



STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Representative for Kairos Homes, LLC, being the owner of 21.71 acres of land situated in the Solomon Frazier Survey, Abstract Number 466, Parker County, Texas, recorded in Document Number D201716249, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "RPLS 2190" rebar rod set for the northeast corner of herein described tract, and from which a 2.5" steel fence corner post found (Control Monument) for the northeast corner of a tract of land described in a deed to the Kristi Kay Frazier Special Needs Trust Agreement #2, recorded in Document Number 201711729, Official Records, Wise County, Texas, bears N00°23'40"E., 2724.59 feet;

Thence S00°23'40"W. (BASE BEARING PER DEED), 603.46 feet to a 3" steel fence corner post found (Control Monument) in the northeast line of existing Pearson Ranch Road;

Thence S83°28'13"W., 265.30 feet along the north line of said Pearson Ranch Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N89°51'31"W., 507.01 feet along the north line of said Pearson Ranch Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N85°34'06"W., 372.00 feet along the north line of said Pearson Ranch Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N84°15'37"W., 482.96 feet along the north line of said Pearson Ranch Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N00°23'40"E., 553.01 feet to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S86°08'04"E., 826.52 feet to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N88°25'20"E., 342.55 feet to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N00°23'40"E., 36.07 feet to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N88°25'19"E., 455.22 feet to the point of beginning and containing 21.71 acres of land.

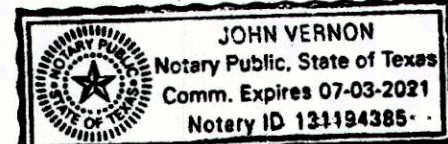
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Representative for Kairos Homes, LLC, do hereby adopt this plat designating the herein above described property as Lots 1-9, Pearson Ranch Estates, an addition to the City of Weatherford, Texas Extraterritorial Jurisdiction and do 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, public utility entities, and the Builder, the Developer and their assignees, 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.

We do hereby waive all claims for damages against the Cities 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.

Andrea Vernon
Representative/Agent for Kairos Homes, LLC



STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Representative for Kairos Homes, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 5 day of December, 2017.

Notary Public
Kristi Kay Frazier
Special Needs Trust
Agreement #2
Doc# 201711729,
O.R.P.C.T.

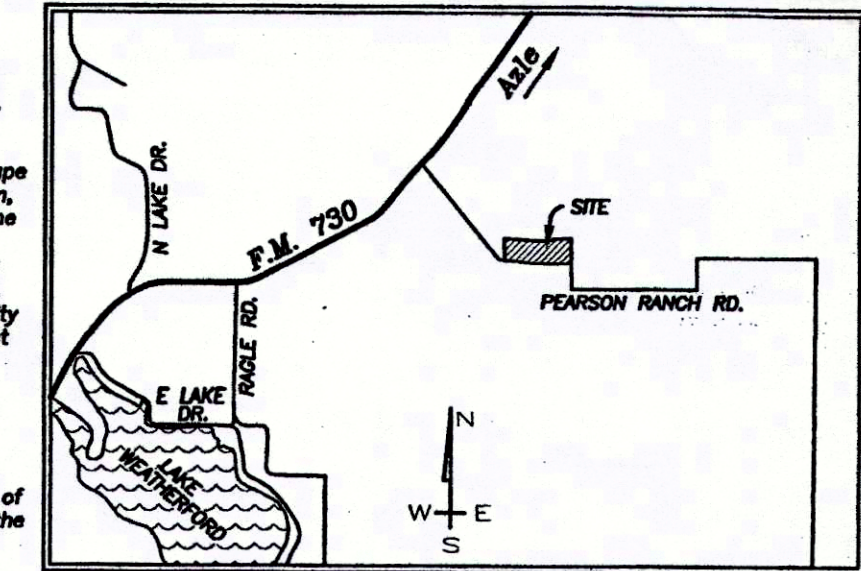
3345 WESTERN CENTER BLVD. #160
FORT WORTH, TX 76137

1/2" CAPPED
"RPLS 2190"
REBAR ROD SET

N00°23'40"E
36.07'

1/2" CAPPED
"RPLS 2190"
REBAR ROD SET

N88°25'19"E
455.22'



201731758 PLAT Total Pages: 1

(Control Monument)
2.5" STEEL FENCE
CORNER POST FOUND
FOR THE NORTHEAST
CORNER OF FRAZIER
TRACT

Therylene Knox Helm,
Owen Knox Schmalig,
and
Jack Dill Knox
V.374, P.568, D.R.P.C.T.
3838 QUINN AVE. SUITE P150
DALLAS, TX 75219

Point of Beginning

CITY OF WEATHERFORD
CITY APPROVAL OF FINAL PLAT
Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.
RECOMMENDED BY Planning and Zoning Commission
Chairman: [Signature] Date: 12/6/17
APPROVED BY: City Council
Mayor: [Signature] Date: 12/11/17
ATTEST: Malinda Howell, City Secretary, Date: 12/11/17

