

This property is located within the Extraterritorial Jurisdiction, E.T.J. of the City of Weatherford, Parker County, Texas.

[Signature] 12/8/22
Mayor, City of Weatherford Date

ATTEST:
[Signature] 12/8/22
Malinda Nowell Date
City Secretary, City of Weatherford

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700380-F, DATED APRIL 05, 2019, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SELLING A PORTION OF ANY LOT IN 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.

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

STATE OF TEXAS } OWNER'S ACKNOWLEDGMENT AND DEDICATION
COUNTY OF PARKER }

We, James E. Hooper and Gloria M. Tate and Donald R. Tate, the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Description for a tract of land being all of Lots 1 & 2, HOOPER LEE LANE, an addition to the Extra Territorial Jurisdiction of the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet E, Slide 388, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a Harlan capped iron found a the Southwest corner of said Lot 1 and the Southeast corner of that certain tract of land described in deed to Thomas L. Holmes and Cheryl S. Holmes, recorded in Volume 2459, Page 52, Real Records, Parker County, Texas and being in the North line of Lee Lane;

thence N 00°08'36" E, with the common line of said Lot 1 and said Volume 2459, Page 52, 420.87 feet to a 60d nail found at the Northwest corner of said Lot 1;

thence S 89°05'11" E, with the North line of said Lot 1, 970.77 feet to a metal fence post at the Northeast corner of said Lot 1;

thence S 00°07'46" E, with the East line of said Lot 1, 423.98 feet to a Harlan capped iron found at the Southeast corner of said Lot 1 and being in the North line of Lee Lane;

thence N 88°54'20" W, with the South line of said Lot 1 and said Lot 2 and with the North line of said Lee Lane, 972.84 feet to the POINT OF BEGINNING and containing 9.423 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

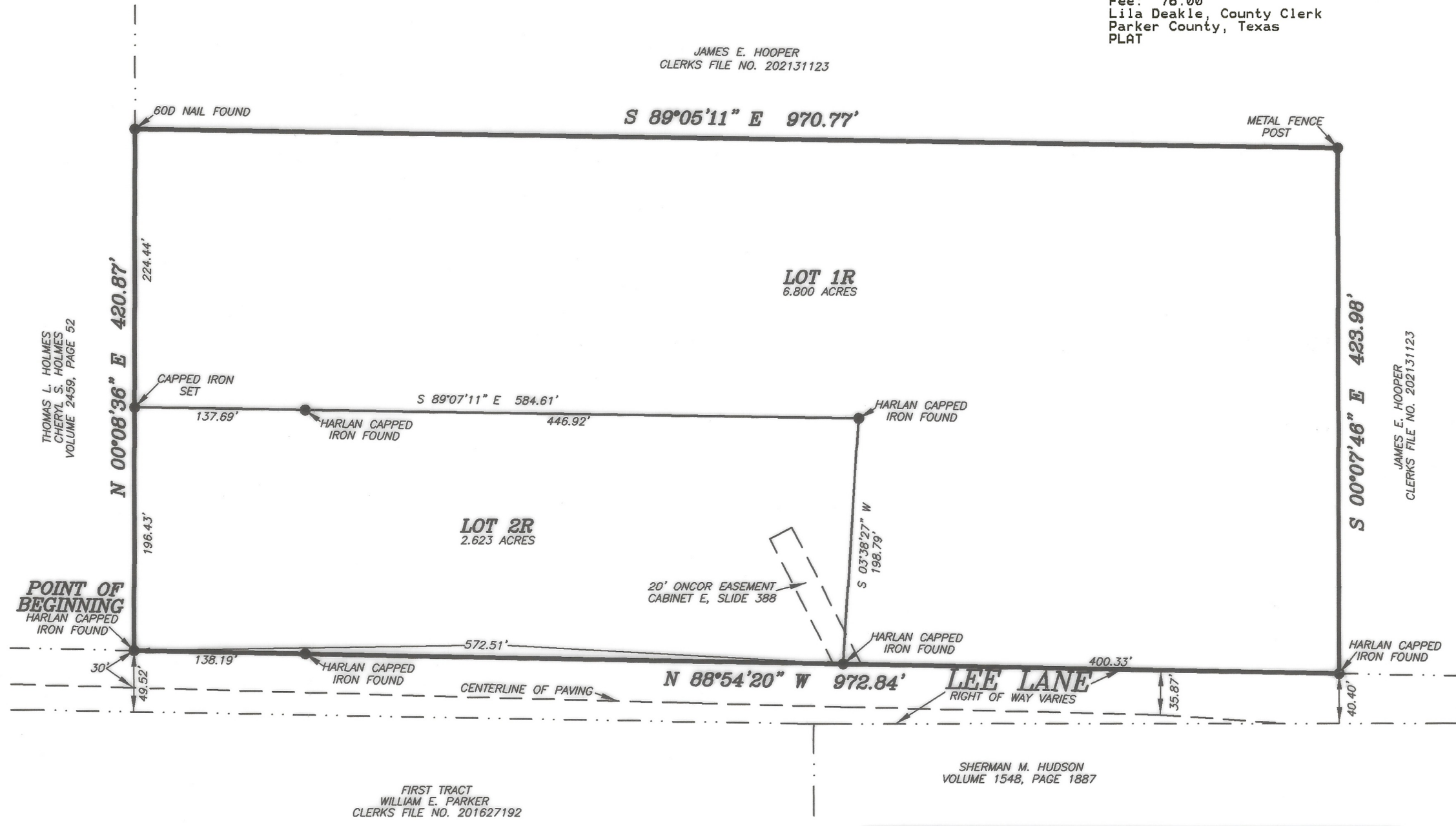
That James E. Hooper and Gloria M. Tate & Donald R. Tate, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lots 1R & 2R, HOOPER LEE LANE, an addition to the City of Weatherford, Texas, Extraterritorial Jurisdiction 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 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.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle
202242531
12/08/2022 02:26 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

