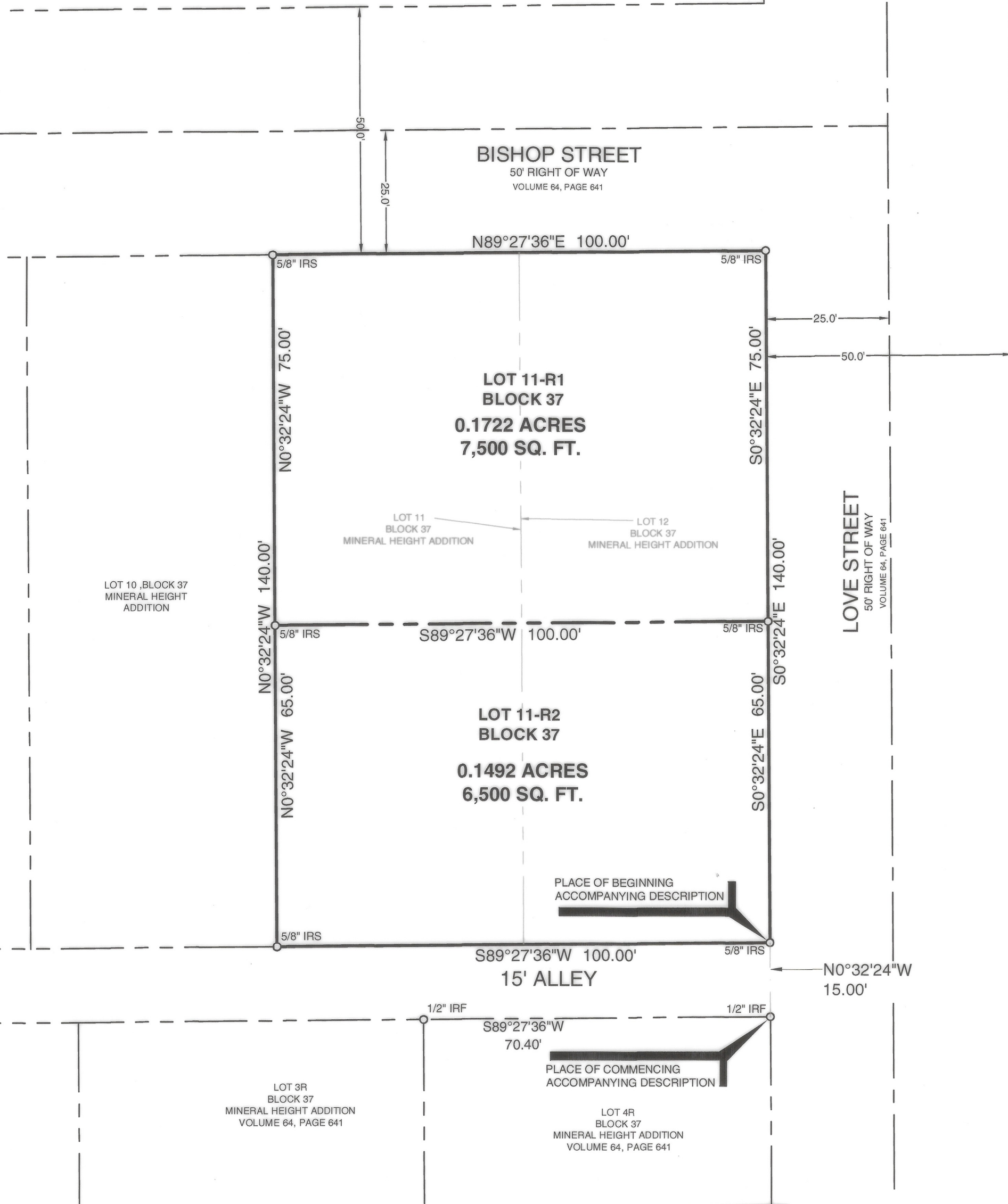


**LOCATION MAP**  
SCALE 1"=2000'

**GENERAL NOTES**

- 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.
- OWNER AT TIME OF PLATTING:** Matt Dugan, 3108 Zion Hill Loop, Weatherford, TX 76088
- FLOOD ZONE:** According to Map No. 48367C0265F dated April 5, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and or the structures thereon will be free from flooding or flood damage. On rare occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the survey.
- BUILDING SETBACK LINES:** Per City of Weatherford Zoning Ordinance, at the time of platting the building setback lines for buildings within R1 Zoning are as follows:  
Front Yard: 20 Feet  
Side Street: 15 Feet  
Side Yard: 5 Feet  
Rear Yard: 15 Feet
- VISIBILITY, ACCESS, AND MAINTENANCE EASEMENTS:**  
The area or areas shown on the plat at "VAM" (visibility, access, and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility shall be constructed in, on, over, or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- CONSTRUCTION OVER EASEMENTS:**  
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. 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.
- We hereby waive 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.
- Additional easements will be provided as a separate instrument at the time of construction, if necessary.
- Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances and area shown hereon are surface distances.
- MONUMENTATION:** Are as shown hereon.
- NUMBER OF LOTS: 2**  
LARGEST LOT SIZE: 7,500 SQ. FT.  
SMALLEST LOT SIZE: 6,500 SQ. FT.
- All pre-existing easements and or dedications have been vacated or incorporated into the creation of this plat.

