

STATE OF TEXAS § 201827588 PLAT Total Pages: 1
 COUNTY OF PARKER §

WHEREAS G & S Insurance Solutions, are the owners of a part of Lot 1 and all of Lot 2 in Block 12 of CARTER'S ADDITION, an addition to the City of Weatherford Parker County, Texas according to the plat thereof recorded in Volume 329, Page 618 of the Plat Records of Parker County, Texas; embracing all Tract 1, being a called 0.146 of an acre tract of land and all of Tract 2, as described in the deed to G & S Insurance Solutions, as recorded in Instrument No. 201721120 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found (control monument) for the northwest corner of said Lot 1 at the intersection of the east right-of-way line of North Main Street, having a 125 foot right-of-way and the south right-of-way line of East Fifth Street, having a 80 foot right-of-way.

THENCE North 89° 53' 50" East, along the north line of said Lot 1 and said south right-of-way line of East Fifth Street, a distance of 109.14 feet to a 1/2" iron rod found for the northeast corner of said Tract 1, and the northwest corner of a tract of land described in the deed to Stephen A. Kimbrell as recorded in Instrument No. 201405511 of said Official Public Records;

THENCE southerly and easterly along the common line of said Tract 1 and said Kimbrell tract the following:

South 00° 02' 08" West, a distance of 40.35 feet to a mark "X" on concrete found;

North 89° 52' 56" East, a distance of 90.76 feet to a 1/2" iron rod found for the easterly northeast corner of said Tract 1 and being in the east line of said Lot 1 and the west line of a 16 foot alley as recorded in said Volume 329, Page 618;

THENCE South 00° 02' 58" East, along the east line of said Tract 1 and said Lot 1, and said west line of Alley, to and along the east line of said Tract 2 and said Lot 2, a distance of 60.24 feet to a 1/2" capped iron rod found (illegible) for the southeast corner of said Tract 2, the southeast corner of said Lot 2 and the northeast corner of Lot 3 in said Block 12;

THENCE North 89° 53' 16" West, along the south line of said Tract 2 and the common line of said Lots 2 and 3, a distance of 199.93 feet to a 1/2" iron rod found (control monument) for the southwest corner of said Tract 2, the southwest corner of said Lot 2 and the northwest corner of said Lot 3 and being in said east right-of-way line of North Main Street;

THENCE North 00° 00' 00" East, (basis for bearings per plat call) a distance of 99.82 feet to the POINT OF BEGINNING, containing 0.3757 of an acre or 16,367 square feet of land;

NOW THEREFOR KNOWN BY ALL MEN That, G & S Insurance Solutions, acting by and through _____, authorised to so act do hereby adopt this plat designating the herein above described property as

**LOT 1R, BLOCK 12
CARTER'S ADDITION**

An addition to the City of Weatherford, Parker County, Texas, being a 0.3757 of an acre situated in and being a portion of JOHN TRIMBLE SURVEY, Abstract 1293. The easements, as shown, are dedicated, for the public use forever for 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 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 the same unless the easement limits the use to particular utilities, said by public utilities being subordinate to the public's and City of Weatherford use thereof. The City of Weatherford and public utility entities shall have 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 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.

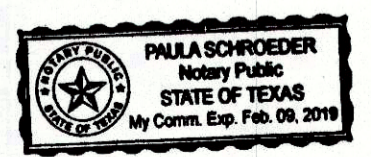
G & S Insurance Solutions
 Karen Scherer, Principle
 10/22, 2018
 11020.012.001-10

STATE OF TEXAS)
 COUNTY OF PARKER) 11020.012.002-00

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Karen Scherer, Principle, 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 22 day of October, 2018.

Paula Schroeder
 Notary Public in and for the State of Texas

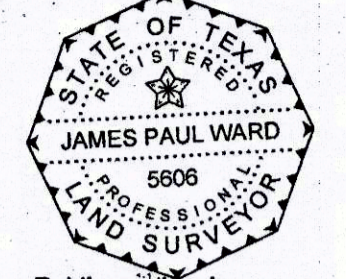


My Board Expires On: 2-9-19

VOLUME OR CABINET E PAGE OR SLIDE 178

KNOW ALL MEN BY THESE PRESENTS:
 I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Weatherford, Parker, Texas.

