

State of Texas
County of Parker

Whereas Willhawk Investments, LLC, being the sole owner of a 4.185 acres tract of land out of the URIAH PERKINS, ABSTRACT No. 1870, Parker County, Texas; being all of that certain called 4.2 acre tract conveyed to Willhawk Investments, LLC, and described in Clerk's File No. 202026125, Real Property Records, Parker County, Texas; and 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 set 1/2" iron rod capped stamped "Texas Surveying, Inc." in the west line of Price Lane (a paved surface) at the southeast corner of that certain tract described in Doc. No. 202214305, R.P.R.P.C.T., same being the northeast corner of said Willhawk Investments, LLC tract, for the northeast and beginning corner of this tract. WHENCE a found 1/2" iron rod bears N 00°13'52" E 244.04 feet and the Northwest corner of said URIAH PERKINS SURVEY, ABSTRACT No. 1870 is calculated to bear N 38°45'54" W 1864.56 feet.

THENCE S 00°13'52" W 640.33 feet along the west line of Price Lane to a set 1/2" iron rod capped stamped "Texas Surveying, Inc." at the most easterly corner of that certain tract described in Doc. No. 202039961, R.P.R.P.C.T., for the southeast corner of this tract.

THENCE N 89°21'18" W 262.81 feet along the common line of said Doc. No. 202039961 tract and this tract to a set 1/2" iron rod capped stamped "Texas Surveying, Inc." for the southwest corner of this tract. WHENCE a found 1/2" iron rod bears S 05°01'00" W 157.67 feet.

THENCE N 05°01'00" E 340.42 feet to a 3" wood fence post, for a corner of this tract.

THENCE N 29°20'18" W 160.14 feet to a point in a 30" tree, for a corner of this tract.

THENCE N 33°08'07" W 173.65 feet to a found 1/2" iron rod at a corner of said Doc. No. 202214305, same being the most northerly northeast corner of said Doc. No. 202039961, for the most westerly corner of this tract.

THENCE N 50°32'42" E 33.09 feet to a found 1/2" iron rod at a corner of said Doc. No. 202214305, for the northwest corner of this tract.

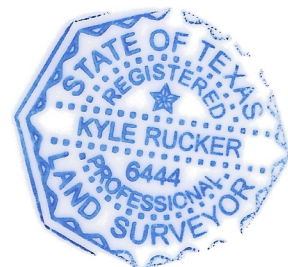
THENCE S 88°50'06" E 383.53 feet along the common line of said Doc. No. 202214305 and this tract to the POINT OF BEGINNING.

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
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
JN200755-P - Field Date: February 4, 2021



Surveyor's Notes:

1) 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.I.R.M. Community Panel Map No. 48367C0270E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) 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).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) With respect to the documents listed in Title Commitment No. 138003658 the following easements and/or restrictions were reviewed for this survey:

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 201, P. 364; V. 228, P. 594; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record and the surveyor's professional opinion.

City of Weatherford Notes:

1) 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.

2) 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.)

3) 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.

