

State of Texas
County of Parker

Whereas, M & L Cleanup, LLC, being the owner of a 9.435 acre tract of land, being all of Tract 1 and a portion of Tract 2, HUBBARD HEIGHTS SUBDIVISION, an addition in Parker County, Texas, according to the Plat recorded in Cabinet A, Slide 564, Plat Records, Parker County, Texas; also being out of the J. RUTH SURVEY, ABSTRACT NO. 2256 and the T. & P. R.R. CO. SURVEY, ABSTRACT NO. 2261, Parker County, Texas; being a portion of that certain tract conveyed to M & L Cleanup, LLC in Clerk's File No. 201503383, 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 3/8" iron rod in the west line of said Tract 2, being the northwest corner of that certain 1.854 acres tract conveyed to Parker County, in Clerk's File No. 201727489 Official Public Records, Parker County, Texas, for the southwest and beginning corner of this tract. WHENCE the southwest corner of said Tract 2 bears S 02°27'46" E 400.83 feet.

THENCE N 02°27'46" W at 218.37 feet pass a found 1/2" iron rod at the common west corner of said Tract 1 and Tract 2, continuing in all a distance of 664.92 feet, to a found 1" iron pipe in the east line of that certain tract of land conveyed to Carter in Clerk's File No. 201730786, Official Public Records, Parker County, Texas, being the Northwest corner of Tract 1, said Hubbard Heights Subdivision, for the northwest corner of this tract.

THENCE N 89°07'13" E 497.70 feet with the north line of said Tract 1 to a found 5/8" iron rod, being the northwest corner of that certain tract of land conveyed to Hebert in Clerk's File No. 201306577, Official Public Records, Parker County, Texas; being the northwest corner of said Tract 1 and this tract.

THENCE S 00°50'40" E 226.26 feet with the east line of said Tract 1 to a found 5/8" iron rod at the southwest corner of that certain tract of land conveyed to Hebert in Clerk's File No. 201306577, Official Public Records, Parker County, Texas; being the northwest corner of Fiddler Trail (a 20' private road and Access Easement) for a corner of said Tract 1 and this tract.

THENCE S 02°12'08" W with the west line of said Fiddler Trail, at 219.76 feet pass a found 1/2" iron rod for the common east corner of said Tract 1 and Tract 2, continuing in all a total distance of 473.26 feet, to a found 600 nail for a corner of said Tract 2, and this tract.

THENCE S 10°10'14" W 395.18 feet to a found 1/2" iron rod in the monumented north right-of-way of White Settlement Road (a paved surface) for the southeast corner of said Tract 2 and this tract.

THENCE S 89°02'28" W 147 feet with said north right-of-way of White Settlement Road to a found 1/2" capped iron rod, being the southeast corner of said 1.854 acres tract, for the most southerly southwest corner of this tract.

THENCE over & across said Tract 2, with the east line of said 1.854 acres tract, northwesterly along the arc of a curve to the left, having a radius of 2600.00 feet, an arc length of 566.70 feet, and whose chord bears N 42°37'06" W 565.58 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 in accordance with the subdivision ordinance of the City of Weatherford.

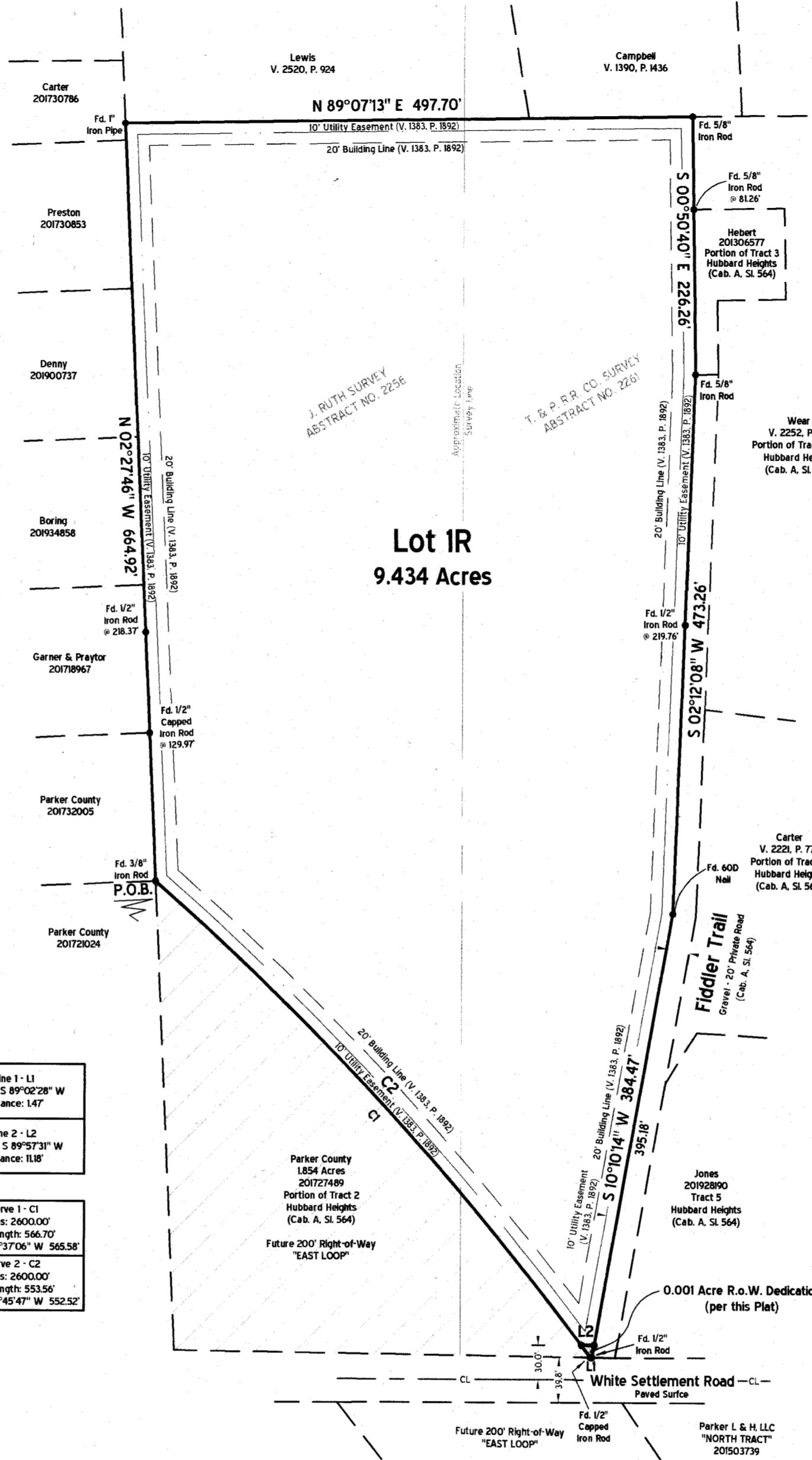
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: November 19, 2020 - JN201128P



