

State of Texas
County of Parker

Whereas, Brett Ledbetter and Miguel Valerio-Alcala, LLC, being the sole owners of a certain 6.971 acre tract of land out of the STEPHEN BAVOUSED SURVEY, ABSTRACT No. 209, Parker County, Texas; being a portion of those certain tracts described in Clerk's File No. 202035408 (5.034 acres conveyed to Brett Ledbetter) and Clerk's File No. 202035792 (2.001 acres conveyed to Miguel Valerio-Alcala) and all of that certain tract described in Clerk's File No. 202106439 (0.030 acres conveyed to Miguel Valerio-Alcala from Brett Ledbetter), 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 set 1/2" iron rod capped "Texas Surveying, Inc." in the north right-of-way line of Cochran Road and in the west line of said 202035792, being in the east line of that certain Coffee tract described in Volume 1814, Page 1827, O.R.P.C.T., for the southwest and beginning corner of this tract. WHENCE the Northeast corner of said STEPHEN BAVOUSED SURVEY, ABSTRACT No. bears N 53°53'27" E 2444.62 feet.

THENCE N 00°31'05" W along the east line of said Coffee tract at 587.03 feet pass the northwest corner of said 202106439, for a total distance 1113.21 feet to a found 1/2" iron rod capped at the northwest corner of said 202035408, being in the south line of that certain Carney tract described in Volume 1420, Page 1596, O.R.P.C.T., for the northwest corner of this tract.

THENCE N 89°57'48" E 267.84 feet to a found 4" steel fence corner at the southeast corner of said Carney tract, being the northeast corner of said 202035408 and being in the west line of that certain "Second Tract" described in Volume 1937, Page 19, O.R.P.C.T., for the northeast corner of this tract.

THENCE S 01°01'32" E 1113.45 feet to a set 1/2" iron rod capped "Texas Surveying, Inc." in the north right-of-way line of said Cochran Road, for the southeast corner of this tract.

THENCE S 89°59'12" W 277.70 feet along the north right of way line of said Cochran Road to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

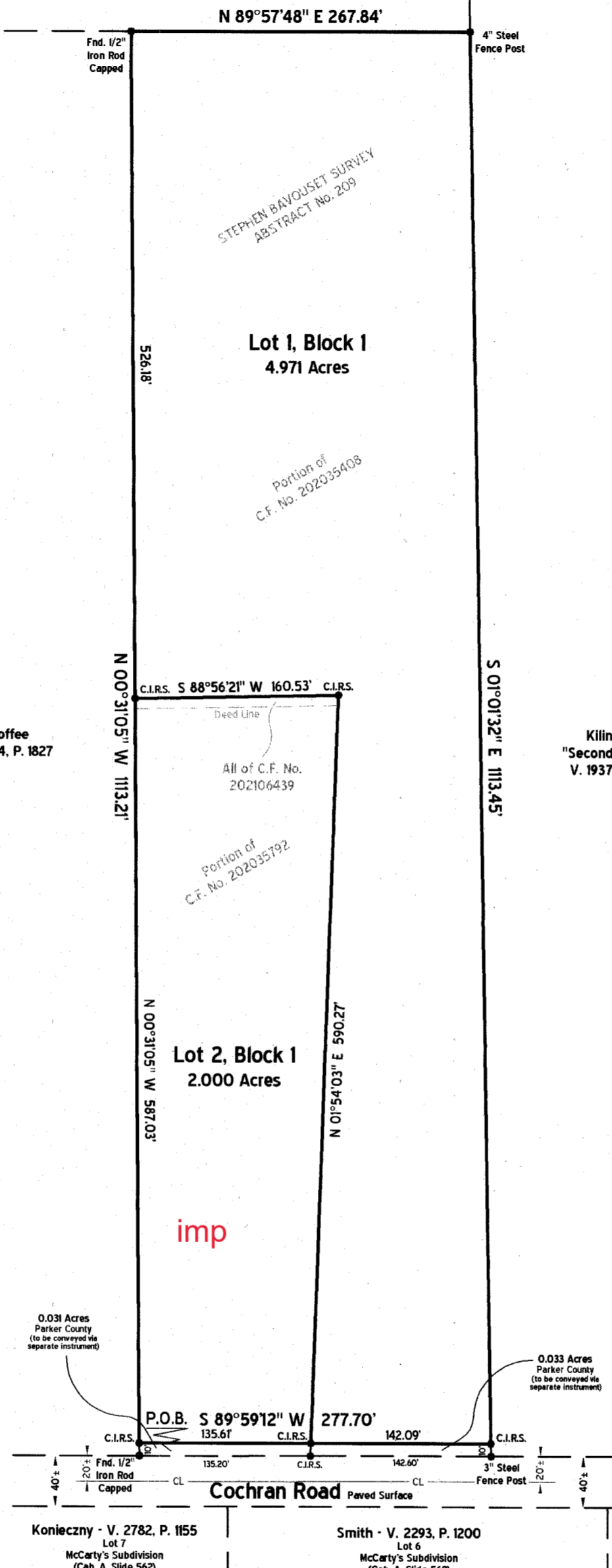
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Weatherford.

