

## LEGAL DESCRIPTION

Of a 0.572 acre tract of land, being all of Lot 9 thru Lot 13 in Block 54 of Carter's Addition to the City of Weatherford, according to plat recorded in Volume 69, Page 639 of the Deed Records of Parker County, Texas; being all of a certain tract described in Document No. 202411364 and all of a certain tract described in Document No. 202411374, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod in the east right of way line of Madison Street (paved) and at the northwest corner of said Lot 9 for the northwest and beginning corner of this tract.

Thence N. 89 deg. 53 min. 16 sec. E. 199.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 9 and in the west line of a 16' alley for the northeast corner of this tract.

Thence S. 00 deg. 00 min. 54 sec. W. 124.74 feet along the west line of said 16' alley to a set "MAG" nail at the southeast corner of said Lot 13 for the southeast corner of this tract.

Thence S. 89 deg. 48 min. 48 sec. W. 199.77 feet to a found 1/2" iron rod at the southwest corner of said Lot 13 and in the east right of way line of said Madison Street for the southwest corner of this tract.

Thence N. 00 deg. 01 min. 15 sec. E. 125.00 feet to the place of beginning.

STATE OF TEXAS

COUNTY OF PARKER

That I, CCM HOMES, LLC, the owner of the land shown on this plat, and designated herein as Lot 9-R and Lot 13-R in BLOCK 54 of CARTER'S ADDITION to the City of Weatherford, Parker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

*Chris Coffey*  
Chris Coffey, Managing Member

7/3/24  
Date

STATE OF TEXAS

COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHRIS COFFEY, 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31 day of July, 2024

*Lila Deakle*  
Signature

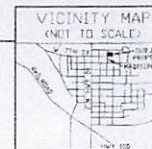


11020.054.009.00  
11020.054.013.00

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202420178  
06/05/2024 02:05 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F SLIDE 701  
DATE 8/5/2024

## DEVELOPER

CCM HOMES, LLC  
CHRIS COFFEY  
113 CHRISTOPHER CT  
WEATHERFORD, TX 76089  
817-845-8584

## SURVEYOR

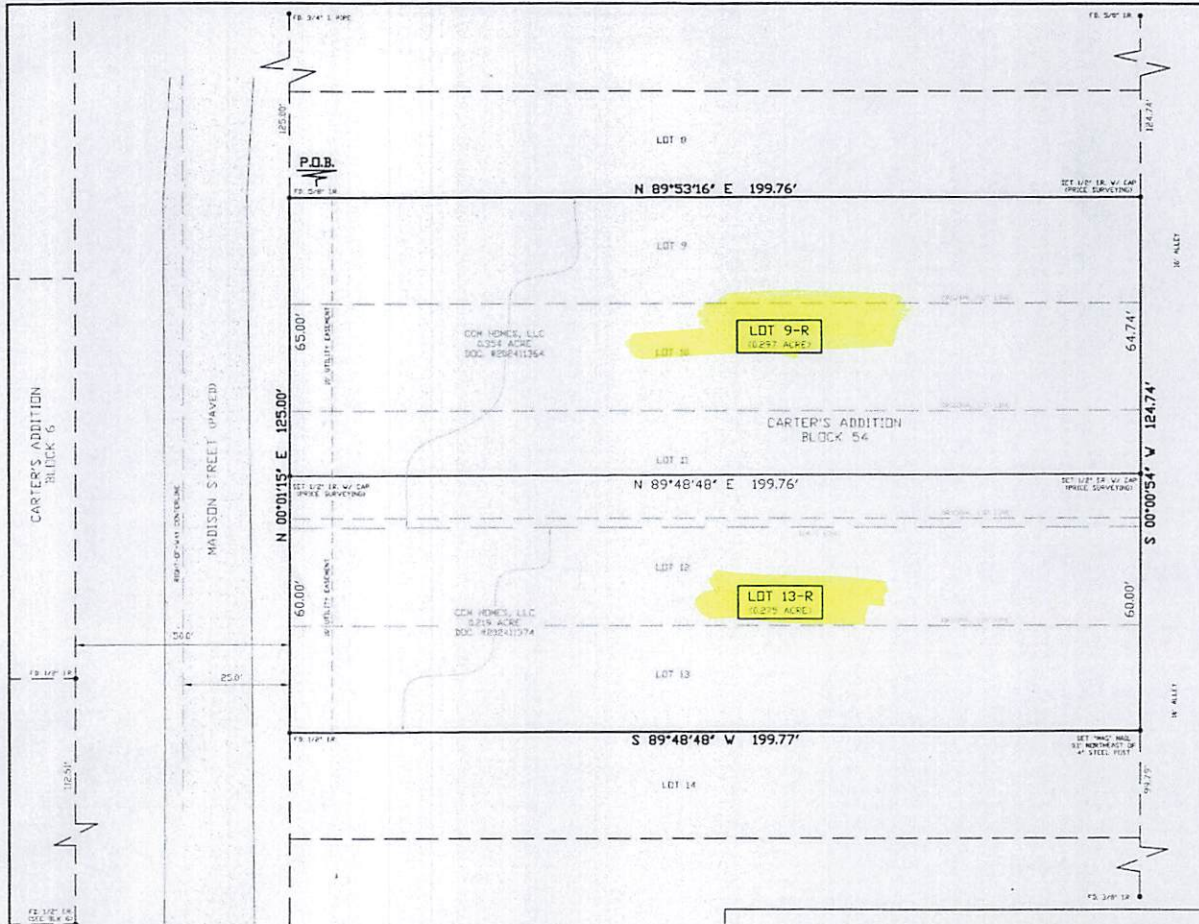
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10634200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