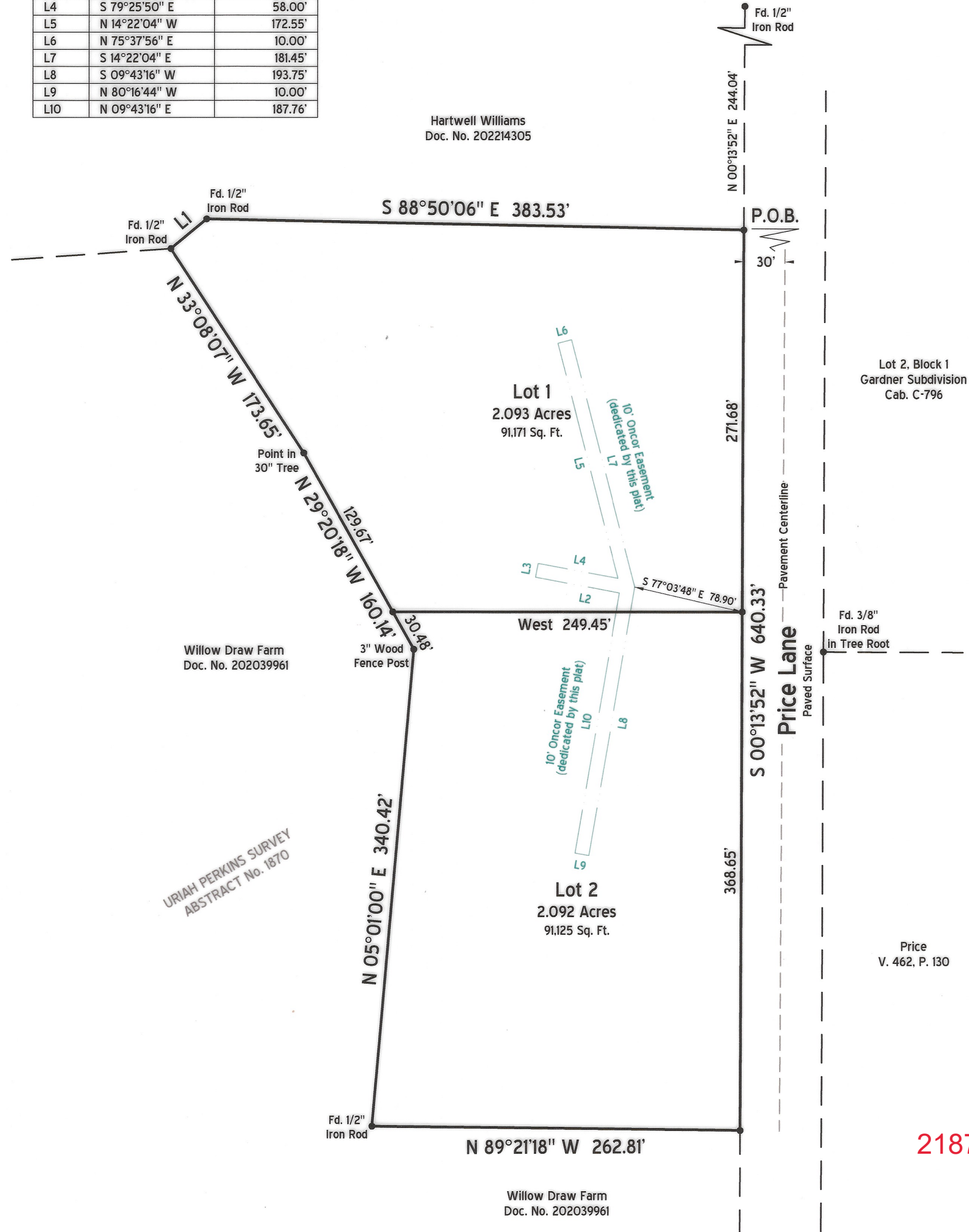
4) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

5) 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.

6) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 79°25'50" W	73.67'
L3	N 10°34'10" E	10.00'
L4	S 79°25'50" E	58.00'
L5	N 14°22'04" W	172.55'
L6	N 75°37'56" E	10.00'
L7	S 14°22'04" E	181.45'
L8	S 09°43'16" W	193.75'
L9	N 80°16'44" W	10.00'
L10	N 09°43'16" E	187.76'

Line 1 - L1
Bearing: N 50°32'42" E
Distance: 33.09'



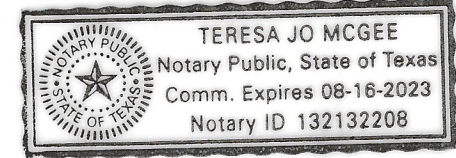
Now, Therefore, Know All Men By These Presents:
that Lee Hawkins acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Willhawk Addition, an addition to the Extraterritorial Jurisdiction of the City 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, Texas.

witness, my hand, this the 25th day of October, 2022.
By: Lee Hawkins
Willhawk Investments, LLC - Lee Hawkins (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 Lee Hawkins 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 25th day of October, 2022.
Teresa Jo McGee
Notary Public in and for the State of Texas



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.

