

Whereas Irma DeRosia and Kathy Lewis, being the sole owners of a certain 11.072 acre tract of land out of the T. BROWN SURVEY, ABSTRACT No. 133, Parker County, Texas; being all of that certain tract as recorded in Tract 1, Doc. No. 201626839, and a portion of that certain tract as recorded in Volume 1690, Page 1171, Official Public 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 Pipe in the called north line of Ranger Highway at the southwest corner of that certain tract as described in V. 2720, P. 1900, being the southernmost southeast corner of said Tract 1, for the southeast and beginning corner of this tract. WHENCE the southwest corner of said T. BROWN SURVEY is calculated to bear S 79°32'54" W 652.72 feet.

THENCE S 58°58'59" W 242.74 feet along the called north line of said Ranger Highway to a set 1/2" Capped Iron Rod stamped "Texas Surveying, Inc." at the common southerly corner of said Tract 1 and said V. 1690, P. 1171, for a corner of this tract.

THENCE over and across said V. 1690, P. 1171, the following courses and distances: N 12°23'20" W 1039.65 feet to a 3" Steel Fence Post, for a corner of this tract. N 1°15'27" W 170.28 feet to a set 1/2" Capped Iron Rod stamped "Texas Surveying, Inc.", for the most western northwest corner of this tract. S 87°29'50" E 206.11 feet to a found 3" Steel Fence Post at the northwest corner of said Tract 1, Doc. No. 201626839 for an interior ell corner of this tract.

N 02°09'24" W 642.50 feet to a 5" Steel Fence Post in the north line of said V. 1690, P. 1171, and in the south line of that certain tract as recorded in Doc. No. 20141656, for the northernmost northwest corner of this tract.

THENCE S 88°55'15" E 201.72 feet to a found 8" Cedar Fence Post in the south line of said Doc. No. 20141656, at the northwest corner of that certain Tract 2 of said Doc. No. 201626839, and at the northeast corner of said V. 1690, P. 1171, for the northeast corner of this tract.

THENCE S 02°45'17" E 648.11 feet along the west line of said Tract 2, Doc. No. 201626839, to a found 3" Steel Fence Post at the eastern most southeast corner of said V. 1690, P. 1171, and at the northeast corner of said Tract 1, Doc. No. 201626839, for a corner of this tract.

THENCE S 02°50'16" E 880.76 feet to a found 5/8" Iron Rod at an interior corner of said V. 2720, P. 1900, for a corner of this tract.

THENCE S 64°49'04" W 62.53 feet to a set 1/2" Capped Iron Rod stamped "Texas Surveying, Inc." at the western most northwest corner of said V. 2720, 1900, for an interior ell corner of this tract.

THENCE S 25°56'02" E 147.45 feet along the west line of said V. 2720, P. 1900 to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

