

State of Texas  
County of Parker

Whereas, Courtney Denise Hisey and Elizabeth Nicole Clark, being the sole owners of a 3.995 acres tract of land out of the W. BECKWITH SURVEY, ABSTRACT No. 41, Parker County, Texas; being all of that certain tract described in CC# 202106709, 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 point on the south side of a 4" steel fence post at the southwest corner of that certain tract conveyed to Alvarado in CC# 202033392, for the southeast and beginning corner of this tract. WHENCE a found 100D nail bears N 89°51'58" W 385.93 feet and the southeast corner of said W. BECKWITH SURVEY is called by deed to bear S 89°51'58" E 716.55 feet.

THENCE N 89°51'58" W 241.06 feet to a found 3/8" iron rod at the southeast corner of that certain tract conveyed to Neal in Volume 729, Page 535, for the southwest corner of this tract.

THENCE N 04°09'43" W 661.47 feet along the east line of said Neal tract to a set 1/2" iron rod in the south line of a 30' ingress/egress easement described in CC# 202106709, for the northwest corner of this tract.

THENCE S 89°52'08" E 286.55 feet along the south line of said 30' ingress/egress easement to a found 100D nail at the northwest corner of said Alvarado tract, for the northeast corner of this tract. WHENCE a found 1/2" iron rod bears S 89°52'08" E 719.11 feet.

THENCE S 00°13'07" E 659.64 feet along the west line of said Alvarado tract to the POINT OF BEGINNING.

TOGETHER with a 30' ingress & egress easement described in CC# 202106709, Real Property Records, Parker County, Texas.

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.

*Kyle Rucker*  
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 11, 2021 - W2104023-P



Notes:

1) Currently this tract appears to be located within one or more of the following areas (as shown):

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0265F, dated April 5, 2019; for 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) 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 located during this survey per ticket number 207722130. Please call 811 before any excavating 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.

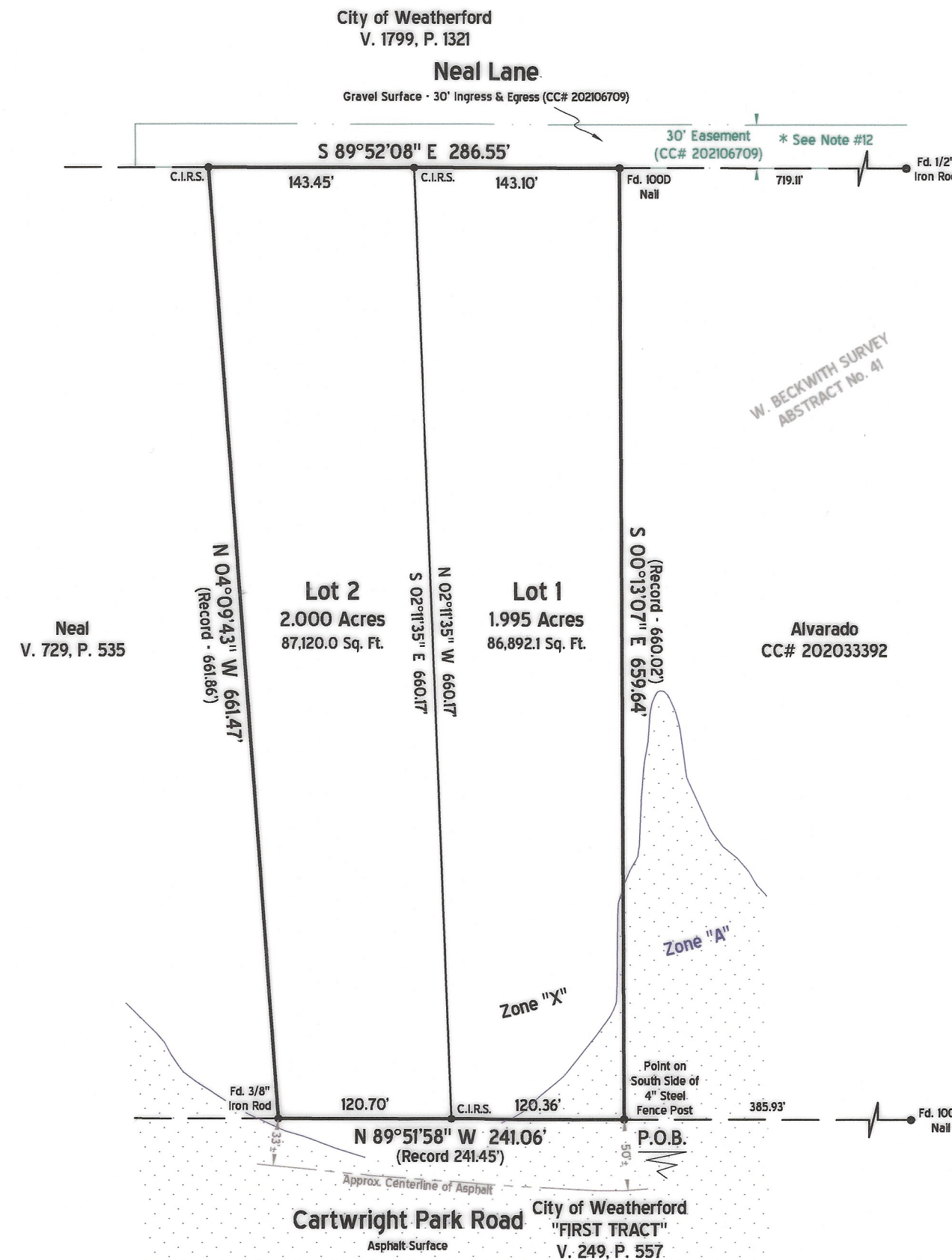
8) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.

9) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

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.

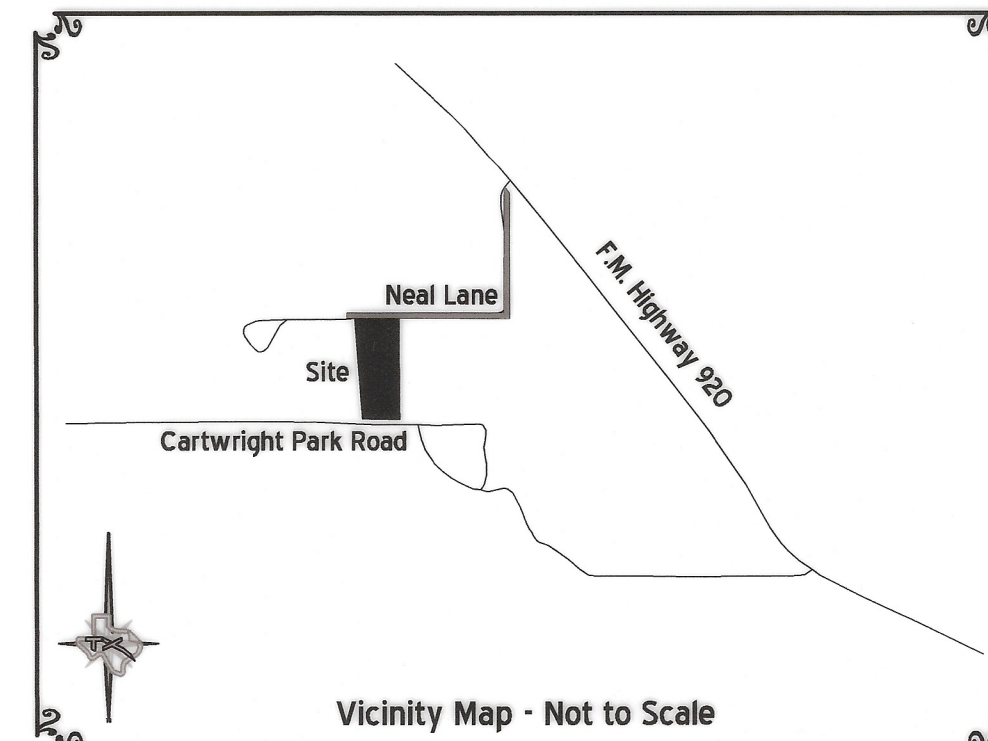
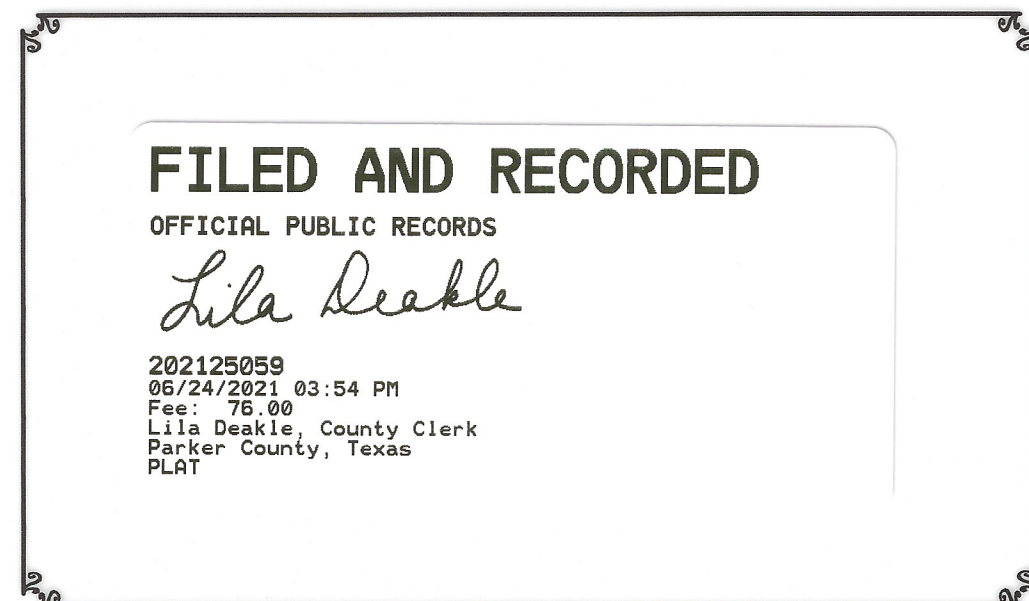
11) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