Approved By: Monica P. Buxton 11-3-22
Development & Neighborhood Services Staff Date of Approval

Attest: [Signature] 11-3-2022
Secretary Date

Price
V. 462, P. 130
21870.004.000.00

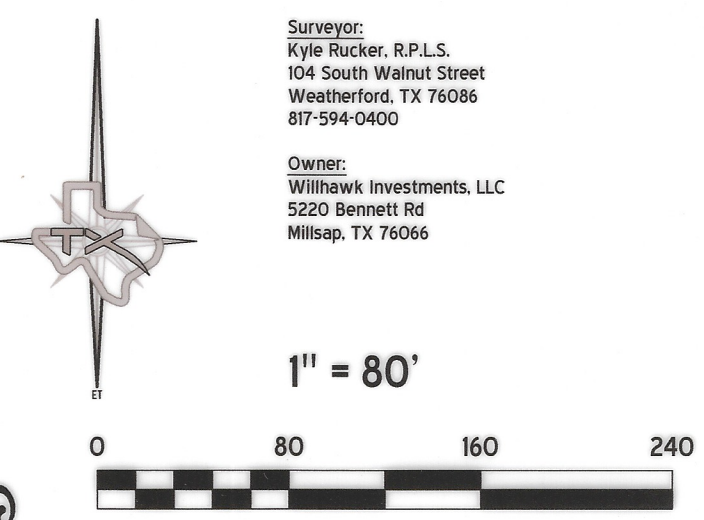
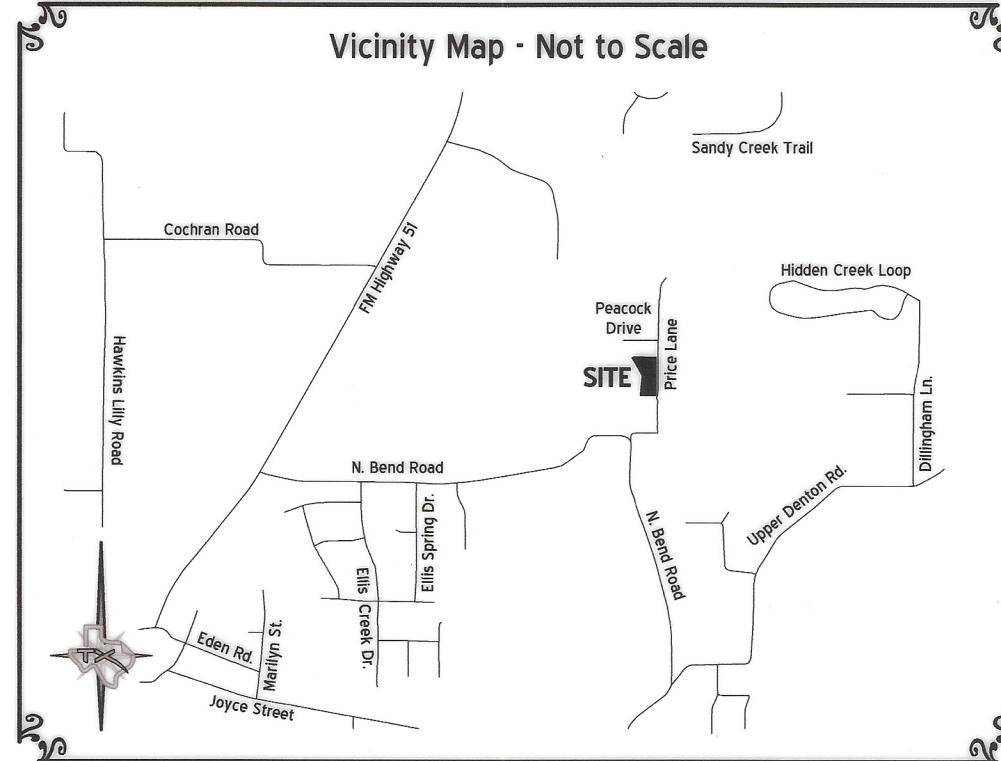
**19468
WE
I-13**

**Final Plat
Lot 1 and Lot 2
Willhawk Addition**
an addition to the Extraterritorial
Jurisdiction of the City of Weatherford,
Parker County, Texas

Being a 4.185 acres tract of land out of the
URIAH PERKINS, ABSTRACT No. 1870,
Parker County, Texas
October 2022



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202240494
11/15/2022 09:35 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Plat Cabinet **F** Slide **371**