

State of Texas
County of Parker

Whereas Weatherford Development, LTD., being the sole owner of a 2.521 acres tract of land, being all of Lot IAR3A, Block 4, Southpark Addition, an addition to the City of Weatherford, Parker County Texas, according to the plat as recorded in Cabinet E, Slide 352, Plat Records, Parker County, Texas; Being a portion of that tract described in Volume 2073, Page 531, Official Public Records, Parker County, Texas; Being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" iron rod in the east right-of-way line of Martin Drive (60' wide), being the most westerly southwest corner of Lot IAR2A, Block 4, said Southpark Addition E-392, same being the northwest corner of said Lot IAR3A, for the northwest and beginning corner of this tract.

THENCE N 77°07'35" E 235.07 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the south line of said Lot IAR2A, being the northwest corner of Lot IAR-1, Block 4, Southpark Addition, according to the plat as recorded in Plat Cabinet C, Slide 603, Plat Records, Parker County, Texas; for the northeast corner of said Lot IAR3A and this tract.

THENCE S 01°37'39" E 478.55 feet, with the west line of said Lot IAR-1 to a found 1/2" capped iron rod in the north line of Lot IBR, Block 4, said Southpark Addition C-603, for the southeast corner of said Lot IAR3A and this tract.

THENCE S 72°55'45" W 238.67 feet, to a found 1/2" iron rod in the east right-of-way line of said Martin Drive, being the northwest corner of said Lot IBR, for the southwest corner of said Lot IAR3A and this tract.

THENCE along the east right-of-way line of said Martin Drive the following courses and distances:

Northerly along the arc of a curve to the left, having a radius of 630.00 feet, an arc length of 13.36 feet, and whose chord bears N 00°14'35" E 13.36 feet, to a found 1/2" capped iron rod for a corner of said Lot IAR3A and this tract.

N 00°21'52" W 362.52 feet, to a found 1/2" capped iron rod for a corner of said Lot IAR3A and this tract.

Northwesterly along the arc of a curve to the left, having a radius of 630.00 feet, an arc length of 120.99 feet, and whose chord bears N 05°51'59" W 120.81 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: April, 2023 - JN180603-RP



Surveyor's Notes:

