

State of Texas
County of Parker

Whereas, 3 Surveyors, LLC, being the owner of a 0.258 acre tract of land out of Lot 1, Block 31, ORIGINAL TOWN OF WEATHERFORD, Parker County, Texas; being all of that certain tract conveyed to 3 Surveyors, LLC, in Clerk's File No. 202014617, 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 X cut in concrete at the intersection of the south line of East Church Street and the west line of South Walnut Street, same being at the northeast corner of said Lot 1, for the northeast and beginning corner of this tract.

THENCE S 00°01'10" E 74.86 feet along said west line of South Walnut Street to a found 1" iron pipe at the northeast corner of that certain tract of land conveyed to Meek in Volume 1948, Page 758, Real Property Records, Parker County, Texas, for the southeast corner of this tract.

THENCE S 89°58'50" W 150.04 feet along said north line of Meek tract to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC" in the east line of Lot 2R, Block 31, Original Town of Weatherford, according to the plat recorded in Cabinet E, Slide 624, Plat Records, Parker County, Texas, same being at the northwest corner of said Meek tract, for the southwest corner of this tract.

THENCE N 00°01'10" W, at 72.87 feet pass a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC" in the east line of said Lot 2R, continuing in all 74.86 feet to point in said south line of East Church Street, for the northwest corner of this tract.

THENCE N 89°58'50" E 150.04 feet, along said south line of East Church Street, to the POINT OF BEGINNING.

Surveyors Certicate

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.

[Signature]
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: October 5, 2020 - JN190609P



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) C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

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) 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.

5) Underground utilities were located during this survey per ticket number 2077221230. Please call 811 before any excavating or construction.

6) 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.)

7) 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.

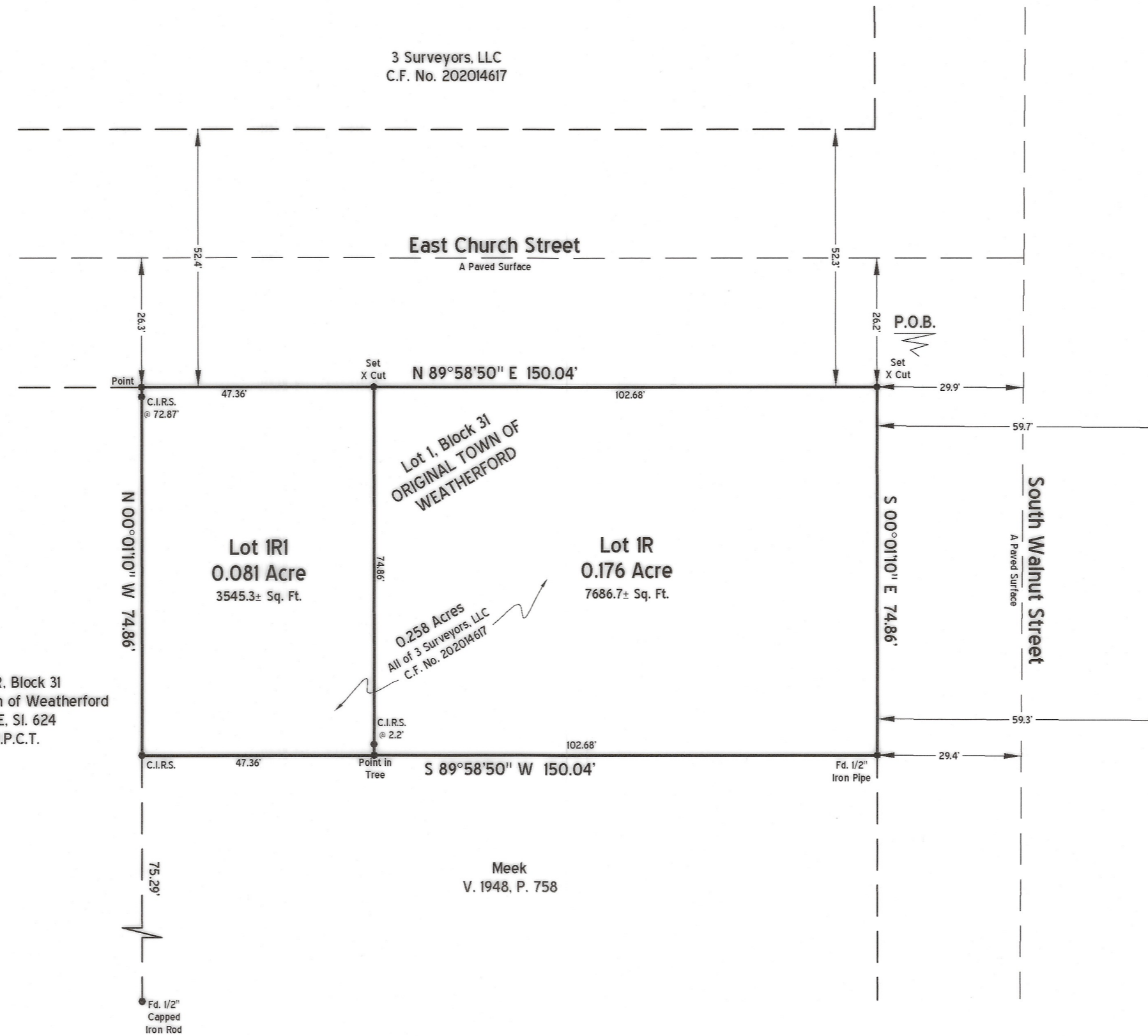
8) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.

