

STATE OF TEXAS
COUNTY OF PARKER

202021964 PLAT Total Pages: 1

WHEREAS, EVANGELICAL LUTHERAN SYNOD, BEING THE OWNERS OF A 18.173 ACRES TRACT OF LAND OUT OF THE S. BOND SURVEY, ABSTRACT NO. 165, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT CONVEYED TO EVANGELICAL LUTHERAN SYNOD IN CC# 201825003, 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 AT THE NORTHWEST CORNER OF SAID EVANGELICAL LUTHERAN SYNOD TRACT, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF THE S. BOND SURVEY, ABSTRACT NO. 165, PARKER COUNTY, TEXAS IS CALCULATED TO BEAR N 88°3'08" W 644.37 FEET.

THENCE S 88°28'28" E 917.87 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°5'02" W 321.37 FEET TO A 2" STEEL FENCE CORNER POST FOR A CORNER OF THIS TRACT.

THENCE S 00°59'56" W, AT 382.76 FEET PASSING A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PARKER COUNTY IN DOC# 201602235, R.R.P.C.T., IN ALL 394.04 FEET TO A POINT IN THE NORTH LINE OF INTERSTATE HIGHWAY NO. 20 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 7°54'53" W 940.90 FEET ALONG THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 20 TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°38'17" W 1031.90 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
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: FEBRUARY 7, 2020 - JN200148P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EVANGELICAL LUTHERAN SYNOD, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, BLOCK 1, DIVINE LUTHERAN CHURCH ADDITION, AN ADDITION TO 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.

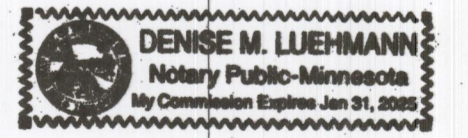
BY: *John A. Mollstedt* 7-13-20
OWNER DATE

STATE OF TEXAS Minnesota
COUNTY OF PARKER Blue Earth

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF Minnesota, ON THIS DAY PERSONALLY APPEARED *John A. Mollstedt*, 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, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13, DAY OF July, 2020.