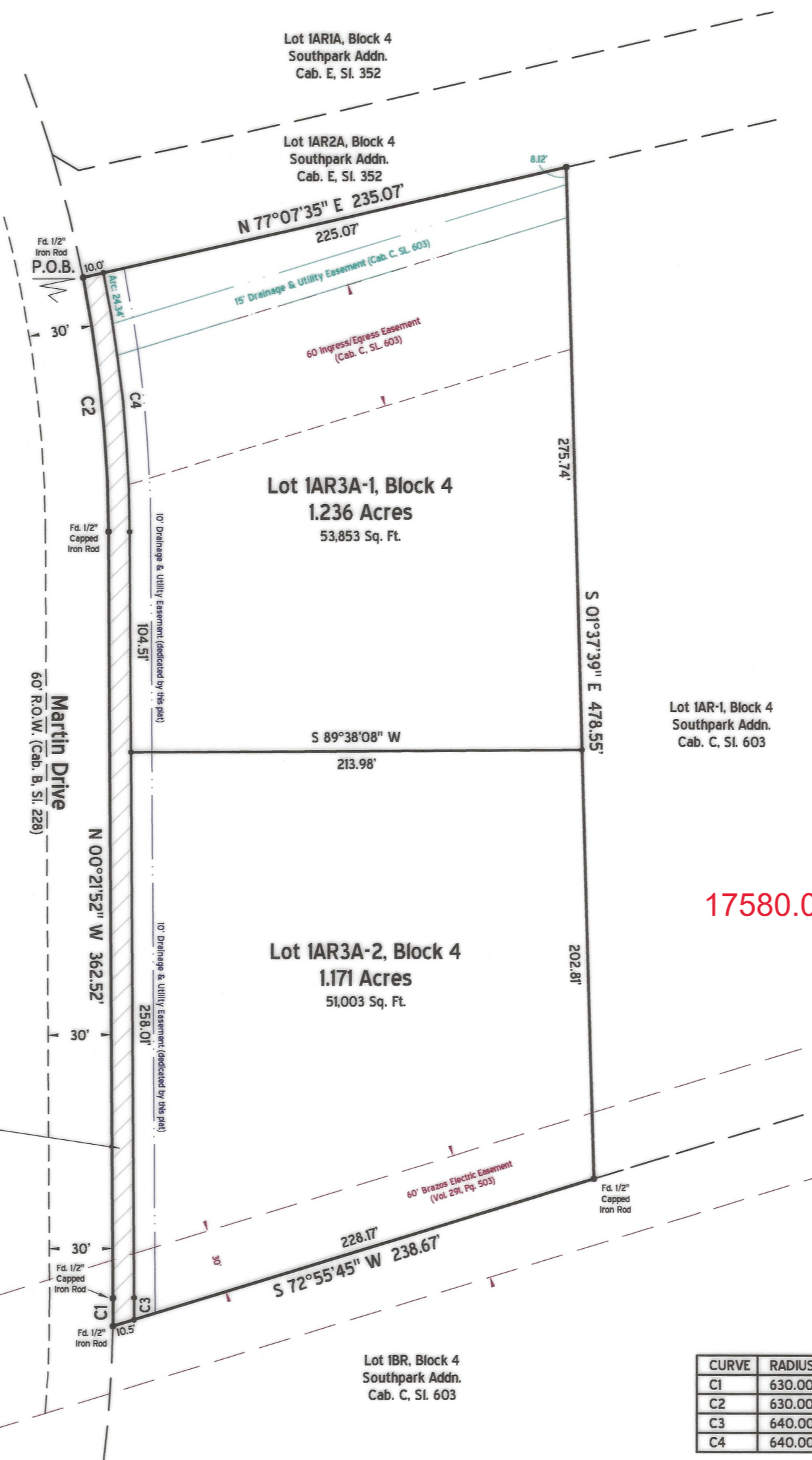
- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.L.R.M. Community Panel Map No. 48367C0385F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped TEXAS SURVEYING INC - unless otherwise noted.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- Water services and sanitary sewer services to be provided by the City of Weatherford.

City of Weatherford Notes:

- Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 easement. 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, without the necessity at any time procuring permission from anyone.
- Before construction please consult all applicable governing entities regarding rules & regulations that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- Special 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.
- All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- The owner/developer does hereby waive all claims for damages against the City of Weatherford 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.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