12) The 30' Ingress & Egress Easement that provides access via Neal Lane (per legal description in CC# 202106709) abuts the southwestern right-of-way of Farm-to-Market Highway No. 920 (as shown in the Vicinity Map).



ACCT NO: 11204  
SCH DIST: PE

20041.015.001.00  
20041.015.001.0\*



Now, Therefore, Know All Men By These Presents:  
that *Courtney Hisey, Elizabeth N. Clark* 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, Clark Homestead, an addition to the City of Weatherford Extraterritorial Jurisdiction, 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 22 day of June, 2021.

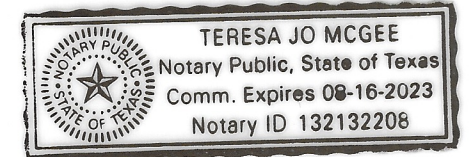
by: *Courtney Hisey*  
Courtney Denise Hisey  
*Elizabeth N. Clark*  
Elizabeth Nicole Clark

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 *Courtney Hisey*, 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 22 day of June, 2021.

*Teresa Jo McGee*  
Teresa Jo McGee  
Notary Public in and for the State of Texas

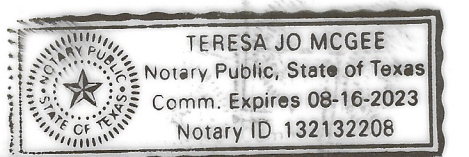


State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Elizabeth N. Clark*, 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 22 day of June, 2021.

*Teresa Jo McGee*  
Teresa Jo McGee  
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

6/23/21  
Date of Approval

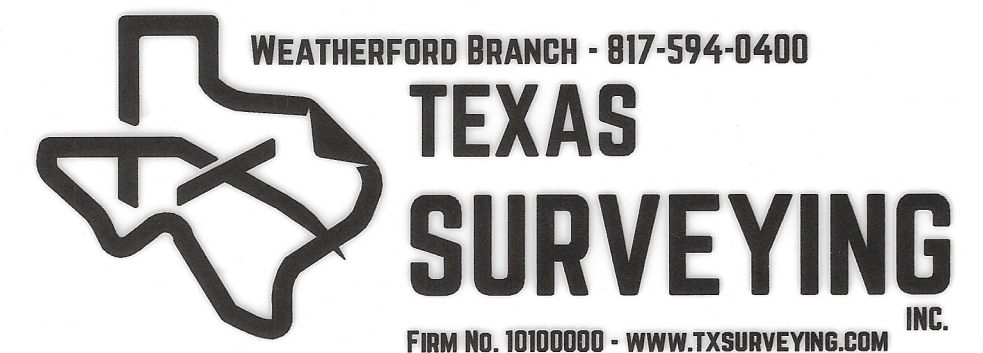
Attest: *[Signature]*  
Secretary

6/23/21  
Date

Minor Plat  
Lot 1 and Lot 2  
Clark Homestead  
an Addition to the City of  
Weatherford Extraterritorial  
Jurisdiction, Parker County, Texas

Being a 3.995 acres tract of land out of the  
W. BECKWITH SURVEY, ABSTRACT No. 41,  
Parker County, Texas.

June 2021



Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400  
Owners:  
Courtney Denise Hisey & Elizabeth Nicole Clark  
425 Neal Lane  
Weatherford, Texas 76088  
(817) 757-9967

1" = 100'



Plat Cabinet E Slide 789