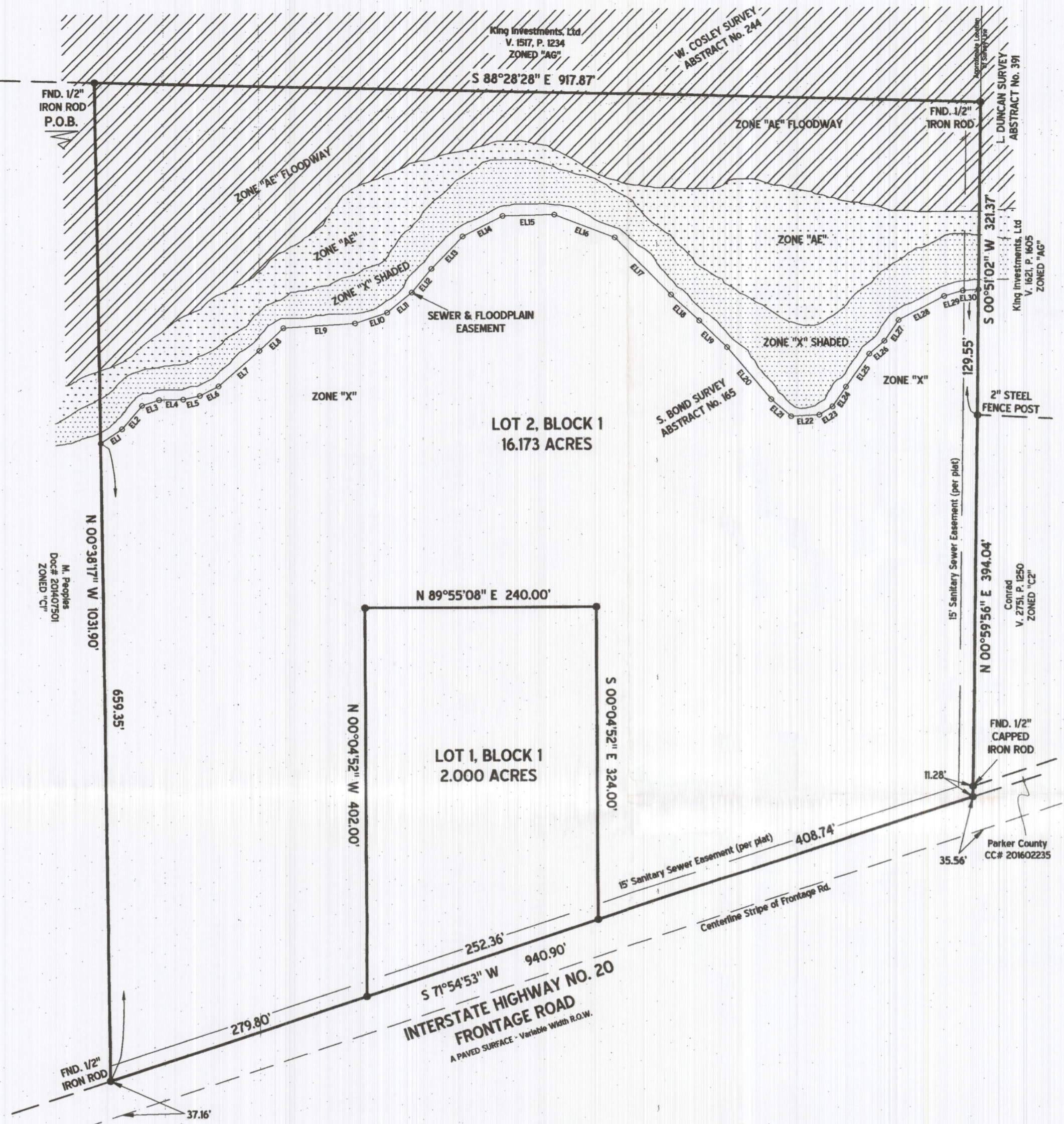
Denise M. Luehmann
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Minnesota



ACCT. NO.: 11819
SCH. DIST.: W2
CITY: CWE
MAP NO.: T-13

- NOTES:**
- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:
SPECIAL FLOOD HAZARD AREAS, ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED TO RANGE FROM 1025' - 1027'
FLOODWAY AREAS IN ZONE "AE" - THE FLOODWAY IS THE CHANNEL PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
OTHER FLOOD AREAS, SHADDED ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACCORDING TO THE FIRM COMMUNITY PANEL 48367C0425F DATED APRIL 5, 2019, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT (WWW.FEMA.GOV).
 - 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.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, STAMPED "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.
 - PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 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.
 - 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).
 - 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.
 - AT THE TIME OF PLATTING, ALL PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED "AG" AGRICULTURAL.
 - UTILITY EASEMENTS SHALL ADHERE TO THE CITY OF WEATHERFORD DESIGN STANDARDS.
 - BUILDING SETBACKS WILL ADHERE TO THE CITY OF WEATHERFORD DESIGN STANDARDS.
 - NOTHING CAN BE DEVELOPED ON LOT 2 UNTIL SEWER IS EXTENDED TO AND THROUGH THE LOT.