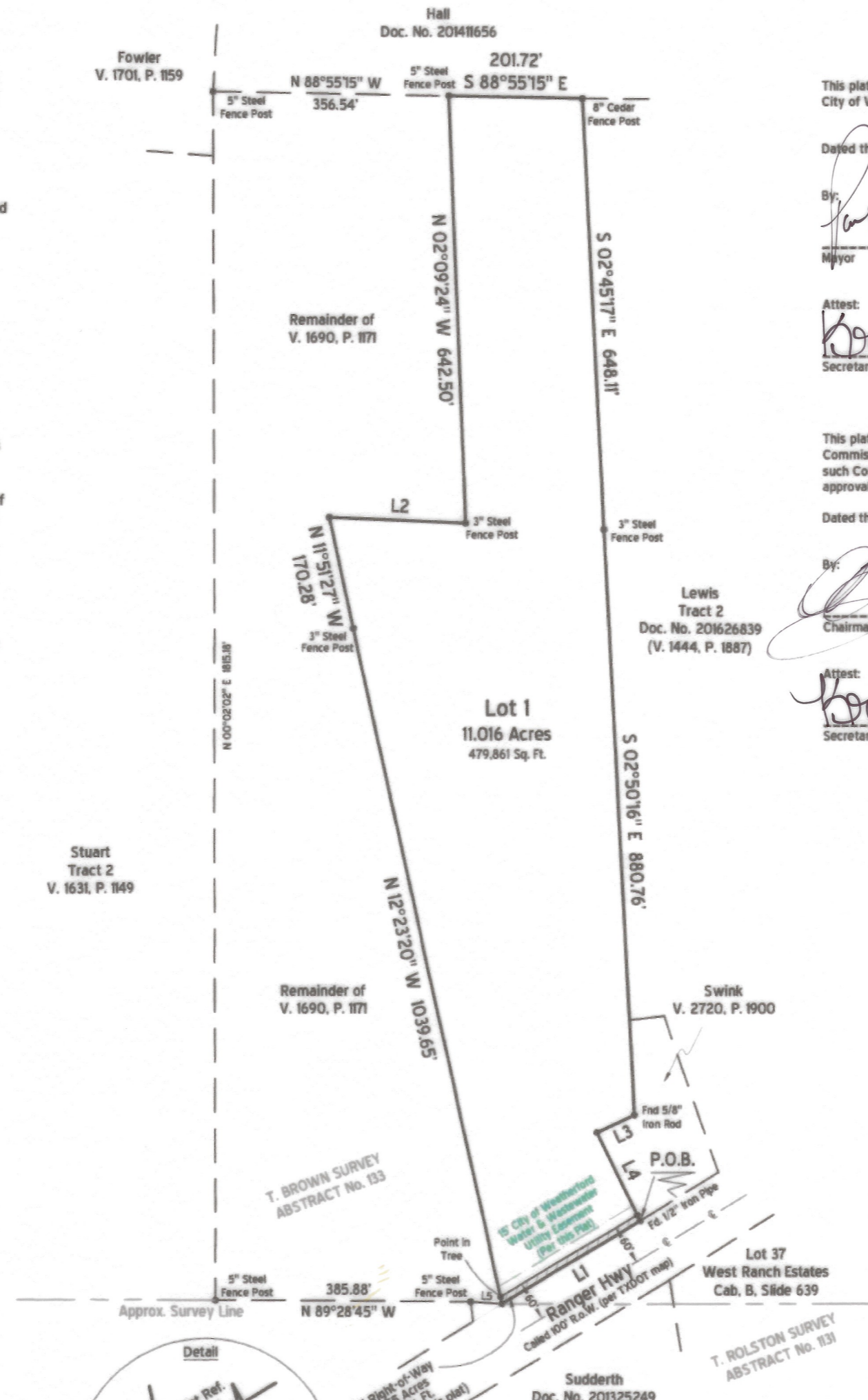
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

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
Field Date: August 22, 2021 - W2107043P



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.E.M.A. Community Panel Map No. 48367C0380F, dated April 5, 2018, 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) 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.
- 5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 6) 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.)
- 7) Special Notice: Setting 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.
- 8) 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.
- 9) The 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.
- 10) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 30 day of November, 2021.

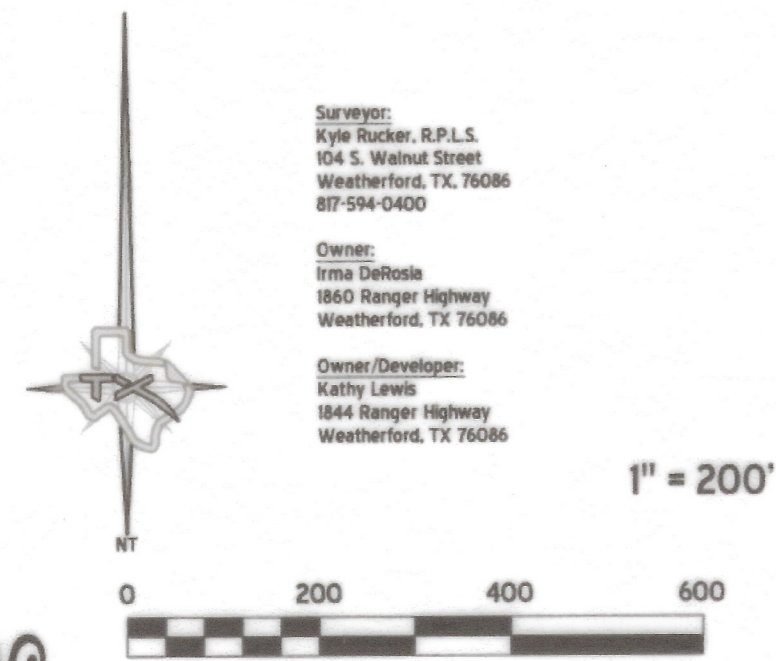
By: *Paul Fisher*
Mayor
Attest: *Krista Peacock*
Secretary

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.

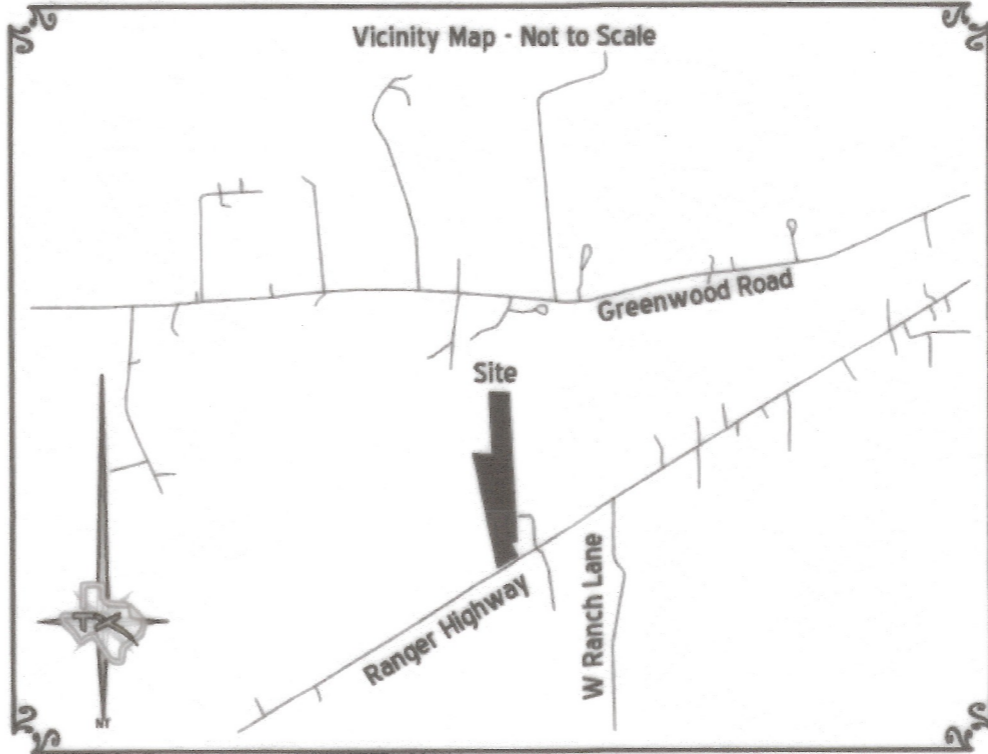
Dated this the 24 day of November, 2021.

By: *Paul Fisher*
Chairman
Attest: *Krista Peacock*
Secretary

Line	Bearing	Distance
L1	S 58°58'59" W	242.74'
L2	S 87°29'50" E	206.11'
L3	S 64°49'04" W	62.53'
L4	S 25°56'02" E	147.45'
L5	N 86°13'36" W	48.10'



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202201226
01/11/2022 08:59 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Now, Therefore, Know All Men By These Presents:
that Irma DeRosia and Kathy Lewis acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Lewis Farm, an addition to the City of Weatherford Extraterritorial Jurisdiction, 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.

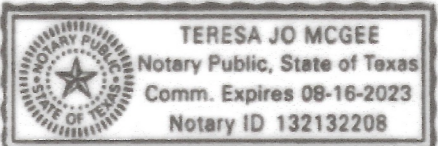
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas. witness, my hand, this the 23rd day of November, 2021.

By: *Irma DeRosia*
Irma DeRosia
Kathy Lewis
Kathy Lewis

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Irma DeRosia, 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 23rd day of November, 2021.

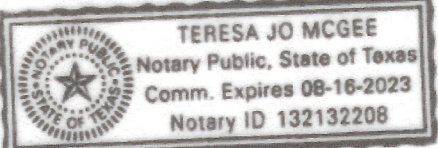
Teresa Jo McGee
Notary Public in and for the State of Texas



Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kathy Lewis, 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 23rd day of November, 2021.

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



Final Plat
Lot 1
Lewis Farm
an Addition to the City of
Weatherford Extraterritorial
Jurisdiction, Parker County, Texas
Being a 11.072 acre tract of land out of the T. BROWN
SURVEY, ABSTRACT No. 133, Parker County, Texas.

November 2021
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM