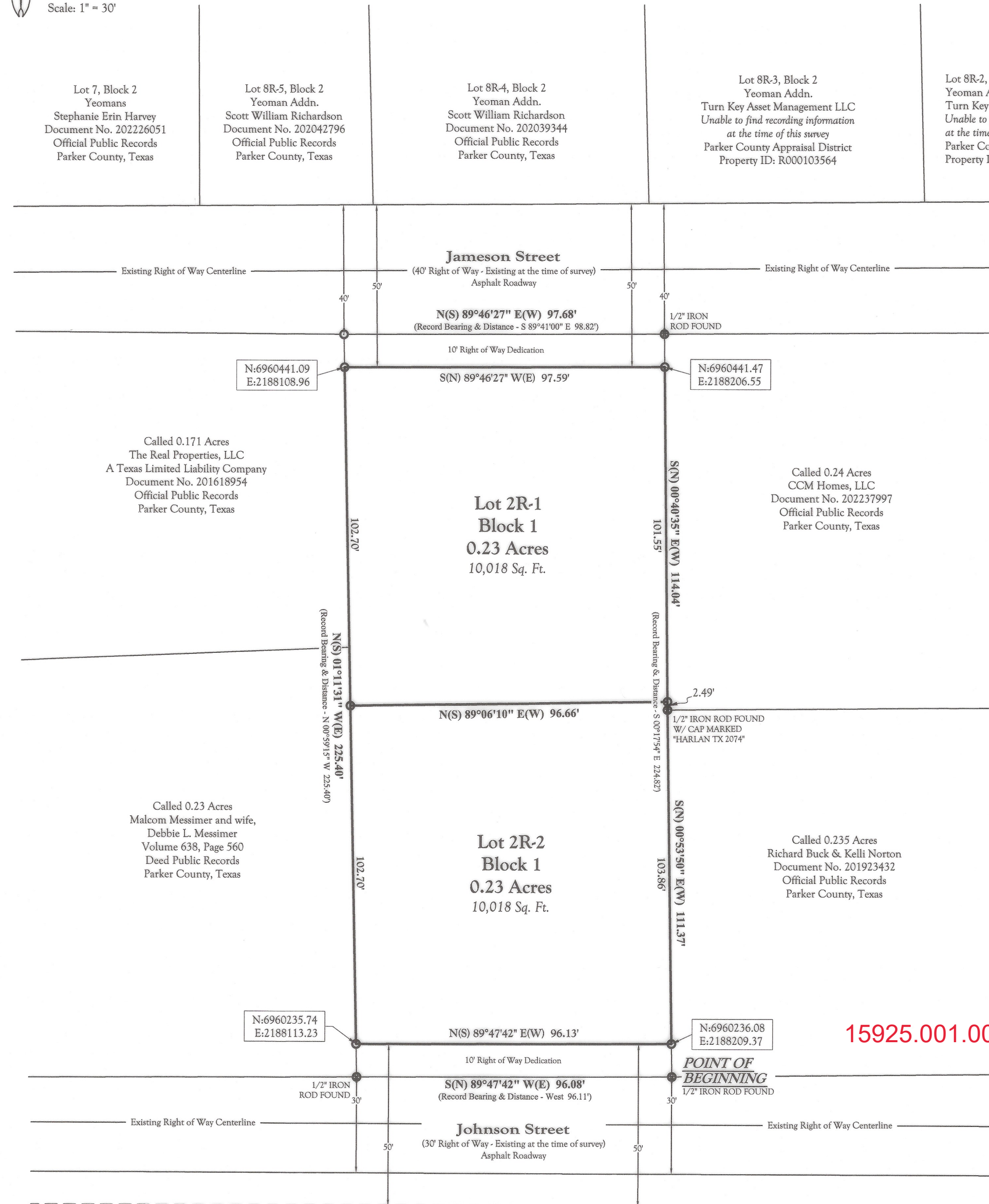


PREPARED: JUNE, 2023
 2 LOTS LOCATED WITHIN THE CITY OF WEATHERFORD, TEXAS
 CASE:



STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, JARRETT JASON MASSEY & CHRISTIANA R. MASSEY ARE THE OWNERS OF:
 0.50 ACRES OF LAND LOCATED IN THE J.A. YEOMAN SURVEY, A-1693, BEING A PORTION OF LOT 2, OLD FAIR GROUNDS ADDITION, AS RECORDED IN BOOK 7, PAGE 1, DEED RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 0.504 ACRES TRACT CONVEYED TO JARRETT JASON MASSEY AND CHRISTIANA R. MASSEY AS DESCRIBED IN DOCUMENT NO. 201705118 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH LINE OF JOHNSON STREET, AS IT EXISTS, AND BEING THE SOUTHWEST CORNER OF A CALLED 0.235 ACRES TRACT CONVEYED TO RICHARD BUCK AND KELLI NORTON AS DESCRIBED IN DOCUMENT NO. 201923432 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG SAID NORTH LINE OF JOHNSON STREET, S 89°47'42" W - 96.08 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.23 ACRES TRACT CONVEYED TO MALCOM MESSIMER AND WIFE, DEBBIE L. MESSIMER AS DESCRIBED IN VOLUME 638, PAGE 560 RECORDED IN THE DEED RECORDS OF PARKER COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID MESSIMER TRACT, A CALLED 0.171 ACRES TRACT CONVEYED TO THE REAL PROPERTIES, LLC AS DESCRIBED IN DOCUMENT NO. 201618954 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE TRACT DESCRIBED HEREIN, N 01°11'31" W - 225.40 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE SOUTH LINE OF JAMESON STREET, AS IT EXISTS, AND BEING THE NORTHEAST CORNER OF SAID THE REAL PROPERTIES, LLC TRACT AND THE NORTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE ALONG SAID SOUTH LINE OF JAMESON STREET, N 89°46'27" E - 97.68 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.24 ACRES TRACT CONVEYED TO CCM HOMES, LLC AS DESCRIBED IN DOCUMENT NO. 202237997 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE NORTHEAST CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID CCM HOME, LLC TRACT AND SAID TRACT DESCRIBED HEREIN, S 00°40'35" E - 114.04 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN TX 2074", SAID POINT ALSO BEING THE EAST COMMON CORNER OF SAID CCM HOMES, LLC TRACT AND SAID BUCK TRACT;