202149873 PLAT Total Pages: 1



BEING a portion of Lots 11 and 12, Block 37, MINERAL HEIGHTS ADDITION, an addition to the City of Mineral Wells, Parker County, Texas, according to the Plat thereof recorded in Volume 64, Page 641, Plat Records, Parker County, Texas; embracing all that certain tract of land described as Lot 11, Block 37, of said MINERAL HEIGHTS ADDITION in the deed to Mack Dugan and wife, Carol Dugan as recorded in Volume 1180, Page 49, Deed Records, Parker County, Texas and all that certain tract of land described as Lot 12, Block 37, of said MINERAL HEIGHTS ADDITION in the deed to Mack Dugan and wife, Carol Dugan as recorded in Volume 1186, Page 631, of said deed records, and being more particularly described by metes and bounds as follows:

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

COMMENCING at a 1/2" iron rod found for the northeast corner of said Lot 6, of said Block 37, same being at the intersection of the south right-of-way line of a 15 feet wide Alley and the west right-of-way line of Love Street, a 50 feet wide right-of-way according to said MINERAL HEIGHTS ADDITION; THENCE North 00°32'24" West, over and across said alley and along said west right-of-way line, a distance of 15.00 feet to capped iron rod set stamped "Award Surv RPLS 5606" for the southeast corner of said Lot 12, common to the intersection of the north right-of-way line of said alley and said west right-of-way line, same being the Point of Beginning for the herein described tract;

THENCE South 89°27'36" West, along the common line of said Lot 12 and the north right-of-way line of said alley, to and along the common line of said Lot 11 and the north right-of-way line of said alley a distance of 100.00 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the common south corner of said Lot 11 and Lot 10 of said Block 37 and being on said north right-of-way line;

THENCE North 0°32'24" West, along the common line of said Lot 11 and said Lot 10, a distance of 140.00 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the common north corner of said Lot 11 and said Lot 11 and being on the south right-of-way line of Bishop Street, a 50 feet wide right-of-way as dedicated on said MINERAL HEIGHT ADDITION plat;

THENCE North 89°27'36" East, with the common line of said Lot 11 and said south right-of-way line, to and along the common line of said Lot 12 and said south right-of-way line, a distance of 100.00 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the southeast corner of said Lot 12 and being at the intersection of said south right-of-way line and the aforementioned west right-of-way line;

THENCE South 0°32'24" East, along the common line of said Lot 12 and said west right-of-way line, a distance of 140.00 feet to the POINT OF BEGINNING and containing 0.3214 of an acre or 14,000 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Matt Dugan, acting herein by and through his duly authorized officers, does hereby adopt this replat designating the herein above described property as **LOTS 11-R1 and 11-R2, BLOCK 37, MINERAL HEIGHT ADDITION**, an addition in the City of Mineral Wells, Texas, 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 Mineral Wells. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Mineral Wells, Texas. 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 Mineral Wells' use thereof. The City of Mineral Wells 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 Mineral Wells 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 Mineral Wells, Texas.

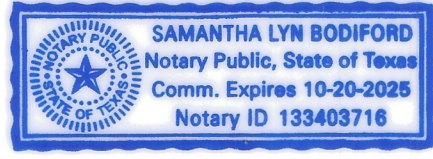
WITNESS, my hand, this the 21 day of December, 2021.  
BY: *Mack Dugan*  
Mack Dugan, owner

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mack Dugan, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of December, 2021.

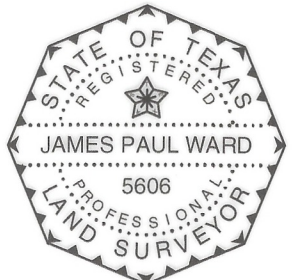
*[Signature]*  
Notary Public in and for the State of Texas

10/20/2025  
My Board Expires On:

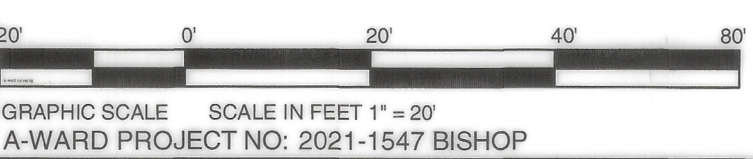


**SURVEYOR'S CERTIFICATE**  
This is to certify that I, James Paul Ward, Registered Professional Land Surveyor of the State of Texas, have replatted the above tracts from an actual survey on the ground and that all lot corners, angle points, and points of curves are property marked on the ground, and that this replat correctly represents that survey made by me or under my direct supervision on August 2, 2021.

*[Signature]*  
James Paul Ward, R.P.L.S. No. 5606



15220.037.011.00  
15220.037.012.00



APPROVAL BLOCK

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 22nd day of December, 2021.

By: *[Signature]*  
Development and Neighborhood Services Staff

ATTEST:  
*[Signature]*  
Development and Neighborhood Services Staff

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202149873  
12/22/2021 01:34 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

**REPLAT**  
**LOTS 11-R1 and 11-R2 in BLOCK 37**  
**MINERAL HEIGHTS ADDITION,**  
An addition to the City of Weatherford, Parker County, Texas being a replat of Lots 11 and 12 in Block 37 of **MINERAL HEIGHTS ADDITION**, an addition to the City of Weatherford, Parker County, Texas according to the Plat thereof recorded in Volume 64, Page 641, Plat Records, Parker County, Texas situated in the J. VEASEY, Abstract No. 1585  
0.1722 of an acre  
December 2021

F 118

**OWNER:**  
MACK DUGAN  
3108 ZION HILL LOOP  
WEATHERFORD, TX 76088  
(817)247-3004

**WARD SURVEYING COMPANY**  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-33A-WARD (332-9273) 877-982-9273  
survey@a-wardsurveying.com TBPELS Firm No. 10194435