

WHEREAS, WALTER E. ZELLERS IS THE OWNER OF A TRACT OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 1793 AND THE B.B.B. & C. RR. CO. SURVEY, ABSTRACT NO. 139. BEING A PORTION OF LOT 2, BLOCK 7, McCALL'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, RECORDED IN VOLUME 29, PAGE 119, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN VOLUME 1024, PAGE 1061, ALL OF A 0.38 ACRES TRACT DESCRIBED IN VOLUME 1397, PAGE 1231, ALL OF A 0.213 ACRES TRACT DESCRIBED IN VOLUME 1965, PAGE 1396, AND ALL OF A TRACT OF LAND DESCRIBED IN VOLUME 1503, PAGE 1029, ALL BEING RECORDED IN THE DEED RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959" IN THE NORTH RIGHT OF WAY LINE OF WEST LEE AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 1024, PAGE 1061 AND THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 1503, PAGE 1029 OF SAID DEED RECORDS;

THENCE N 89°57'19" W, AT A DISTANCE OF 110.00 FEET PASS A 5/8 INCH IRON ROD FOUND, AT A DISTANCE OF 235.89 FEET PASS A 3/8" IRON ROD FOUND, AND IN ALL 309.15 FEET TO A 3 INCH METAL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID 0.213 ACRES;

THENCE N 02°14'45" E - 131.35 FEET TO A 3 METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 0.213 ACRES, SAID POINT ALSO BEING IN THE SOUTH LINE OF A 2.62 ACRES TRACT DESCRIBED IN VOLUME 2451, PAGE 1189 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°57'20" E, AT A DISTANCE OF 68.57 FEET PASS A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.213 ACRES, CONTINUING FOR A TOTAL DISTANCE OF 304.11 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTH COMMON CORNER OF SAID TRACT DESCRIBED IN VOLUME 1024, PAGE 1061, AND SAID TRACT DESCRIBED IN VOLUME 1503, PAGE 1029;

THENCE ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN VOLUME 1503, PAGE 1029, S 89°57'17" E - 175.48 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959" BEING THE EAST COMMON CORNER OF SAID TRACT DESCRIBED IN 1503, PAGE 1029 AND THE SAVE AND EXCEPT CONTAINED WITHIN THE SAME DOCUMENT;

THENCE WITH THE EAST LINE OF SAID TRACT DESCRIBED IN VOLUME 1503, PAGE 1029, S 00°02'41" W - 131.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 1503, PAGE 1029;

THENCE WITH THE COMMON LINE OF SAID TRACT DESCRIBED IN VOLUME 1503, PAGE 1029 AND WEST LEE AVENUE, N 89°57'19" W - 175.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WALTER E. ZELLERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 2-R AND LOT 3-R, AN ADDITION TO THE CITY OF WEATHERFORD, 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 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 17 DAY OF Dec, 2018.

BY: Walter E. Zellers, Owner
 PRINTED NAME AND TITLE

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 Walter E. Zellers, 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 DAY OF December, 2018
Jeane Brunson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY BOARD EXPIRES ON: 9/27/01

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Jeane Brunson
 201831463
 12/17/2018 02:34 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

ACCT. NO.: 14900
 SCH. DIST.: WE
 CITY: CWE
 MAP NO.: H-15

*SEWER AND WATER PROVIDED BY THE CITY OF WEATHERFORD.

MINOR PLAT OF
 LOT 2-R and LOT 3-R
 A PORTION OF LOT 2 AND LOT 3, BLOCK 7, McCALL'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, RECORDED IN VOLUME 29, PAGE 119, DEED RECORDS, PARKER COUNTY, TEXAS. ALL OF A TRACT OF LAND DESCRIBED IN VOLUME 1024, PAGE 1061, DEED RECORDS, PARKER COUNTY, TEXAS. ALL OF A 0.38 ACRES TRACT DESCRIBED IN VOLUME 1397, PAGE 1231, DEED RECORDS, PARKER COUNTY, TEXAS. ALL OF A 0.213 ACRES TRACT DESCRIBED IN VOLUME 1965, PAGE 1396, DEED RECORDS, PARKER COUNTY, TEXAS. ALL OF A TRACT OF LAND DESCRIBED IN VOLUME 1503, PAGE 1029, DEED RECORDS, PARKER COUNTY, TEXAS.