Notes:

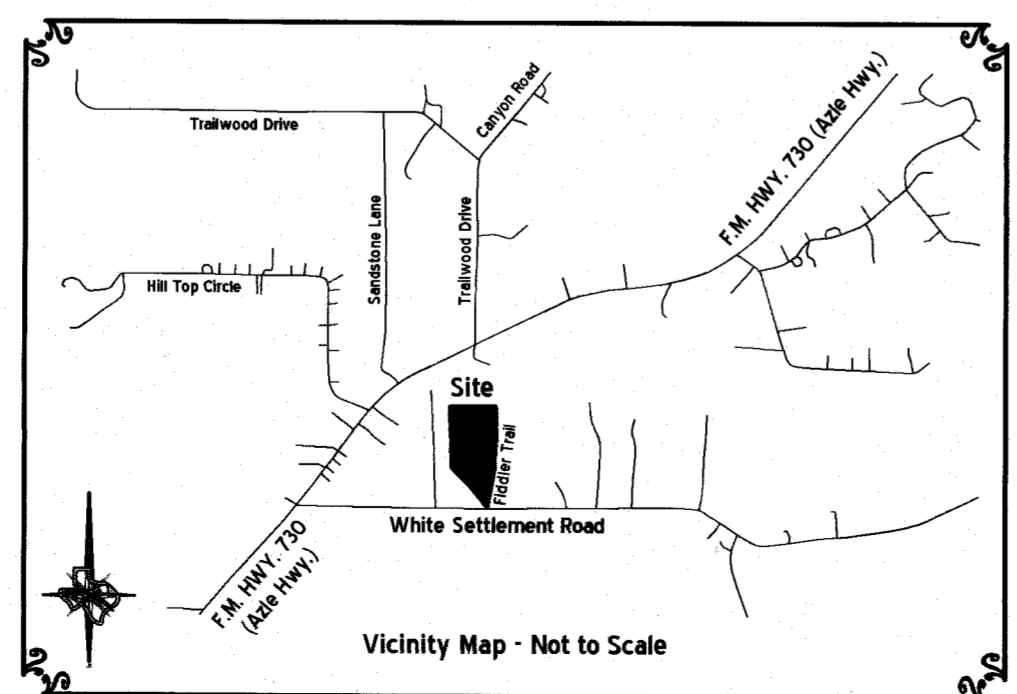
- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
- According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 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).
- 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.
- Underground utilities were located during this survey per ticket number 2017221230. Please call 811 before any excavating or construction.
- 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.)
- Special Notice: Setting 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.
- 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.
- All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- 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.
- This tract is subject to the following easements:
V. 293, P. 471 D.R.P.C.T. (Blanket) and C.F. No. 20402669 O.P.R.P.C.T. (Blanket)
- This plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions (Subject to the Restrictions recorded in Cab. A, Sl. 564, P.R.P.C.T. and V. 1383, P. 1892 O.P.R.P.C.T.).

Line 1 - L1 Bearing: S 89°02'28" W Distance: 147'
Line 2 - L2 Bearing: S 89°57'31" W Distance: 118'
Curve 1 - C1 Radius: 2600.00' Arc Length: 566.70' Chord: N 42°37'06" W 565.58'
Curve 2 - C2 Radius: 2600.00' Arc Length: 553.56' Chord: N 42°45'47" W 552.52'



ACCT NO: 13755
SCH DIST: WE

13755.001.001.00
13755.001.002.00



Plat Cabinet **E** Slide **660**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202104619
02/02/2021 02:52 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Now, Therefore, Know All Men By These Presents:
That LARRY PARKER acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1R, Hubbard Heights, an addition in 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 28 day of JANUARY 2021.
by: Larry Parker M&L Cleanup
M & L Cleanup, LLC
Larry Parker

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 Larry Parker 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 28th day of January, 2021.
Teresa Jo McGee
Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.
Dated this the 2 day of Feb. 2021.
By: Paul Ashby
Chairman
ATTEST:
Melinda Nowell
Secretary
This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.
Dated this the 2 day of Feb. 2021.
By: Paul Ashby
Mayor
ATTEST:
Melinda Nowell
Secretary

Final Plat
Lot 1R
Hubbard Heights
an Addition in Parker County, Texas
Being a Replat of a 9.435 acre tract
All of Tract 1 and a Portion of Tract 2,
Hubbard Heights Subdivision (Cabinet A, Slide 564)
Parker County, Texas.

January 2021
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

