

Whereas In His Name Enterprises, LLC, being the sole owner of a 2.973 acre tract of land; being all of Lot 2, Block 1, F. Emma Subdivision, according to the plat recorded in Cabinet D, Slide 62, Plat Records, Parker County, Texas; being all of Clerk's File No. 201920707, Real Property Records, Parker County, Texas; and 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" iron rod at the occupied northwest corner of said Lot 2, Block 1, F. Emma Subdivision, for the northwest and beginning corner of this tract.

THENCE N 88°34'37" E 434.70 feet, to a found 1/2" iron rod at the westerly common corner of that certain tract of land conveyed to McClain in Clerk's File No. 201416576, R.P.R.P.C.T., and that certain tract of land conveyed to Bouyer in Clerk's File No. 202018201, R.P.R.P.C.T., for the northeast corner of this tract.

THENCE S 01°20'53" E 371.10 feet along the common line of said Lot 2, Block 1, F. Emma Subdivision and said Bouyer tract to a found 3/8" iron rod, in the north right-of-way line of Ranger Highway (a paved surface), for the southeast corner of this tract.

THENCE S 58°34'24" W 238.58 feet along the north right of way line of said Ranger Highway to a found 1/2" capped iron rod, same being the southwest corner of said Lot 2, Block 1, F. Emma Subdivision, for the southwest corner of this tract.

THENCE along the common line of said Lot 2, Block 1 and Lot 1, Block 1, F. Emma Subdivision the following:
N 0°08'34" W 311.63 feet to a found 1/2" capped iron rod, for a corner of this tract;
S 88°51'26" W 230.00 feet to a found 1/2" capped iron rod at the northwest corner of said Lot 1, Block 1, F. Emma Subdivision, for a corner of this tract.

THENCE N 01°08'34" W 177.65 feet along the west line of said Lot 2, Block 1, F. Emma Subdivision to the POINT OF BEGINNING.

Surveyor's 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 in accordance with the subdivision ordinance of the City of Weatherford.

Kyle Rucker
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
JN091209-R2-RP - Field Date: March 24, 2022



Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0265F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped TEXAS SURVEYING INC - unless otherwise noted.

3) 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).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) 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.

City of Weatherford Notes:

1) 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.

2) 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.)

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) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

5) 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.

6) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

12185.001.002.00

Now, Therefore, Know All Men By These Presents:

that Adam Ferient acting herein and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 2R, Block 1, F. Emma Subdivision, an addition to the Extra-Territorial Jurisdiction of the City of Weatherford, 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 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 public's 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, Parker County, Texas.

witness, my hand, this the 9th day of May, 2022.

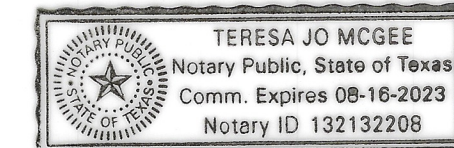
By: *Adam Ferient*
In His Name Enterprises LLC - Adam Ferient (member)

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 Adam Ferient 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 9th day of May, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



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 by such Department.

Approved By: *Mareca R. Brown*
Development & Neighborhood Services Staff

5-9-22
Date of Approval

Attest: *[Signature]*
Secretary

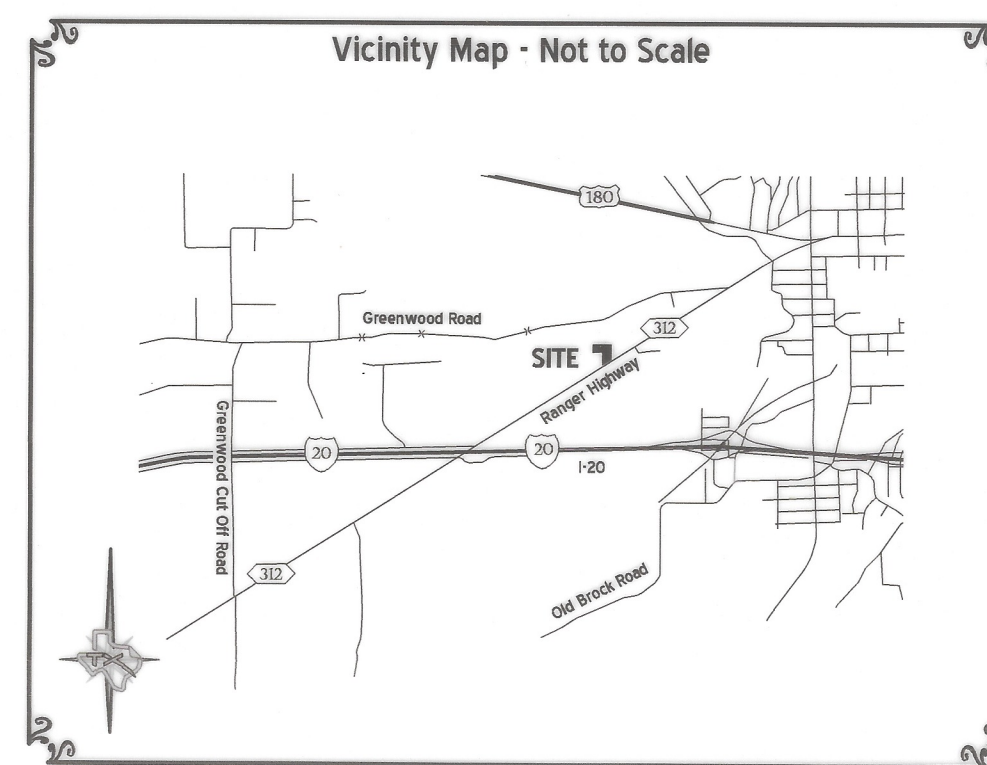
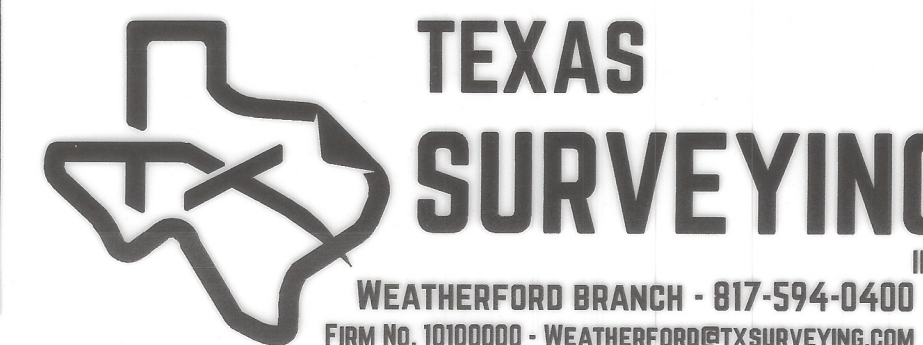
5-9-2022
Date

12185
WE
G-15
NWE

Replat
Lot 2R, Block 1
F. Emma Subdivision
an Addition to the Extra-Territorial
Jurisdiction of the City of Weatherford,
Parker County, Texas

Being a 2.973 acre replat of
Lot 2, Block 1, F. Emma Subdivision,
according to the plat recorded in Cabinet D, Slide 62,
Plat Records, Parker County, Texas

May 2022



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202218184
05/11/2022 08:38 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 237