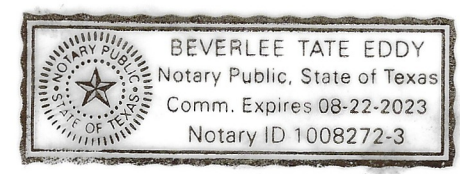


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James E. Hooper, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2 day of December, 2022.

[Signature]
Notary Public
Parker County, Texas.

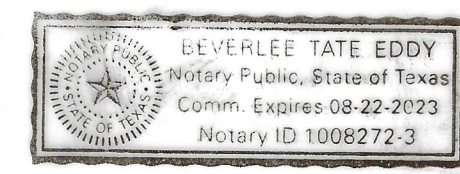


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Gloria M. Tate, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2 day of December, 2022.

[Signature]
Notary Public
Parker County, Texas.

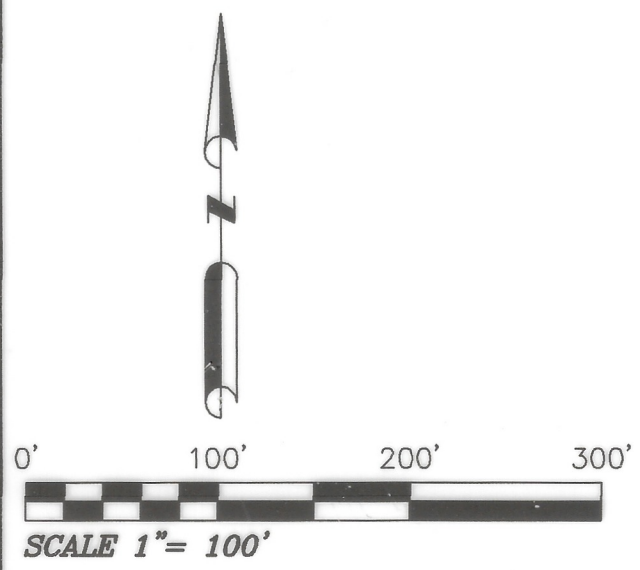
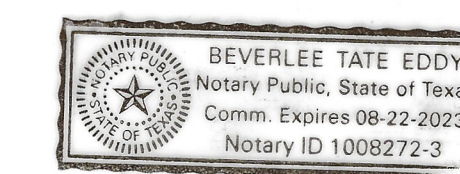


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Donald R. Tate, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2 day of December, 2022.

[Signature]
Notary Public
Parker County, Texas.



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



[Signature]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 12-1-22

THIS PLAT PREPARED ON SEPTEMBER 03, 2022

CITY OF WEATHERFORD
CITY APPROVAL OF RE PLAT

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

RECOMMENDED BY: Planning and Zoning Board, City of Weatherford, Texas

[Signature] 12/7/22
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council, City of Weatherford, Texas

[Signature] 12/8/22
Signature of Mayor Date of Approval

ATTEST:
[Signature] 12/8/22
Malinda Nowell Date
City Secretary

13627.001.001.00
13627.001.002.00

OWNER/DEVELOPER
GLORIA M. TATE & DONALD R. TATE
291 LEE LANE
WEATHERFORD, TEXAS 76087

OWNER/DEVELOPER
JAMES E. HOOPER
1402 SOUTHFIELD DR. S.E.
DECATUR, ALABAMA, 35603

13627
WE
G-17
SWE

F-392

Re-Plat
Lots 1R & 2R,
HOOPER LEE LANE
an Addition to the City of Weatherford Extraterritorial Jurisdiction, and being 9.423 acres of land and being all of Lots 1 & 2, HOOPER LEE LANE, recorded in Plat Cabinet E, Slide 388, Plat Records, Parker County, Texas.