

OWNER/DEVELOPER
 Moore 6 Properties, LLC
 Chris Moore
 501 N. Main Street
 Weatherford, Texas 76085

Chris Moore
 am the legal
 owner of the herein-described property.

FLOODWAY MANAGEMENT AREA LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°07'52" E	39.83'
L2	N 44°59'28" W	13.59'
L3	N 50°56'39" W	35.52'
L4	N 14°00'39" W	20.41'

MCCRATTON PARK
 CITY OF WEATHERFORD
 V. 250, P. 80

VINE STREET
 RIGHT OF-WAY

PORTION LOT 1 BLOCK 55
 ORIGINAL TOWN OF WEATHERFORD

LOT 1R
 BLOCK 55

2.250 Acres
 MINIMUM FINISHED FLOOR 1014.00
 SEE NOTE

MOORE 6 PROPERTIES, LLC
 201526233

LUDWIG SCHWEINFURTH
 AND MILDRED SCHWEINFURTH
 TRACT III
 V. 1965, P. 59

DAVIS RAY YOUNG
 AND WIFE
 INA SUE YOUNG
 V. 360, P. 331

SCOTT A. SIMS
 AND
 JUDY CAMPBELL
 201727176

SUSAN JANELLE RICH
 AND HUSBAND
 BURL ALEN RICH
 201407748

JIMMIE R. TRAVIS
 AND
 TELESE GRAY
 V. 1831, P. 302

FRONT STREET
 80' R.O.W.

THEODORE L. MARTONE
 AND
 DEBORAH M. MARTONE
 V. 2828, P. 347

STATE OF TEXAS
 COUNTY OF PARKER

Whereas, Chris Moore of Moore 6 Properties, LLC being the owner of portion of Lots 1 and 4, Block 55 and being a portion of that certain tract of land described in deed to Moore 6 Properties, LLC, recorded in 201526233, Official Public Records, Parker County, Texas and being further more described, as follows:

Being a portion of Lots 1 and 4, Block 55 and being a portion of that certain tract of land described in deed to Moore 6 Properties, LLC, recorded in 201526233, Official Public Records, Parker County, Texas and being more particularly described, as follows:

Beginning at a 1/2" iron set being per deed call the south boundary line of Soward Street (vacated) and being the called northwest corner of Lot 2, Block 55;

THENCE South 89 degrees 42 minutes 47 seconds West 50.00 feet to a 1/2" iron set;
 Commencing at a 1/2" iron set being per deed call the south boundary line of Soward Street (vacated) and being the called northwest corner of Lot 2, Block 55;

THENCE South 89 degrees 34 minutes 43 seconds East, 699.54 feet to a 1/2" iron found at the most northerly northeast corner of the herein described tract;

THENCE South 00 degrees 20 minutes 16 seconds East, 152.69 feet to a 1/2" iron found;

THENCE South 01 degrees 13 minutes 37 seconds East, 72.39 feet to a 1/2" pipe found;

THENCE North 89 degrees 43 minutes 46 seconds East, 146.64 feet to a 60d nail found in the west line of North Main Street;

THENCE South 00 degrees 19 minutes 58 seconds East, along the west line of said North Main Street, 128.84 feet to a capped "Stevens Surveying" 1/2" iron set;

THENCE North 87 degrees 24 minutes 01 seconds West, 85.13 feet to a capped "Stevens Surveying" 1/2" iron set;

THENCE North 66 degrees 29 minutes 05 seconds West, 125.98 feet to a 2" steel fence post found;

THENCE South 88 degrees 37 minutes 12 seconds West, 129.59 feet to a Capped "Stevens Surveying" 1/2" iron set;

THENCE North 51 degrees 03 minutes 23 seconds West, 80.37 feet to a 3" steel fence post found;

THENCE North 13 degrees 47 minutes 52 seconds West, 260.09 feet to a 3" steel fence post found;

THENCE South 89 degrees 52 minutes 59 seconds East, 304.81 feet to the POINT OF BEGINNING and containing 2.250 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Chris Moore of Moore 6 Properties, LLC does hereby adopt the plat as shown, Lot 1R, Block 55 ORIGINAL TOWN OF WEATHERFORD, City of Weatherford, Parker County, Texas and that he does dedicate, in fee simple, to the public use forever the streets, alleys and easements shown on the plat. Chris Moore of Moore 6 Properties, LLC further reserves any easement areas shown for mutual use of all public utilities desiring to use the same. Any public utility shall have the right to remove and keep removed all or any part of any vegetative growth or other appearance for construction or maintenance, or efficiency of its respective system in these easements and all or any part of, any growth or construction which in any way hinders or interferes with the right of ingress and egress to these easements for any necessary use without asking anyone's permission.

Witness my hand at Weatherford, Parker County, Texas this 12th day of September, 2018.