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JUSTIN RENE PARENTEAU, 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.

Justin Rene Parenteau
 SIGNATURE OF REGISTERED PUBLIC LAND SURVEYOR
 REGISTRATION NO. 5959
 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 Justin Rene Parenteau REGISTERED PUBLIC LAND SURVEYOR, 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 DAY OF Dec, 2018.

Jeane Brunson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY BOARD EXPIRES ON: 12-9-19

FLOOD STATEMENT:
 THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN ON THE F.I.R.M. PANEL No. 48367C0270E, EFFECTIVE: SEPTEMBER 26, 2008.

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.

STATE OF TEXAS)
 COUNTY OF PARKER)

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

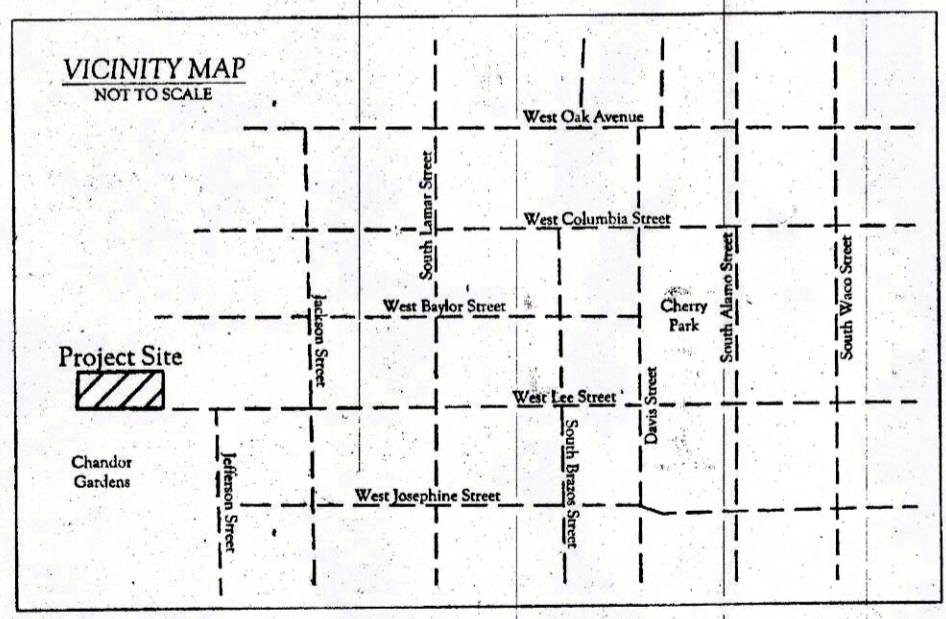
RECOMMENDED BY [Signature] DATE OF RECOMMENDATION 12-17-18
 APPROVED BY [Signature] DATE OF APPROVAL 12-17-18
 CITY PLANNER CITY MANAGER

ATTEST Malinda Howell DATE 12/17/18
 CITY SECRETARY

OWNER/DEVELOPER
 Walter E. Zellers
 PO Box 1332
 Weatherford, Texas 76086

Document No. 201708719
 Official Public Records
 Parker County, Texas
 Zoned RE

Book 2435, Page 283
 Deed Records, Parker County, Texas
 Zoned RE



SURVEYORS NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Land Surveying
 12100 Park 35 Circle, Bldg A, Suite 156, mc230, Austin, Tx 78753
 Phone: (512) 239-5263

FLOODPLAIN NOTE
 INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS NOT BEEN SHOWN ON THIS SURVEY.

Jefferson Street
 Asphalt Roadway

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