

CARTER'S ADDITION
LOTS 5-R THROUGH 10-R, BLOCK 28

BEING A REPLAT OF A PORTION OF LOTS 2-15 & A 16' ALLEYWAY, BLOCK 28, CARTERS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

3.13 ACRES OF LAND OUT OF BLOCK 28 OF CARTER'S ADDITION TO THE CITY OF WEATHERFORD. BEING A PORTION OF THAT CERTAIN "TRACT I" OF LAND DESCRIBED IN DOCUMENT 202231574 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF WEST SEVENTH STREET AND THE EAST LINE OF FRANKLIN STREET AT THE SOUTHWEST CORNER OF BLOCK 28, CARTER'S ADDITION TO THE CITY OF WEATHERFORD FOR THE SOUTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID FRANKLIN STREET, N 00°00'29" E - 324.31 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 472, PAGE 621 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID VOLUME 472, PAGE 621, S 89°58'00" E, at 199.80 FEET PASSING A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID VOLUME 472, PAGE 621 IN THE WEST LINE OF A 16' ALLEYWAY, IN ALL 207.59 FEET TO A 3/8 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE THROUGH SAID 16 FEET ALLEYWAY, N 00°02'28" W - 31.17 FEET TO A 3/8 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE THROUGH SAID 16 FEET ALLEYWAY, S 89°53'13" E - 7.79 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID ALLEYWAY AND A SOUTHERN CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 201502661 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, IN ALL 207.55 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF HANOVER STREET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID HANOVER STREET, S 00°09'21" E - 355.62 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF WEST SEVENTH STREET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID WEST SEVENTH STREET THE FOLLOWING BEARINGS AND DISTANCES:
N 89°51'16" W - 200.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 88°16'53" W - 15.77 FEET TO A 5/8 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 89°53'14" W - 199.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.13 ACRES OF LAND.

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Debra Camp, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OF PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

OWNER - SIGNATURE
OWNER - PRINTED

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Debra Camp, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 11 DAY OF Sept, 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, William L. Camp, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OF PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

OWNER - SIGNATURE
OWNER - PRINTED

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED William L. Camp, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

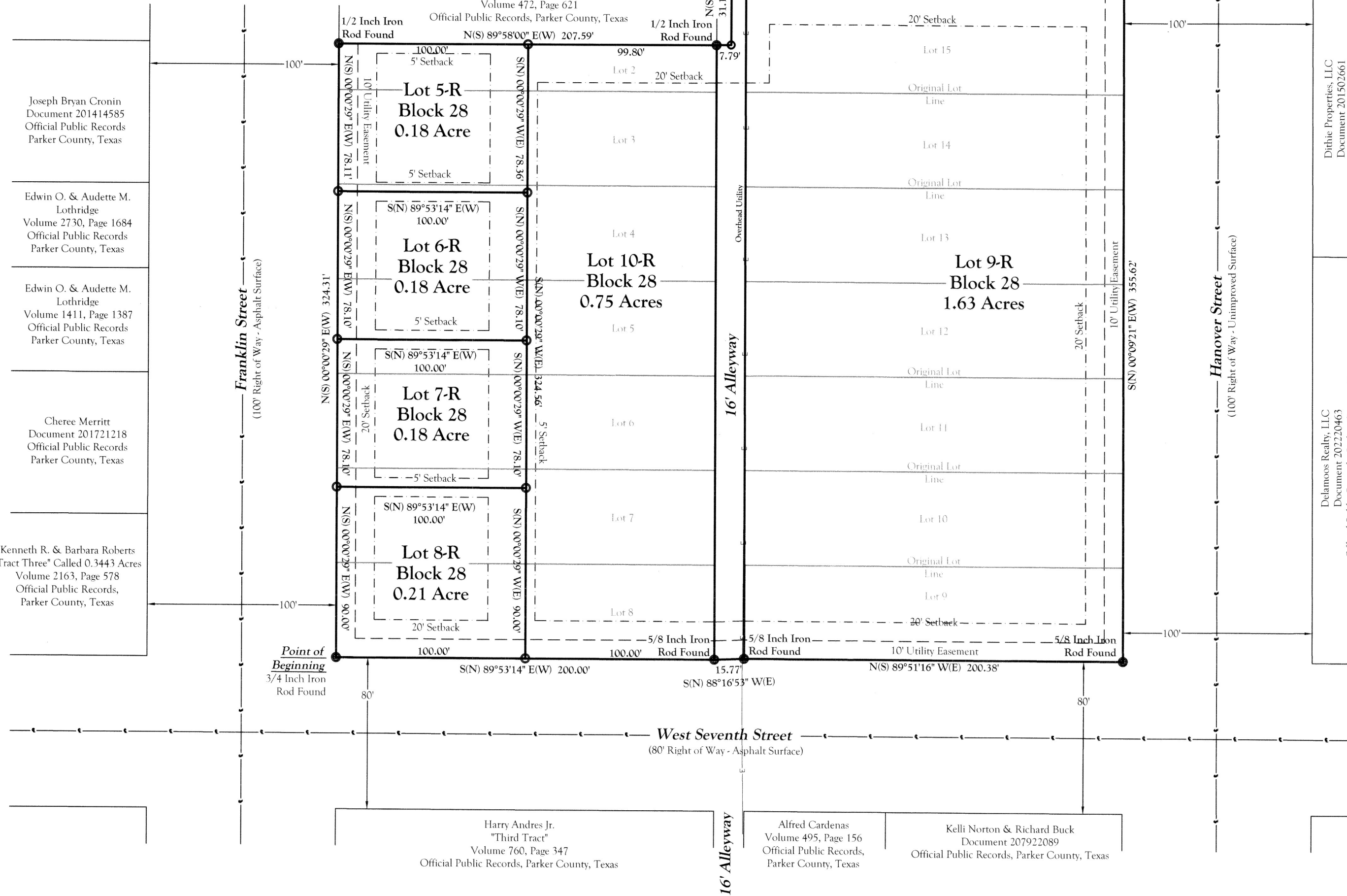
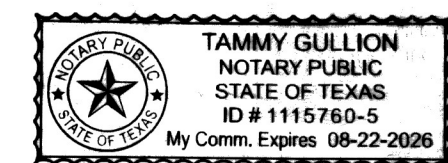
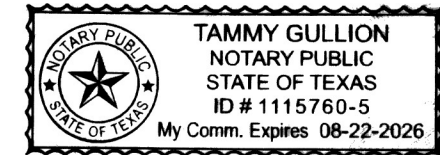
GIVEN UNDER MY HAND AND SEAL ON THIS THE 11 DAY OF Sept, 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SAID CITY COUNCIL.

DATED THIS THE 17th DAY OF Sept, 2024

MAYOR

ATTEST:
CITY SECRETARY



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 18 day of Sept, 2024

By: Bill Cuyler
Chairman

ATTEST:
Andrea McDonald
Secretary

11020.028.003.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202424330
09/18/2024 02:18 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LEGEND

○ = 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" UNLESS OTHERWISE NOTED

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON PUBLIC RECORD RESEARCH AND BASED ON FIELD DATA COLLECTED ON THE GROUND MAY 10, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON. THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

Justin Rene Parenteau
20240910
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



OWNER/DEVELOPER(S)
William & Debra Camp
208 W. Seventh St.
Weatherford, Texas 76086
Phone No. 817-235-0940
debra@debracamp.com

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

*FLOODPLAIN NOTE:
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0270E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

*TITLE COMMITMENT NOTE:
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

*ZONING NOTE:
THIS PROPERTY IS SHOWN TO BE IN ZONING DISTRICT "SF - 7.5".

*SPECIAL NOTE:
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES; SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) ANY STOCK TANKS ARE DETECTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741 Website: http://pels.texas.gov Email: info@pels.texas.gov Phone: 512-440-7723

ACCT. NO: 11020
SCH. DIST: WE
CITY: CWE
MAP NO: H-14

CABINET F, SLIDE 787