Chris Moore
 Chris Moore

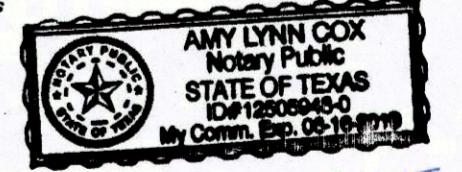
STATE OF TEXAS
 COUNTY OF PARKER

Before me the undersigned authority on the day personally appeared Chris Moore of Moore 6 Properties, LLC known to me by whose names is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12th day of September, 2018.

Amy Lynn Cox
 Amy Lynn Cox
 Notary Public in and for the State of Texas

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS



Jeanne Brunson
 Jeanne Brunson
 201824880
 09/28/2018 01:44 PM
 Fee: 78.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

ACCT. NO.: 19035
 SCH. DIST.: WE
 CITY: CWE
 MAP NO.: H15

FINAL PLAT
 Lot 1R, Block 55
 ORIGINAL TOWN OF WEATHERFORD
 an addition to the
 City of Weatherford,
 Parker County, Texas
 PARKER COUNTY SCHOOL LAND SURVEY
 ABST. NO. 1071
 Prepared
 September 2017

19035-055.001-20 No. 1071

RECOMMENDED BY:
[Signature] 9-12-18
 City Planner Date

APPROVED BY:
[Signature] 9-13-18
 City Mayor/City Manager Date

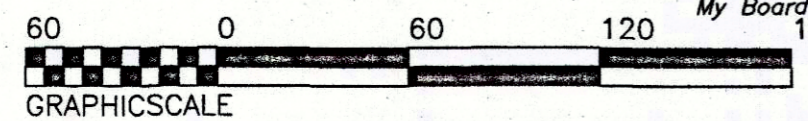
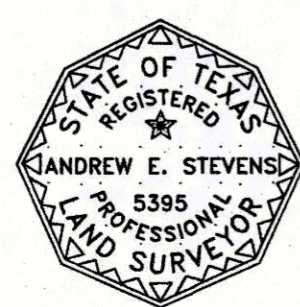
ATTEST BY:
[Signature] 9/13/18
 City Secretary Date

Ownership and maintenance of the FMA. The area determined to be the FMA shall be designated on the preliminary plat. Approximate locations shall be shown on zoning change requests and concept plans—accurate locations of the FMA shall be established on the preliminary plat and prior to site construction. At the city's option, the FMA shall be protected by one of the following methods:
 (1) Dedicated to the City of Weatherford;
 or
 (2) Easement(s). Creeks or drainageways on tracts that have private maintenance provisions, other than single- or two-family platted lots, can be designated as the FMAs by an easement to the city on the preliminary plat (with the appropriate plat language, as required by the city). Subdivisions with platted single-family or two-family lots may designate the FMA by easement provided there are adequate maintenance provisions (such as by a mandatory homeowners association), but no lots or portions of lots may be platted in the easement unless specifically allowed by the city. The area designated as FMA may be identified by a tract number; or
 (3) Certain recreational uses normally associated with or adjacent to flood-prone areas (no structures allowed in the FMA), such as golf courses or certain types of parks. The uses allowed shall be in conformance with the zoning ordinance and approved by the planning and zoning board and city council. Use of the FMA as public park land shall also require approval by the city's park board. Prior to acceptance of any drainageway as an FMA by the city, the area shall be cleared of all debris and brush (except for mature trees) and placed in a maintainable state. Floodway management areas dedicated to the city shall be left in a natural state except those areas designated for active recreational purposes and unless storm drainage requirements do not permit this to occur.

Notes:
 Bearings correlated to GPS coordinates NAD83 North Central Texas Zone 4202.
 This survey was performed without the benefit of a title commitment. There may be easements, building lines, and restrictive covenants recorded in separate documents that could affect this site.
 Minimum Finished Floor elevation provided by Bald, Hampton and Brown Engineers.
 The right-of-way of Vine Street is per the City of Weatherford engineering department.

SCALE: 1" = 60'

STEVENS LAND SURVEYING, PLLC
 P.O. BOX 26951
 FORT WORTH, TEXAS 76126
 817-696-9775
 FIRM REGISTRATION #10194023
 STEVENS5395@SBCGLOBAL.NET



KNOW ALL MEN BY THESE PRESENTS: That I, Andrew E. Stevens, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were located or set under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

[Signature] 9/10/18
 Andrew E. Stevens
 Registered Professional Land Surveyor
 Registration No. 5395

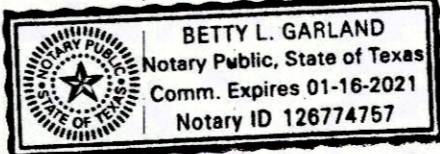
STATE OF TEXAS)
 COUNTY OF PARKER)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Andrew E. Stevens, Registered Professional Land Surveyor, 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 10 day of September, 2018.

[Signature]
 Notary Public in and for the State of Texas

My Board Expires On: 10/18/2021



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