## MINOR PLAT

LOT 9-R AND LOT 13-R  
CARTER'S ADDITION  
BLOCK 54

BEING A SUBDIVISION OF A 0.572 ACRE TRACT, BEING ALL OF LOTS 9 THRU 13 IN BLOCK 54 OF CARTER'S ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO PLAT RECORDED IN VOLUME 69, PAGE 639 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS

PLAT DATE: JUNE 27, 2024



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION ON APRIL 22, 2024

*Philip E. Colvin, Jr.*  
PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258  
PRICE SURVEYING, L.P. FIRM #10034200  
213 S OAK AVE. MINERAL WELLS, TX 76067  
940-325-4841 JN24429 24429B.0wg FN240503



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 for submission.

ACCT. NO: 11020

DATED THIS THE 1st DAY OF August, 2024

SCH. DIST: WE

BY: *Mouca Johnson*  
Development & Neighborhood Services Staff

CITY: CWE

ATTEST: *J. Mann*  
Development & Neighborhood Services Staff

MAP NO: H-14

BEARING BASED:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOODED ZONE  
ACCORDING TO FIRM MAP NO. 4937C/02/02  
DATED SEPTEMBER 26, 2008

NOTE: THIS TRACT IS CURRENTLY ZONED R1

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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS

NOTE: FUTURE DEVELOPMENT MAY BE SUBJECT TO THE INSTALLATION, REMOVAL OR SURVEY OF PUBLIC IMPROVEMENTS AND INFRASTRUCTURE DEEMED NECESSARY BY THE CITY OF WEATHERFORD

NOTE: THIS PLAT INCLEMENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS REQUIRED BY THE TEXAS LOCAL GOVERNMENT CODE, SECTION 2.02.02. BUTTER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

NOTE: WATER IS CURRENTLY SUPPLIED BY CITY OF WEATHERFORD

NOTE: SEWER WILL BE SUPPLIED BY CITY OF WEATHERFORD

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTIGUOUS TO COME WITH THE GRADES ESTABLISHED IN THE SUBDIVISION

NOTE: ALL EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATOR OF THIS PLAT

SCALE: 1" = 20 FEET

