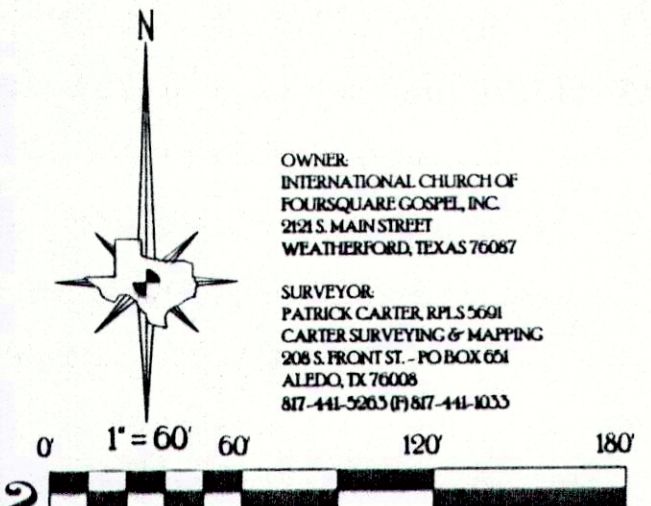
MINOR PLAT

LOT 12-R, CAUSBIE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS BEING A CONSOLIDATION OF LOT 12 & LOT 12A, CAUSBIE ADDITION, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 175, PLAT RECORDS, PARKER COUNTY, TEXAS JUNE 2015

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201410359
05/30/2014 11:21 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

CARTER SURVEYING & MAPPING
908 S. FRONT ST. - P.O. BOX 651 - ALLEDO, TX - 76008
(9787-441-LAND) (9787-441-RECORDS)



Curve 1 - C1 (Plat)
Rad. - 11307.07
Arc - 42.92
Ch. - N 28°12'52" W 42.92
(S 28°10'56" E 42.207)

Line 1 - L1 (Plat)
S 85°20'07" W 57.23
(S 86°30' W 57.40)