

State of Texas
County of Parker

Whereas, Chase and Steelle Allison, being the sole owners of a certain 5.017 acres tract of land out of the J.P. Hart Survey, Abstract No. 592, Parker County, Texas; being all of that certain tract of land conveyed to Allison and described in Clerk's File No. 202132669, Real Property 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" capped iron rod, at an ell corner of that certain Tract 2 as described in Doc.#202020922, R.P.R.P.C.T., for the northwest and beginning corner of this tract. WHENCE the northwest corner of said Hart Survey is called to bear West 417.88 feet and North 170.88 feet.

THENCE N 61°27'51" E 259.05 feet to a found 1/2" iron rod in the south line of a called lane, for a corner of this tract.

THENCE along the south line of said called lane the following courses and distances:

- N 56°20'51" E 67.52 feet to a found 1/2" capped iron rod, for a corner of this tract.
- N 43°35'51" E 84.24 feet to a found 1/2" capped iron rod, for a corner of this tract.
- N 10°04'51" E 35.22 feet to a found 1/2" capped iron rod, for a corner of this tract.
- S 53°16'11" W 52.06 feet to a found MAG nail, for a corner of this tract.
- N 23°05'55" W 62.69 feet to a found X-Cut in concrete, in the called west line of Tin Top Road, for the northeast corner of this tract.
- N 64°57'51" E 168.50 feet to a found X-Cut in concrete, in the called west line of Tin Top Road, for the northeast corner of this tract.

THENCE S 35°49'00" E 288.81 feet, along the called west line of said Tin Top Road, to a found 1/2" capped iron rod for the southeast corner of this tract.

THENCE S 53°25'20" W at 2.6 feet pass a found 1" iron pipe at the northeast corner of that certain tract of land as described in V. 1432, 1556, R.P.R.P.C.T., in all 366.71 feet to a set MAG nail at the northeast corner of that certain tract of land as described in V. 2825, P. 1831, R.P.R.P.C.T., for a corner of this tract.

THENCE S 53°16'11" W 466.45 feet to a set 1/2" iron rod capped "Texas Surveying, Inc." at the northwest corner of said V. 2825, P. 1831, in the east line of said Tract 2, for the southwest corner of this tract.

THENCE N 00°11'49" W 403.53 feet along the east line of said Tract 2 to the POINT OF BEGINNING.

Surveyors 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.

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: July 29, 2021 - JN150944-R2-P



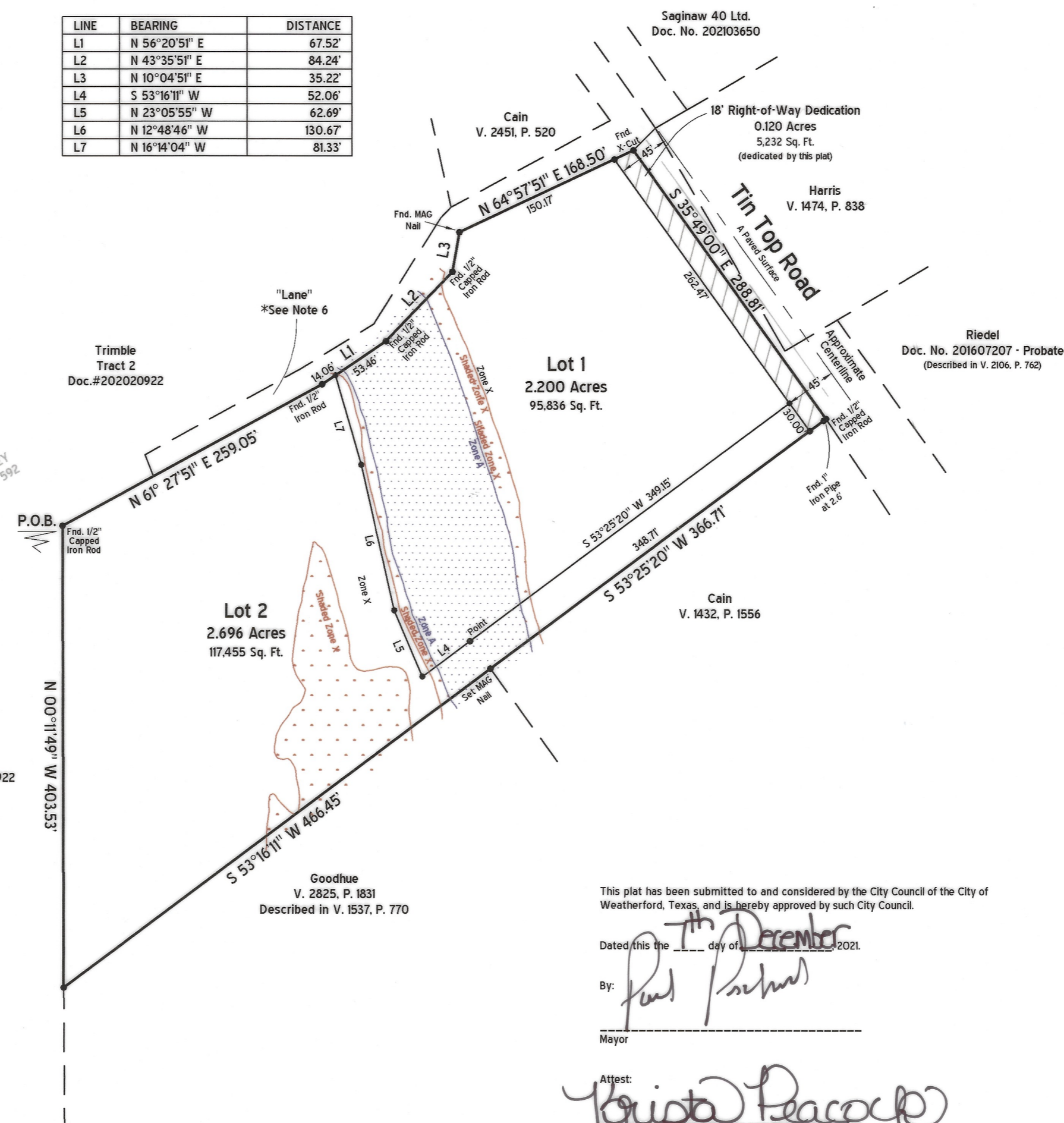
Surveyor's Notes:

- Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)
Special Flood Hazard Area, Shaded Zone "X" - 0.2% annual chance flood hazard (500-year); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
- According to the F.I.R.M. Community Panel Map No. 48367C0385F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. 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.
- With respect to the documents listed in Title Commitment No. 39593DFW 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. 264, P. 19; 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.
- The "Lane" referenced in the legal description and sketch was called as a Lane in Volume 718, Page 233. It appears to be last recorded in Volume 167, Page 31 and Volume 257, Page 468, R.P.R.P.C.T.

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.

LINE	BEARING	DISTANCE
L1	N 56°20'51" E	67.52'
L2	N 43°35'51" E	84.24'
L3	N 10°04'51" E	35.22'
L4	S 53°16'11" W	52.06'
L5	N 23°05'55" W	62.69'
L6	N 12°48'46" W	130.67'
L7	N 16°14'04" W	81.33'



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 17th day of December 2021

By: *Paul Rucker*
Mayor

Attest: *Brista Peacock*
Secretary

Now, Therefore, Know All Men By These Presents:

that Chase Allison and Steelle Allison 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, Allison Hollow, an addition to the City of Weatherford Extraterritorial Jurisdiction, 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 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.

witness, my hand, this the 29 day of November 2021.

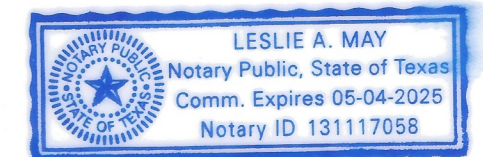
By: *Chase Allison*
Chase Allison
Steelle Allison
Steelle Allison

State of Texas
County of McLennan

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Chase Allison, 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 29th day of November 2021.

Leslie A. May
Notary Public in and for the State of Texas



State of Texas
County of McLennan

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Steelle Allison, 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 29th day of November 2021.

Leslie A. May
Notary Public in and for the State of Texas



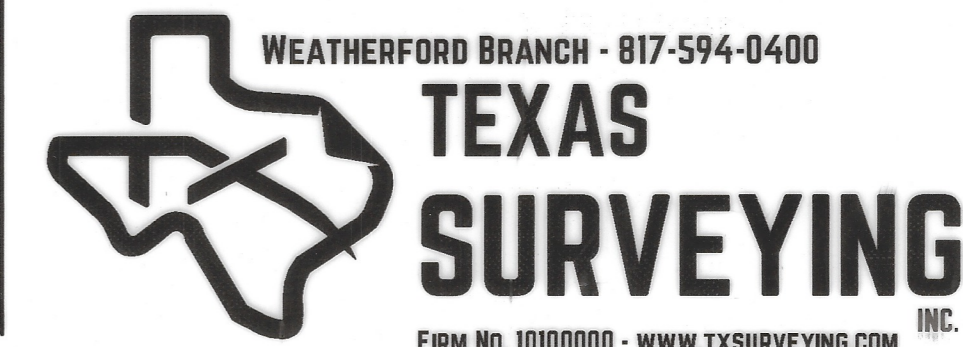
This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 8 day of December 2021.