LINE	BEARING	DISTANCE
EL1	N 56°25'07" E	26.34'
EL2	N 40°55'06" E	32.01'
EL3	S 7°55'45" W	18.92'
EL4	N 88°42'47" E	24.99'
EL5	N 77°37'08" E	17.73'
EL6	N 63°10'09" E	21.17'
EL7	S 49°22'09" W	56.34'
EL8	N 47°12'13" E	34.29'
EL9	N 86°39'54" E	74.17'
EL10	S 7°42'35" W	34.98'
EL11	S 51°18'55" W	32.95'
EL12	N 40°07'11" E	31.81'
EL13	S 44°25'18" W	46.83'
EL14	S 63°16'08" W	46.21'
EL15	S 88°51'33" W	53.57'
EL16	S 69°01'09" E	67.22'
EL17	N 44°32'13" W	82.25'
EL18	N 47°09'17" W	39.65'
EL19	N 46°48'41" W	39.84'
EL20	N 40°04'53" W	70.45'
EL21	N 48°58'35" W	26.74'
EL22	S 87°07'39" W	29.30'
EL23	N 58°23'07" E	16.09'
EL24	S 34°43'06" W	24.71'
EL25	S 36°16'08" W	42.16'
EL26	S 49°30'33" W	20.55'
EL27	S 34°49'14" W	26.22'
EL28	S 62°09'43" W	52.97'
EL29	S 73°59'51" W	20.26'
EL30	S 85°39'39" W	16.31'



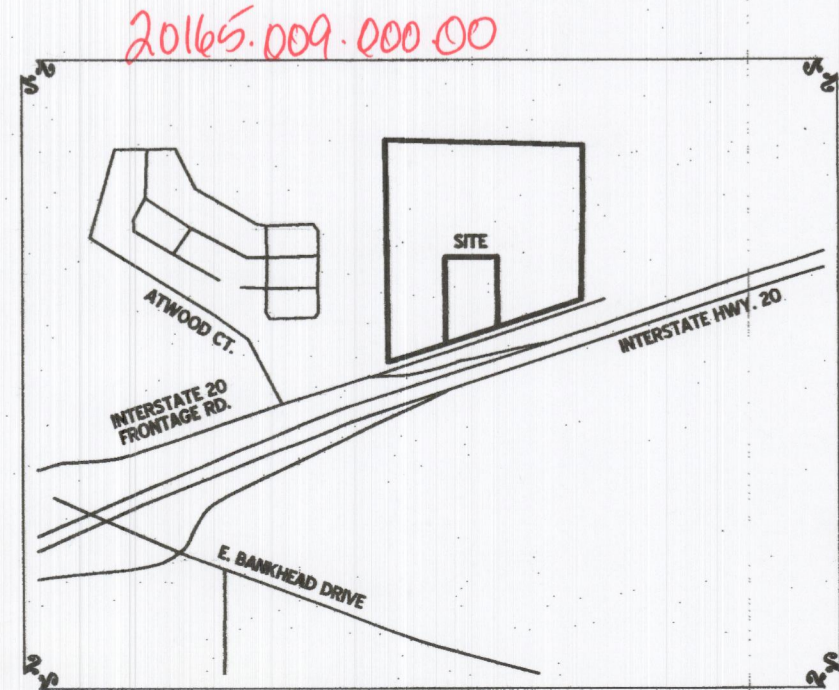
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DEVELOPMENT AND NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF WEATHERFORD, TEXAS AS DELEGATED BY THE CITY COUNCIL, AND IS HEREBY APPROVED BY SUCH DEPARTMENT

DATED THIS DATE July DAY OF July, 20 20

BY: *[Signature]*
DEVELOPMENT AND NEIGHBORHOOD SERVICES STAFF

ATTEST: *[Signature]* 7/16/20
SECRETARY DATE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202021964
07/22/2020 09:39 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



MINOR PLAT OF
LOTS 1 & 2, BLOCK 1
DIVINE LUTHERAN
CHURCH ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS.
BEING A 18.173 ACRES TRACT OF LAND OUT OF
THE S. BOND SURVEY, ABSTRACT NO. 165,
PARKER COUNTY, TEXAS
JULY 2020

WEATHERFORD BRANCH - 817-549-0400
TEXAS SURVEYING
FIRM NO. 1000000 - WWW.TXSURVEYING.COM

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

OWNER/DEVELOPER:
EVANGELICAL LUTHERAN SYNOD
6 BROWNS CT.
MANKATO, MN, 56001
BLEU EARTH COUNTY

0 100' 200' 300' 1" = 100'