Kyle Rucker
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: August 25, 2020 - JN200833P



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. 48347C0270E, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"
- 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 not located during this survey. Call 811 and/or utility providers before excavation 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.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of the plat (Reference Weatherford Municipal Code (WMC) 11-5-2(m)).



Now, Therefore, Know All Men By These Presents:
that *Brett C Ledbetter* and *Miguel Valerio-Alcala* acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Block 1, Link's Village, 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 the 24 day of February, 2021.

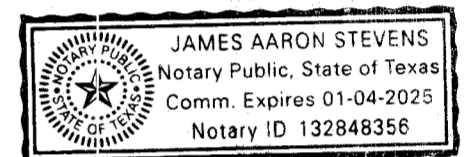
by:
Brett Ledbetter
Brett Ledbetter
Miguel Valerio
Miguel Valerio-Alcala

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 Brett Ledbetter, 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 24 day of February, 2021.

JAMES AARON STEVENS
Notary Public in and for the State of Texas

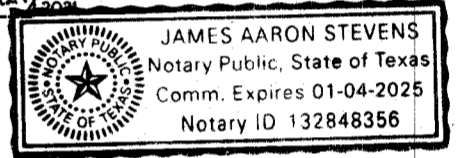


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Miguel Valerio-Alcala, 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 24 day of February, 2021.

JAMES AARON STEVENS
Notary Public in and for the State of Texas



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 1 day of March, 2021.

by: *John Bell*
Chairman

ATTEST:
Malinda 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 1 day of March, 2021.

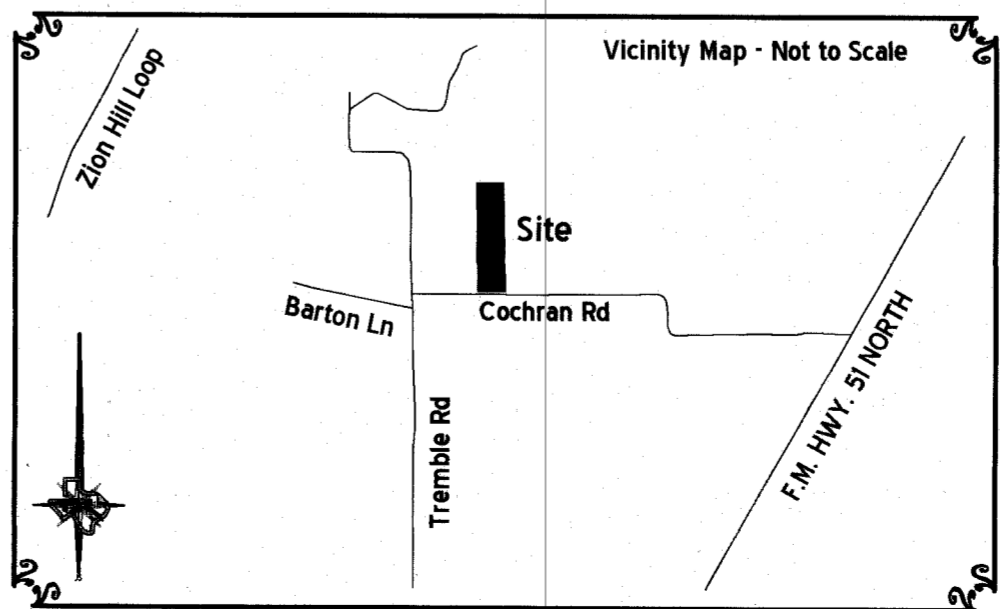
by: *John Bell*
Mayor

ATTEST:
Malinda Nowell
Secretary

Plat Cabinet E Slide 680

20209.001.013.00
20209.001.007.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202107890
03/02/2021 11:58 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Final Plat
Lots 1 and 2, Block 1
Link's Village
an Addition in Parker County, Texas
Being a 6.971 acre tract out of the
S. BAVOUSED SURVEY, ABSTRACT No. 209
Parker County, Texas.

February 2021

WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING
INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner 1:
Brett Ledbetter
195 Lost Oak
Azle, TX 76020

Owner 2:
Miguel Valerio-Alcala
2221 Berry St.
Fort Worth, TX 76111

0 100 200 300
1" = 100'