THENCE ALONG SAID BUCK TRACT AND SAID TRACT DESCRIBED HEREIN, S 00°53'50" E - 111.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, JARRETT JASON MASSEY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS
 LOT 2R-1 AND LOT 2R-2, OLD FAIR GROUNDS ADDITION, A SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, CHRISTIANA R. MASSEY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS
 LOT 2R-1 AND LOT 2R-2, OLD FAIR GROUNDS ADDITION, A SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS, MY HAND, THIS 30th DAY OF June, 2023

JARRETT JASON MASSEY

BY: [Signature]
Jason Massey
 PRINTED NAME AND TITLE

CHRISTIANA R. MASSEY

BY: [Signature]
Christiana R. Massey
 PRINTED NAME AND TITLE

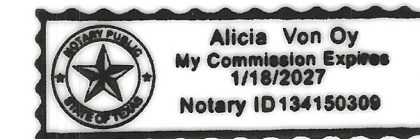
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STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Jason Massey and Christiana R. Massey
 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 30th DAY OF June, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS)
 COUNTY OF PARKER)

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 14th day of June, 2023

By: [Signature]
 Chairman
 ATTEST:
[Signature]
 Secretary

STATE OF TEXAS)
 COUNTY OF PARKER)

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 27th day of June, 2023

By: [Signature]
 Mayor
 ATTEST:
[Signature]
 Secretary

STATE OF TEXAS)
 COUNTY OF PARKER)

This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Dated this the 30 day of June, 2023

By: [Signature]
 Development & Neighborhood Services Staff
 ATTEST:
[Signature]
 Development & Neighborhood Services Staff

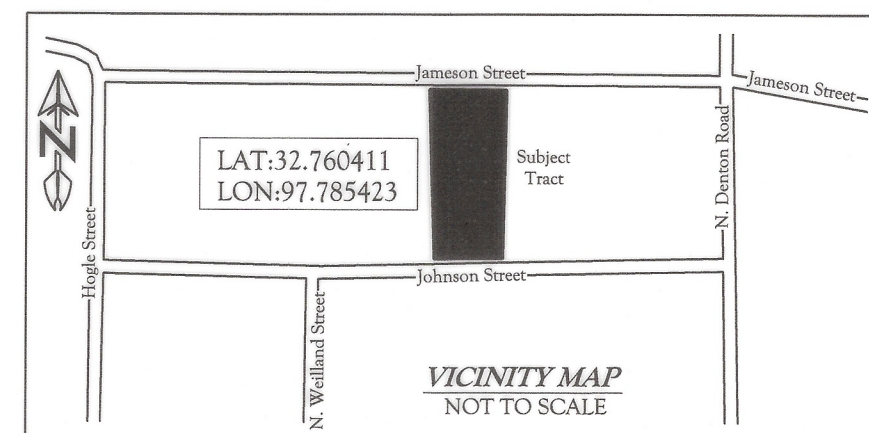
Unable to find recording information at the time of this survey
 Parker County Appraisal District
 Property ID: Unknown
 Listed by City of Weatherford, Texas
 GIS:
 Lot 1, Block 1, Myers Addition

Unable to find recording information at the time of this survey
 Parker County Appraisal District
 Property ID: Unknown
 Listed by City of Weatherford, Texas GIS:
 Lot 2, Block 1, Myers Addition

Part of Lot 9, Block 1
 Old Fair Grounds
 H&T Riddle Inc
 Volume 2910, Page 51
 Deed Records
 Parker County, Texas

MUNICIPAL NOTES
 1) ALL PREEXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT (REFERENCE WEATHERFORD MUNICIPAL CODE (WMC) §11-5-210)

SPECIAL NOTE
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL, PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.



FLOODPLAIN NOTE
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0270E, EFFECTIVE 09/26/2008. 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 BEEN LISTED ON THIS SURVEY.

SURVEYORS NOTES
 1) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
 2) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
 3) ALL SET CORNERS ARE 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959".
 4) 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.
 5) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 6) THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION AND SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS A CURRENT TITLE SEARCH MAY DISCLOSE MAY FIND ADDITIONAL DOCUMENTS AND MATTERS OF FACT.
 7) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

LEGEND

○ = 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959"
 I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND DURING APRIL AND MAY OF 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

[Signature]
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
 Lila Deakle

202317798
 07/10/2023 02:06 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

CABINET F, SLIDE 520

OWNER/DEVELOPER
 Jarrett Jason Massey & Christiana R. Massey
 310 Greenwood Cut Off Road,
 Weatherford, Texas 76088
 Phone No. 817-304-0334
 jasonmasseyrv@sbcglobal.net

SURVEYOR
 Justin Rene Parenteau, RPLS
 State of Texas License No. 5959
 140 Hackberry Pointe Drive,
 Weatherford, Texas 76087
 Phone No. 361-813-1888
 justin@noctuamaps.com