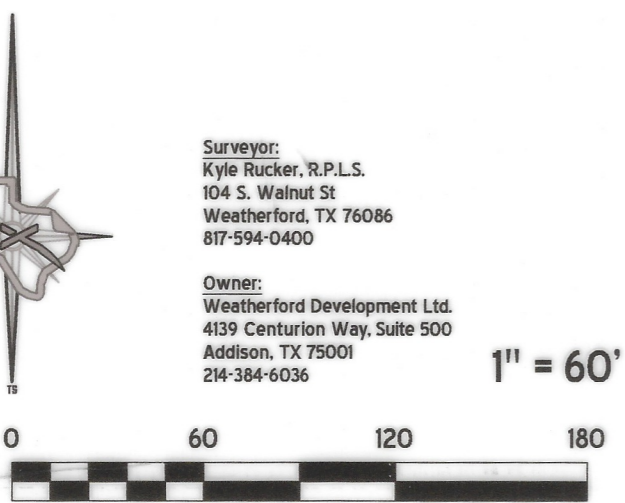
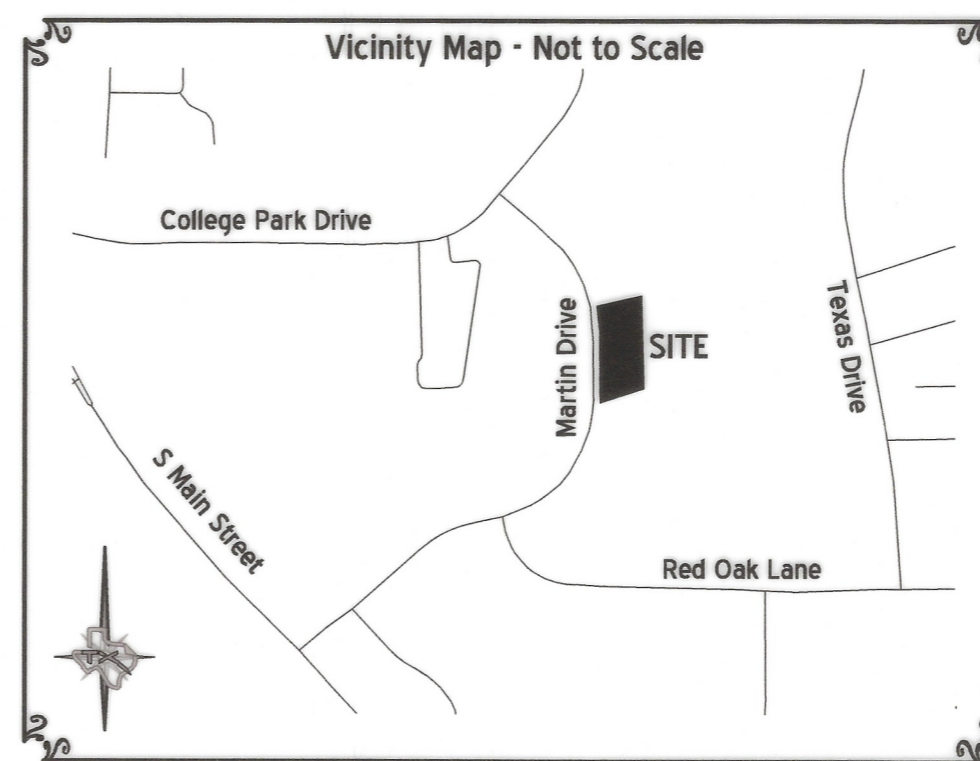
10' Right-of-Way Dedication
0.114 Acres (4,965 Sq. Ft.)
(dedicated by this plat)

17580
WE
CWE
H-16



CURVE	RADIUS	ARC	CHORD	CHORD
C1	630.00'	13.36'	N 00°14'35" E	13.36'
C2	630.00'	120.99'	N 05°51'59" W	120.81'
C3	640.00'	10.34'	N 00°05'54" E	10.34'
C4	640.00'	123.18'	N 05°52'41" W	122.99'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202317780
07/10/2023 01:36 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Plat Cabinet **F** Slide **519**

Now, Therefore, Know All Men By These Presents:

that Mike Wells acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lots IAR3A-1 and IAR3A-2, Block 4, Southpark Addition, an addition to the City of Weatherford, Parker County, Texas, and do(es) 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, Parker County, Texas, on this 5th day of June, 2023.

By: *Mike Wells*
Weatherford Development Ltd.
Mike Wells - Partner

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 Mike Wells known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 5th day of June, 2023.

TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

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: *Andrea McDonald*
Chairman

Attest: *Andrea McDonald*
Secretary

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: *Paul Kuhnert*
Mayor

Attest: *Andrea McDonald*
Secretary

Replat
**Lots IAR3A-1 and IAR3A-2, Block 4
Southpark Addition**
an addition to the City of Weatherford,
Parker County, Texas
Being a 2.521 acres replat of Lot IAR3A, Block 4,
Southpark Addition, Plat Recorded in
Plat Cabinet E, Slide 352,
Plat Records, Parker County, Texas.

June 2023
**TEXAS
SURVEYING**
INC.
WEATHERFORD BRANCH - 817-594-0400
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM