

LINE	BEARING	DISTANCE
L1	S 89°58'26" E	10.00'
L2	(S)N 70°46'00" W(E)	10.81'

**NOTES:**

1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0385E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "CARTER-WFORD", UNLESS OTHERWISE NOTED.

3) 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.

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 PUBLICS 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 NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) 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.

7) 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.)

8) THIS TRACT IS CURRENTLY ZONED ONE FAMILY RESIDENTIAL.

9) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

10) ORIGINAL LOT LINES NOT SHOWN FOR CLARITY.

11) THE HEREIN STATED OWNERS AND SUBSEQUENT OWNERS DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND WAIVE ALL CLAIMS FOR ANY DAMAGES.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:

*[Signature]*  
CITY PLANNER

1-27-17  
DATE OF RECOMMENDATION

APPROVED BY:

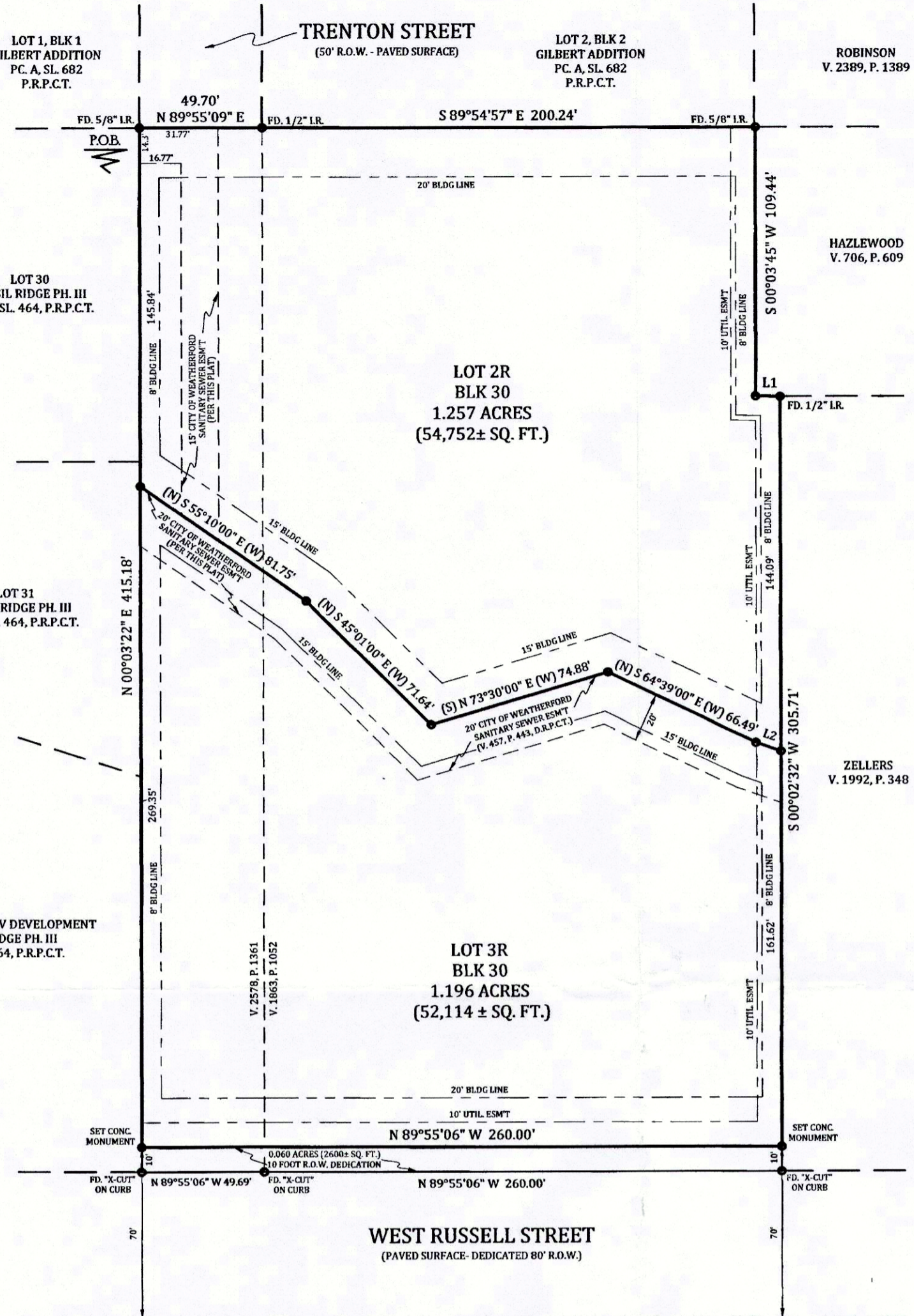
*[Signature]*  
MAYOR/CITY MANAGER

1-10-17  
DATE OF APPROVAL

ATTEST:

*[Signature]*  
CITY SECRETARY

1/30/17  
DATE



STATE OF TEXAS  
COUNTY OF PARKER

201703029 PLAT Total Pages: 1

WHEREAS, J.D. ST. CLAIR AND JEAN ST. CLAIR, BEING THE SOLE OWNERS OF A CERTAIN 2.394 ACRES (104,266± SQ. FT.) TRACT OF LAND BEING ALL OF LOTS 2 AND 3, BLOCK 30, A PORTION OF MCCARTY STREET (ABANDONED), A PORTION OF A 10 FOOT ALLEY IN BLOCK 30, AND A PART OF BLOCK 30, COUT'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AS RECORDED IN VOLUME 7, PAGE 2, DEED RECORDS, PARKER COUNTY, TEXAS; SAME BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO ST. CLAIR IN VOLUME 1863, PAGE 1052 AND VOLUME 2578, PAGE 1361, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

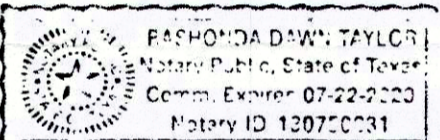
BEGINNING AT A FOUND 5/8" IRON ROD AT SOUTHEAST CORNER OF LOT 1, BLOCK 1, GILBERT ADDITION, AS RECORDED IN PLAT CABINET A, SLIDE 682, PLAT RECORDS, PARKER COUNTY, TEXAS AND AT THE SOUTHWEST CORNER OF TRENTON STREET (A PAVED SURFACE) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.  
THENCE N 89°55'09" E 49.70 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID TRENTON STREET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, OF SAID GILBERT ADDITION FOR A CORNER OF THIS TRACT.  
THENCE S 89°54'57" E 200.24 FEET TO A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HAZLEWOOD IN VOLUME 706, PAGE 609, DEED RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE S 00°03'45" W 109.44 FEET TO A SET CAPPED 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID HAZLEWOOD TRACT FOR AN ELL CORNER OF THIS TRACT.  
THENCE S 88°58'26" E 10.00 FEET TO A SET CAPPED 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ZELLERS IN VOLUME 1992, PAGE 348, R.R.P.C.T., FOR A CORNER OF THIS TRACT.  
THENCE S 00°02'32" W 305.71 FEET ALONG THE COMMON BOUNDARY LINE OF SAID ST. CLAIR AND SAID ZELLERS TRACT TO A SET CONCRETE MONUMENT IN THE DEDICATED NORTH RIGHT OF WAY LINE OF WEST RUSSELL STREET (A PAVED SURFACE) FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE N 89°55'06" W 260.00 FEET ALONG THE DEDICATED NORTH RIGHT OF WAY LINE OF SAID WEST RUSSELL STREET TO A SET CONCRETE MONUMENT IN THE EAST BOUNDARY LINE OF FOSSIL RIDGE, PHASE III, AS RECORDED IN PLAT CABINET B, SLIDE 464, P.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE N 00°03'22" E 415.18 FEET ALONG THE COMMON BOUNDARY LINE OF SAID FOSSIL RIDGE, PHASE III, AND SAID ST. CLAIR TRACT TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT J.D. ST. CLAIR AND JEAN ST. CLAIR, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 2R AND 3R, BLOCK 30, COUT'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, 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 PUBLICS 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 9 DAY OF Jan, 2017.  
BY: *[Signature]*  
J.D. ST. CLAIR

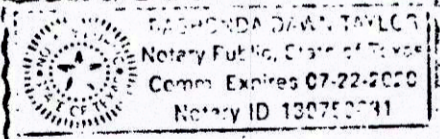
STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.D. ST. CLAIR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF Jan, 2017.  
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 JEAN ST. CLAIR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS THE 9 DAY OF Jan, 2017.  
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086  
MAY, 2016 - JN151023P



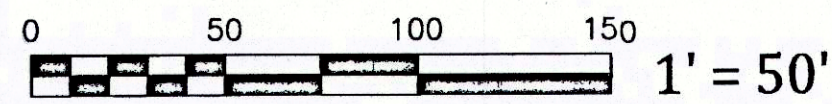
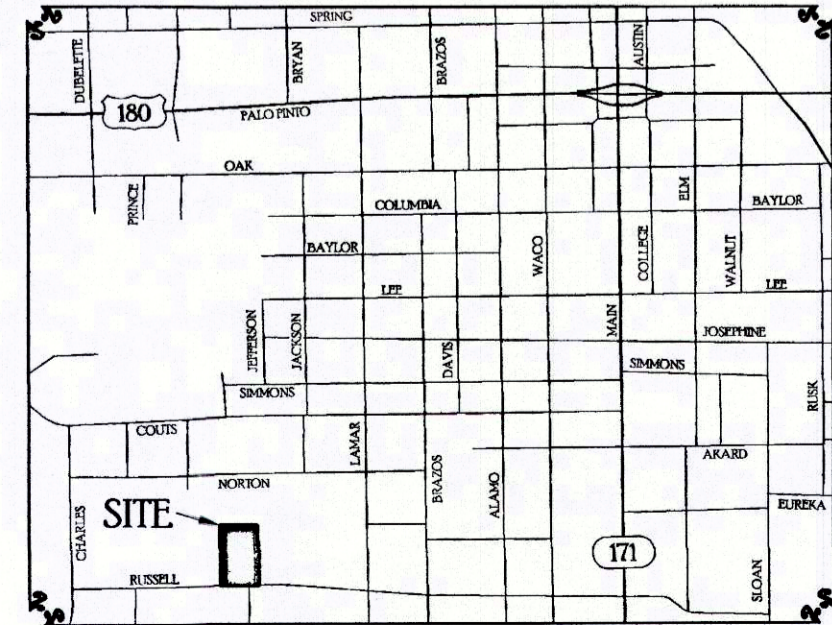
ACCT. NO: 11560  
SCH. DIST: CUE  
CITY: H-15  
MAP NO:

**MINOR REPLAT  
LOT 2R & LOT 3R  
BLOCK 30  
COUT'S ADDITION**

A 2.394 ACRES (104,265± SQ. FT.) TRACT OF LAND BEING ALL OF LOTS 2 AND 3, BLOCK 30, A PORTION OF MCCARTY STREET (ABANDONED), A PORTION OF A 10 FOOT ALLEY IN BLOCK 30, AND A PART OF BLOCK 30, COUT'S ADDITION, AS RECORDED IN VOLUME 7, PAGE 2, DEED RECORDS, PARKER COUNTY, TEXAS.

MAY 2016  
**CARTER SURVEYING & MAPPING**  
110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
(P) 817-594-0400 - (F) 817-594-0403

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*[Signature]*  
201703029  
02/03/2017 04:10 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT



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