James Paul Ward
 RPLS No. 5606

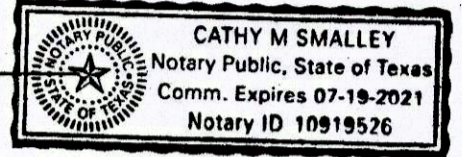


STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared James Paul Ward, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 19th day of October, 2018.

Cathy M Smalley
 Notary Public of Texas



CITY APPROVAL OF FINAL PLAT

Recommended by:

City Planner
 City of Weatherford

City Planner
 10-26, 2018

Approved by the City of Weatherford for filing at the office of the County, Clerk of Parker County, Texas.

City Mayor or City Manager
 10-23, 2018

Attest:

Melinda Howell
 City Secretary
 10/23, 2018

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeane Brunson
 201827588
 10/26/2018 03:56 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

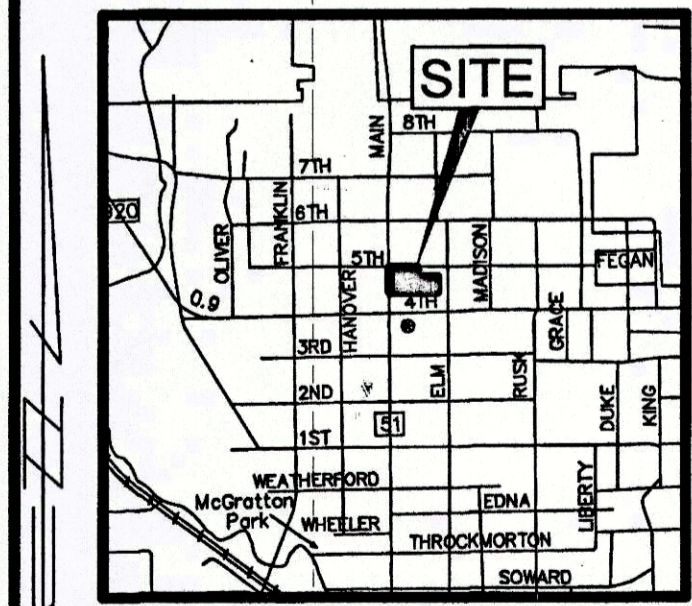
OWNER/DEVELOPER:
 G & S INSURANCE SOLUTIONS
 1316 N MAIN
 WEATHERFORD, TX 76086
 ATTN: TERESSA GATZEMEIER
 817-550-6373
 tgatzemeier@ggiausa.com

SURVEYOR:
 AWARD SURVEYING, INC
 252 NORTH MAIN STREET
 SUITE F
 AZLE, TX 76020
 ATTN: PAUL WARD
 817-332-9273
 paul@awardsurveying.com

Final Plat
CARTER'S ADDITION,
 Block 12, Lot 1R,
 being a Replat of Block 12, Lot 1 of the CARTER'S
 ADDITION, an addition to the City of Weatherford, Texas,
 as recorded in Volume 329, Page 618,
 of the Plat Records of Parker County, Texas.

October, 2018

AWARD SURVEYING COMPANY
 252 WEST MAIN STREET, SUITE F, AZLE TX 76020
 817-33A-WARD (332-9273) 877-982-9273
 survey@awardsurveying.com TBPLS Firm No. 10194435



LOCATION MAP
 SCALE 1"=2000'

One Lot in One Phase.
 There shall be provided at the intersection of all public streets, visibility triangles as required by section 2.4 of the subdivision ordinance of the City of Weatherford.
 Property is currently Zoned "C1" Commercial. Current use is commercial office.
 This replat does not remove or modify any existing subdivision covenants or restrictions.
 All building set back lines shall conform to current zoning ordinances of the city of Weatherford, parker county, Texas.
 Selling a portion of this addition my metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 According to Map No. 48367C0270E, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.