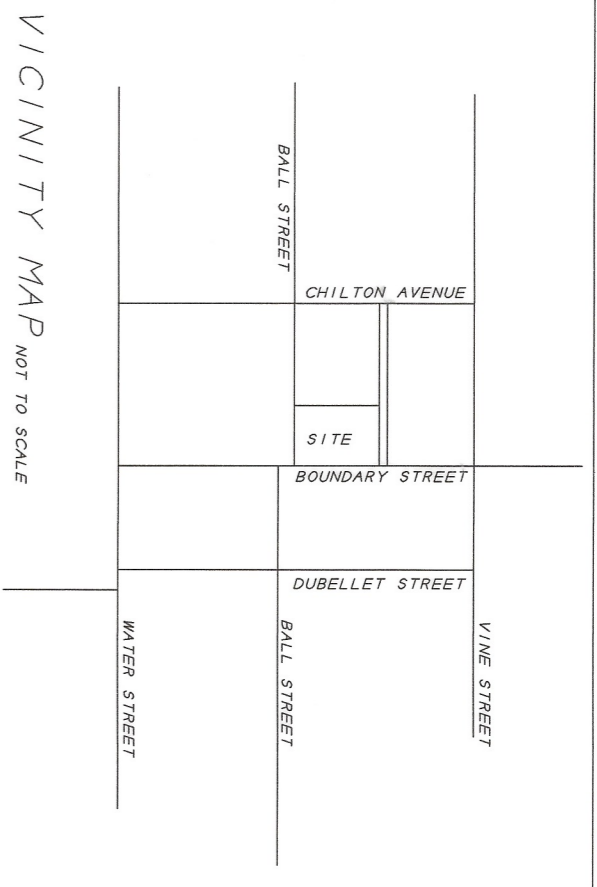


WISE DNCM HOLDINGS, LLC
SERIES WWB4710
CLERK FILE NO. 202042623

DOUGLAS HAMILTON
CLERK FILE NO. 202103237

LOT 1R, BLOCK 18
BALLS FIRST ADDITION
JOHN VERDIER
CLERK FILE NO. 201628418

LOT 1R2, BLOCK 18
BALLS FIRST ADDITION
KARL VALDEZ
CLERK FILE NO. 201623641



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202203005 03:47 PM
Lila Deakle, County Clerk
Parker County, Texas
PLAT

- NOTES:
- This plat represents property which has been platted without groundowner certification as prescribed in Texas Local Government Code Section 202.0032. Buyer is advised to question seller as to the groundowner certification.
 - Water source is from City of Weatherford.
 - Property corners are 1/2" capped 2190" rebar rod set unless otherwise noted.
 - 10 feet wide utility easement along all street rights of way.
 - According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated into the Plat, the City of Weatherford, Texas, is in a Special Flood Hazard Area (SFHA) and is subject to flooding and is subject to a flood permit.
 - NOTICE: Selling a portion of this addition by acres and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

STATE OF TEXAS
PARKER COUNTY

WHEREAS, Dani Robertson and Carla Bauer, being the owners of Lots 9 and 10, Block 11, Northeast Addition to the City of Weatherford, Texas, recorded in the Plat recorded in Volume 99, Page 638 of the Deed Records of Parker County, Texas, and being their certain tract conveyed to Carla Bauer, LLC and Lorida Transformation, LLC by deed recorded in Clerk File Number 202147422, do hereby adopt this plat and designate the same to be Lots 9A, 9B, and 9C, Block 11, Northeast Addition and being more particularly described as follows:

Beginning at a 1/2 inch iron rod, set, on the North line of Ball Street and the West line of North Boundary Street, solid point being the Southeast corner of said Lot 10, for the Southeast corner of this tract;

THENCE S 89D 55' 11" W, along and with the North line of said Ball Street, a distance of 1150.00 feet to a 1/2 inch iron rod, set, solid point being the Southeast corner of Lot 8, for the Southeast corner of this tract;

THENCE N 00D 04' 49" W, along and with the East line of said Lot 8, a distance of 182.50 feet to a 1/2 inch iron rod, set, on the South line of an alley, solid point being the Northeast corner of said Lot 8, for the Northeast corner of this tract;

THENCE N 89D 55' 11" E, along and with the South line of said alley, a distance of 150.00 feet to a 1/2 inch iron rod, set, on the West line of said North Boundary Street, for the Northeast corner of this tract;

THENCE S 00D 04' 49" E, along and with the West line of said North Boundary Street, a distance of 182.50 feet to the place of Beginning and containing 0.63 acres.

This plat has been submitted to and considered by the Development & Neighborhood Service Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such department.

Dated this 14th day of January 2022.
By: *[Signature]*
Development & Neighborhood Services Staff

ATTEST:
[Signature]
Development & Neighborhood Services Staff

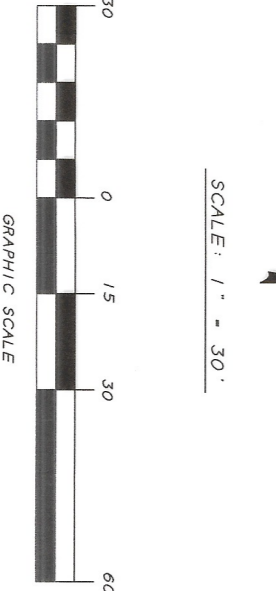
15640.011.009.00

LIENHOLDER:
N/A
Signature of Lienholder
This is the _____ day of _____, 20____
Notary Public, State of Texas

NOTE:
BEARINGS AND DISTANCES BASED ON NORTH AMERICAN DATUM (NAD 83).
TEXAS NORTH CENTRAL ZONE 4202.
ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN INCORPORATED INTO THE CREATON OF THIS PLAT.

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN NOVEMBER, 2021.

[Signature]
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS
FIRM NUMBER 10012400



SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 144
MINERAL WELLS, TEXAS 76066
OFFICE TEL: 817-251-8613
FIRM# 10012400

Ownership and Development Representative
DANI ROBERTSON
604 SOUTH BRAZOS STREET
CARLA BAUER
589 SHAWES LANE
WEATHERFORD, TEXAS 76087



Authorized Signature of Owners
[Signature]
Dani Robertson
[Signature]
Carla Bauer

Printed Name and Title:
Dani Robertson
Carla Bauer

Notary Public, State of Texas, on this day personally appeared Dani Robertson and Carla Bauer, owners, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

My Board Expires On: 4 day of January 2022

FINAL RE-PLAT
NORTHWEST ADDITION
LOTS 9A, 9B, AND 9C, BLOCK 11
AN ADDITION TO
THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
BEING 0.63 ACRES
BEING A RE-PLAT OF
LOTS 9 AND 10, BLOCK 11
NORTHWEST ADDITION
(VOL. 29, PG. 638 D.R.P.C.T.)
NOW KNOWN AS
(CAB. A, SLIDE 94 P.R.P.C.T.)
NOVEMBER 2021

15640
WE
CWE
H-15

THIS PLAT FILED FOR RECORD IN CABINET F SLIDE 150 DATE 1/24/2022