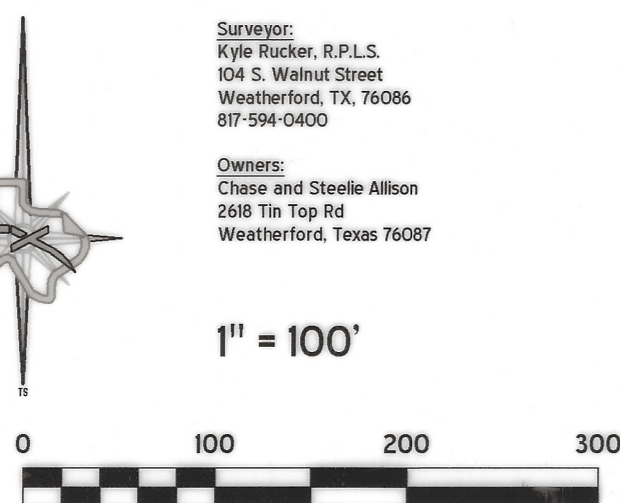
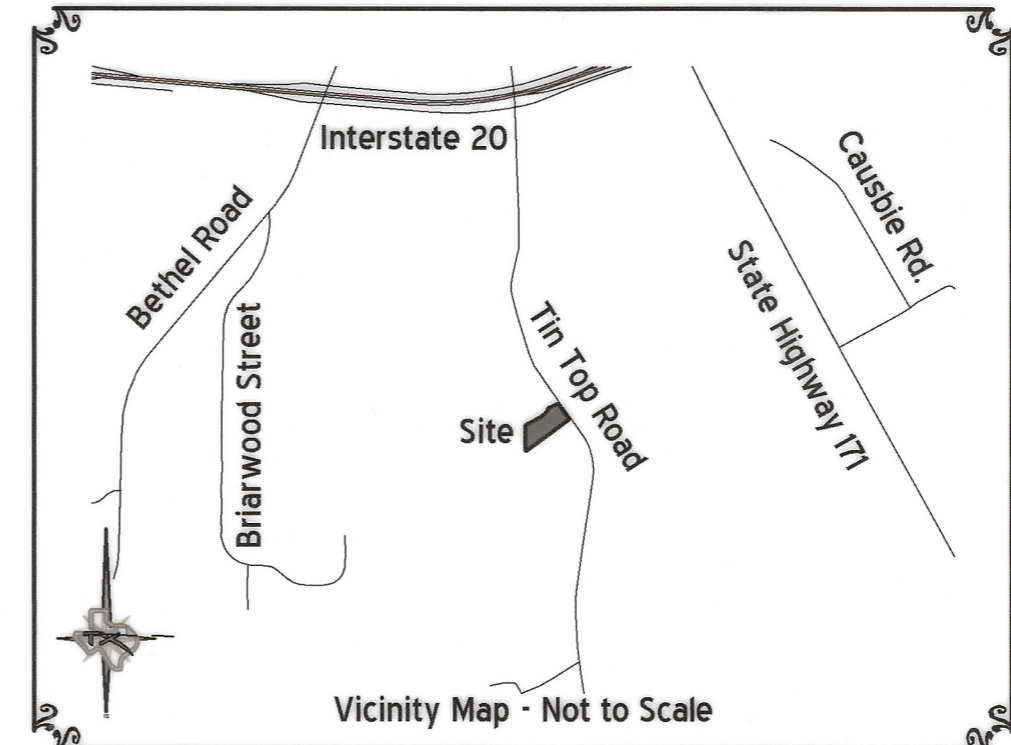
By: *Malinda Howell*
Chairman

Attest: *Malinda Howell*
Secretary

Final Plat
Lot 1 and Lot 2
Allison Hollow
an Addition to the City of
Weatherford Extraterritorial
Jurisdiction, Parker County, Texas
Being a 5.017 acres tract of land out of
the J.P. HART SURVEY, Abstract No. 592,
Parker County, Texas.
November 2021



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202148257
12/10/2021 02:45 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Plat Cabinet F Slide 100