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

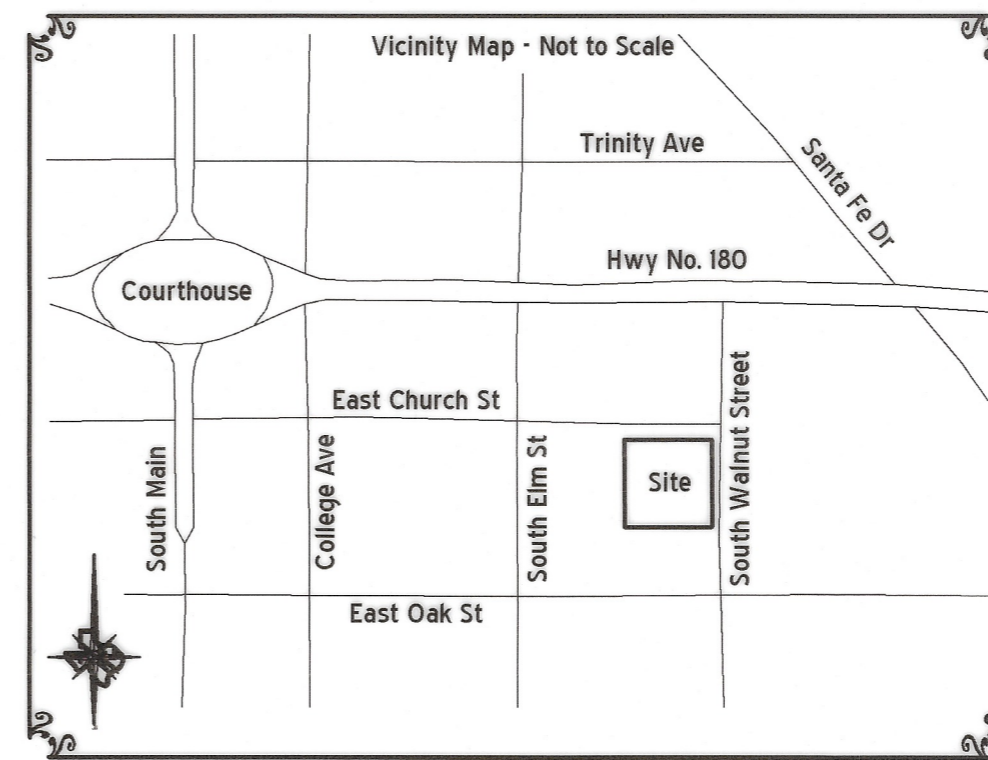
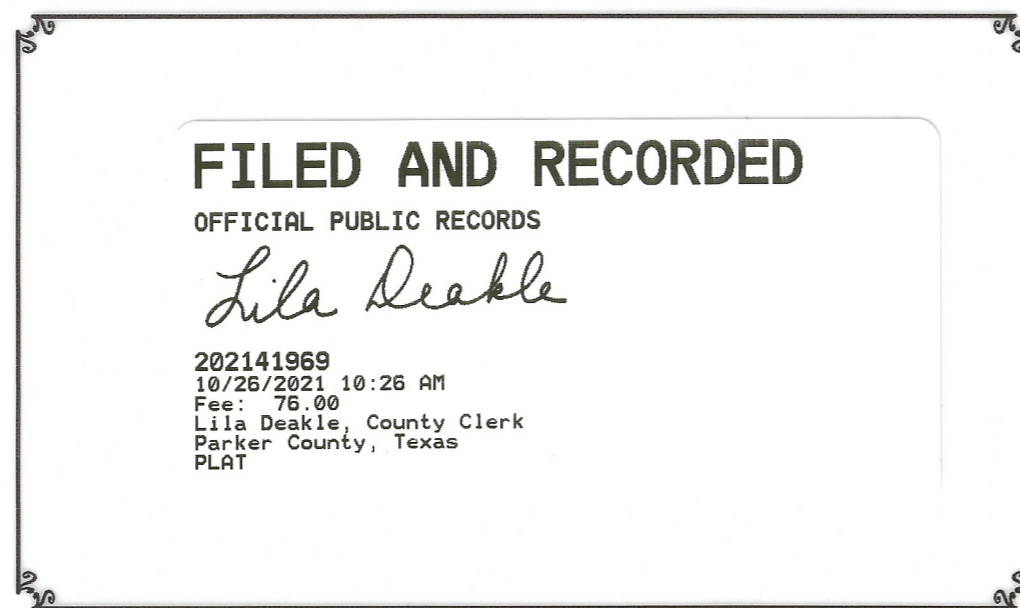
10) The developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

11) This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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



19035.031.001.10



Now, Therefore, Know All Men By These Presents:

that *3 Surveyors, LLC Patrick Carter* acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1R and Lot 1R1, Block 31, Original Town of Weatherford, 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, Texas.

witness, my hand, this the 21 day of October, 2021.

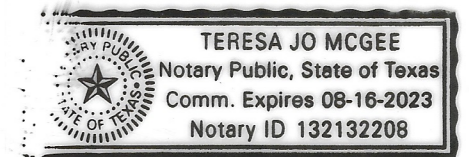
by: *[Signature]*
3 Surveyors, LLC
Patrick Carter

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 *Patrick Carter*, 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 21st day of October, 2021.

[Signature]
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: *[Signature]*
Development & Neighborhood Services Staff

10/26/21
Date of Approval

Attest: *[Signature]*
Secretary

10/26/21
Date

19035
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CWE
H-15

Minor Plat
Lot 1R and Lot 1R1, Block 31
Original Town of Weatherford
an Addition to the City of
Weatherford,
Parker County, Texas
Being a replat of a 0.258 acre tract out of
Lot 1, Block 31, Original Town of Weatherford,
Parker County, Texas.

October 2021



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Developer:
3 Surveyors, LLC
104 South Walnut Street
Weatherford, TX 76086
817-594-0400



1" = 25'

Plat Cabinet F Slide 72