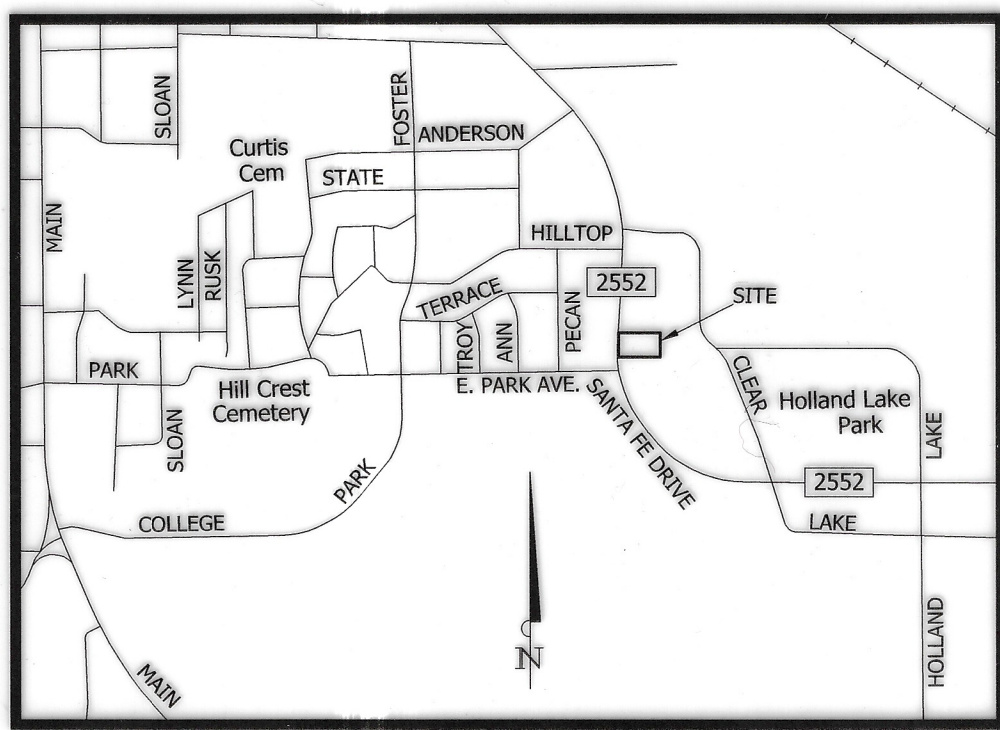


SANTA FE PARTNERS OF WEATHERFORD, LLC - SERIES 1213
 INSTRUMENT NUMBER 201604456, O.P.R.P.C.T.

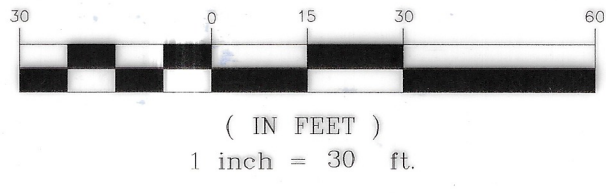
LOT 2
 CENTER OF HOPE
 CABINET E, SLIDE 1
 P.R.P.C.T.




VICINITY MAP
 NOT TO SCALE
 WEATHERFORD, TEXAS



GRAPHIC SCALE



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.P.C.T.	DEED RECORDS PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY, TEXAS
25' V.A.M. ESMT.	25' VISIBILITY, ACCESS, MAINTENANCE & SIDEWALK EASEMENT
HOA	HOME OWNER'S ASSOCIATION