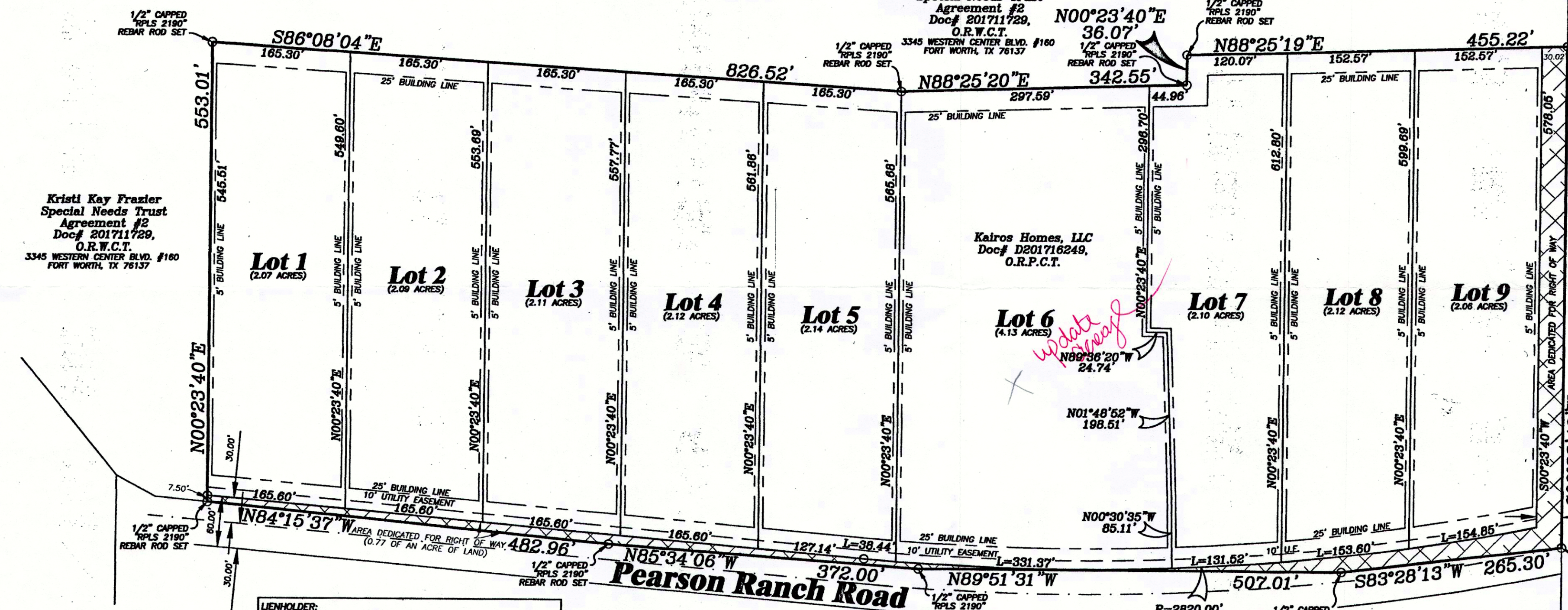
- Notes:
- 1) According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 480520 0300 E, Dated September 26, 2008, this subdivision is in Zone X, which is not in the 1% annual chance flood.
 - 2) Current street construction requirements to be waived for this plat.
 - 3) 1/2" capped "RPLS 2190" rebar rods set at all property corners unless otherwise noted.
 - 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) Right of way dedication was determined using the Weatherford Region Thoroughfare Plan dated March 2013, provided by Freese and Nichols.
 - 6) The current zoning map for the City of Weatherford does not show specific zoning for this area.
 - 7) Approval of this plat granted with accepted Parker County bond.

811
Know what's below.
Call before you dig.

Solomon Frazier Survey,
Abstract # 466,
Parker County, Texas

UTILITY PROVIDERS:

ELECTRIC
WATER
TELEPHONE



Ownership
Kairos Homes
3345 Western Center Blvd #160
Fort Worth, TX 76137
(817) 847-7851

Agent for Kairos Homes or
Development Representative
Kendall Schober
909 Royal Terrace
Hurst, TX 76053
(682) 309-1963

LIENHOLDER:
MIDLAND TIMBEROAKS IN RED OAK
Signature of Lienholder
This the 5 day of December, 2017.
Stephan Kellum
Notary Public, State of Texas

STEPHANIE KELLUM
Notary Public
State of Texas
ID # 13052998-0
Comm. Expires 02/10/2020

Mary D. Pearson
Family Trust
Doc# 201524989,
O.R.P.C.T.
1206 FOX HOLLOW DR.
CARROLLTON, TX 75007

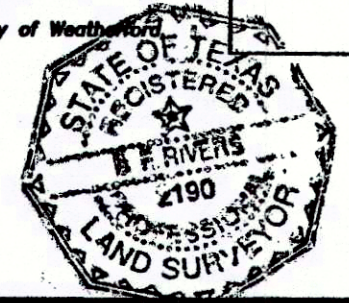
LIENHOLDER:
KRISTI KAY FRAZIER TRUST
Signature of Lienholder
This the 5th day of December, 2017.
Robin Wallace
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENTS:
That I, B.F. Rivers, 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.

B.F. RIVERS
M.S., P.E., R.P.L.S. No. 2190

04-22-2017

This property is located in the extraterritorial jurisdiction (ETJ) of the City of Weatherford, Parker County, Texas.
Craig Brancy
Mayor, City of Weatherford
Date: 12/11/17
Attest: Malinda Howell
City Secretary, City of Weatherford
Date: 12/11/17



CLERK STICKER:
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201731758
12/22/2017 02:25 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ROBIN WALLACE
Notary ID # 4773490
My Commission Expires
March 18, 2018

ACCT. NO.: 16173
SCH. DIST.: WF
CITY: K-12
MAP NO.:

FINAL PLAT SHOWING
LOTS 1 THRU 9,
Pearson Ranch Estates

AN ADDITION TO THE CITY OF WEATHERFORD EXTRATERRITORIAL JURISDICTION, IN PARKER COUNTY, AND BEING 21.71 ACRES OF LAND SITUATED IN THE SOLOMON FRAZIER SURVEY, ABSTRACT NUMBER 466, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN A DEED TO KAIROS HOMES, LLC, RECORDED IN DOCUMENT NUMBER OFFICIAL RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 12, DATE

20466.004:000.00 20466.004:001.00

SINCE 1978
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FAX: 940-325-8028