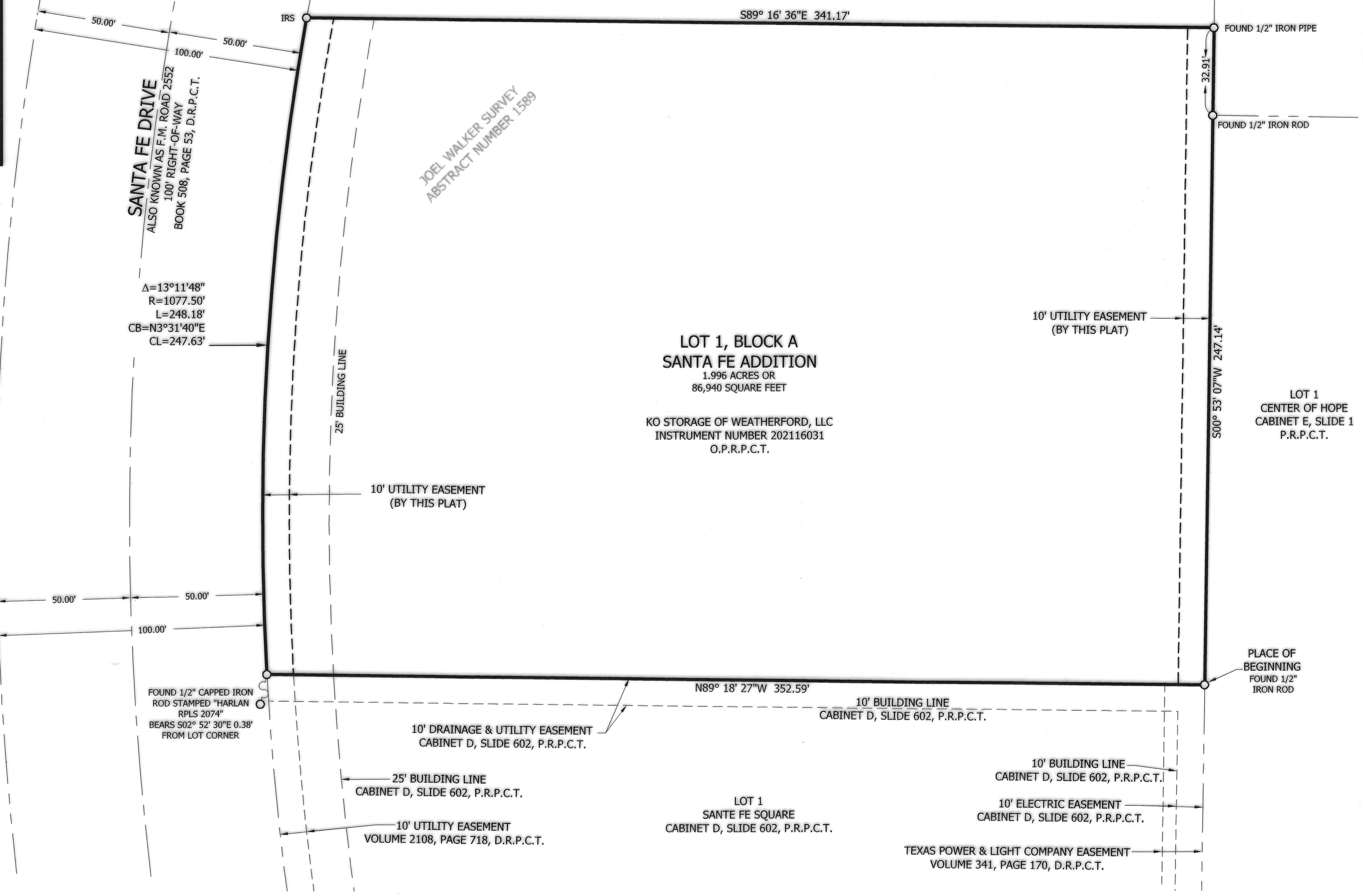
PREPARED BY: PROJECT NO. 237-21-002

BANNISTER
 ENGINEERING
 240 North Mitchell Road
 Mansfield, TX 76063 817.842.2094
 TBPLS REGISTRATION NO. 10193823

ENGINEER / SURVEYOR:
 BANNISTER ENGINEERING, LLC
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 CONTACT: MICHAEL DAVIS, RPLS
 PHONE: 817-842-2094
 Mike@bannistereng.com

OWNER:
 KO STORAGE OF WEATHERFORD, LLC
 10301 WAYZATA BOULEVARD
 MINNETONKA, MN 55305
 PHONE: 763-453-9110
 Ross@kostorage.com

DEVELOPER:
 KO CONSTRUCTION LLC
 10301 WAYZATA BOULEVARD
 MINNETONKA, MN 55305
 PHONE: 763-453-9110
 Ross@kostorage.com

FINAL PLAT OF
SANTA FE ADDITION
 LOT 1, BLOCK A
 BEING 1.996 ACRES OUT OF THE
 JOEL WALKER SURVEY, ABSTRACT NUMBER 1589
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
 1 COMMERCIAL LOT
 PREPARATION DATE: OCTOBER 2021
 REVISION DATE: NOVEMBER 2021
 SHEET 1 OF 2



21589.008.001.00

17276
 WE
 CWE
 H-15

F151

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, **KO STORAGE OF WEATHERFORD, LLC** is the owner of that certain 1.996 acres (86,940 square feet) of land in the Joel Walker Survey, Abstract No. 1589, City of Weatherford, Parker County, Texas, described in a Warranty Deed with Vendor's Lien to KO STORAGE OF WEATHERFORD, LLC (hereinafter referred to as KO STORAGE tract), as recorded in Instrument Number 202116031, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Southeast corner of said KO STORAGE tract, same being the Northeast corner of that certain tract of land described as Lot 1, Sante Fe Square (hereinafter referred to as Sante Fe Square), an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet D, Slide 602, Plat Records, Parker County, Texas (P.R.P.C.T.), same also being the West line of that certain tract of land described as Lot 1, Center of Hope (hereinafter referred to as Lot 1), an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet E, Slide 1, P.R.P.C.T.;

THENCE North 89 degrees 18 minutes 27 seconds West, departing the West line of said Lot 1, with the common line between said KO STORAGE tract and said Sante Fe Square, a distance of 352.59 feet to the Southwest corner of said KO STORAGE tract, same being the Northwest corner of said Sante Fe Square, same being the existing East right-of-way line of Santa Fe Drive, also known as F.M. Road 2552 (100' right-of-way), as recorded in Book 508, Page 53, Deed Records, Parker County, Texas, same also being the beginning of a non-tangent curve to the right, whose long chord bears North 03 degrees 31 minutes 40 seconds East, a distance of 247.63 feet, from which a one-half inch iron rod with plastic cap stamped "HARLAN RPLS 2074" found bears South 02 degrees 52 minutes 30 seconds East, a distance of 0.38 feet;

THENCE Northerly with the common line between said KO STORAGE tract and the existing East right-of-way line of said Santa Fe Drive, with said curve to the right, having a radius of 1077.50 feet, through a central angle of 13 degrees 11 minutes 48 seconds, for an arc distance of 248.18 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for the Northwest corner of said KO STORAGE tract, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Sante Fe Partners of Weatherford, LLC - Series 1213 (hereinafter referred to as Sante Fe Partners tract), as recorded in Instrument Number 201604456, O.P.R.P.C.T.;

THENCE South 89 degrees 16 minutes 36 seconds East, departing the existing East right-of-way line of said Santa Fe Drive, with the common line between said KO STORAGE tract and said Sante Fe Partners tract, a distance of 341.17 feet to a one-half inch iron pipe found for the Northeast corner of said KO STORAGE tract, same being the West line of that certain tract of land described as Lot 2, Center of Hope (hereinafter referred to as Lot 2), an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet E, Slide 1, P.R.P.C.T.;

THENCE South 00 degrees 53 minutes 07 seconds West with the common line between said KO STORAGE tract and said Lot 2, pass at a distance of 32.91 feet, a one-half inch iron rod found for the Southwest corner of said Lot 2, same being the Northwest corner of the aforesaid Lot 1, continue with said course, with the common line between said KO STORAGE tract and said Lot 1, a distance of 247.14 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.996 acres (86,940 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **KO STORAGE OF WEATHERFORD, LLC**, acting herein by and through their duly authorized officer, does hereby adopt this plat designating the here described property as **SANTA FE ADDITION**, subdivision to the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public 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 the 9th day of December, 2021.

KO STORAGE OF WEATHERFORD, LLC

Name: Ross Stickler, Sr. Project Manager

STATE OF MINNESOTA §
COUNTY OF HENNEPIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Ross Stickler**, 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 20 DAY OF December, 2021.

NOTARY PUBLIC in and for the STATE OF MINNESOTA



GENERAL NOTES:

1. BASIS OF BEARINGS is Texas Coordinate System, North American Datum of 1983 (CORS), Texas North Central Zone (4202).
All distances shown herein are surface distances.
2. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
3. 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.
4. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48367C0385F, dated April 5, 2019. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
5. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
6. All known recorded easements are shown on plat.

SURVEYOR'S STATEMENT

I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by 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.

Dated this the 7th day of DECEMBER, 2021.

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838



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.

By: Development & Neighborhood Services Staff

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

202203006
01/24/2022 03:47 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F151

PREPARED BY: PROJECT NO. 237-21-002

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CITY CASE NO.: SBD2021-0090

SHEET 2 OF 2