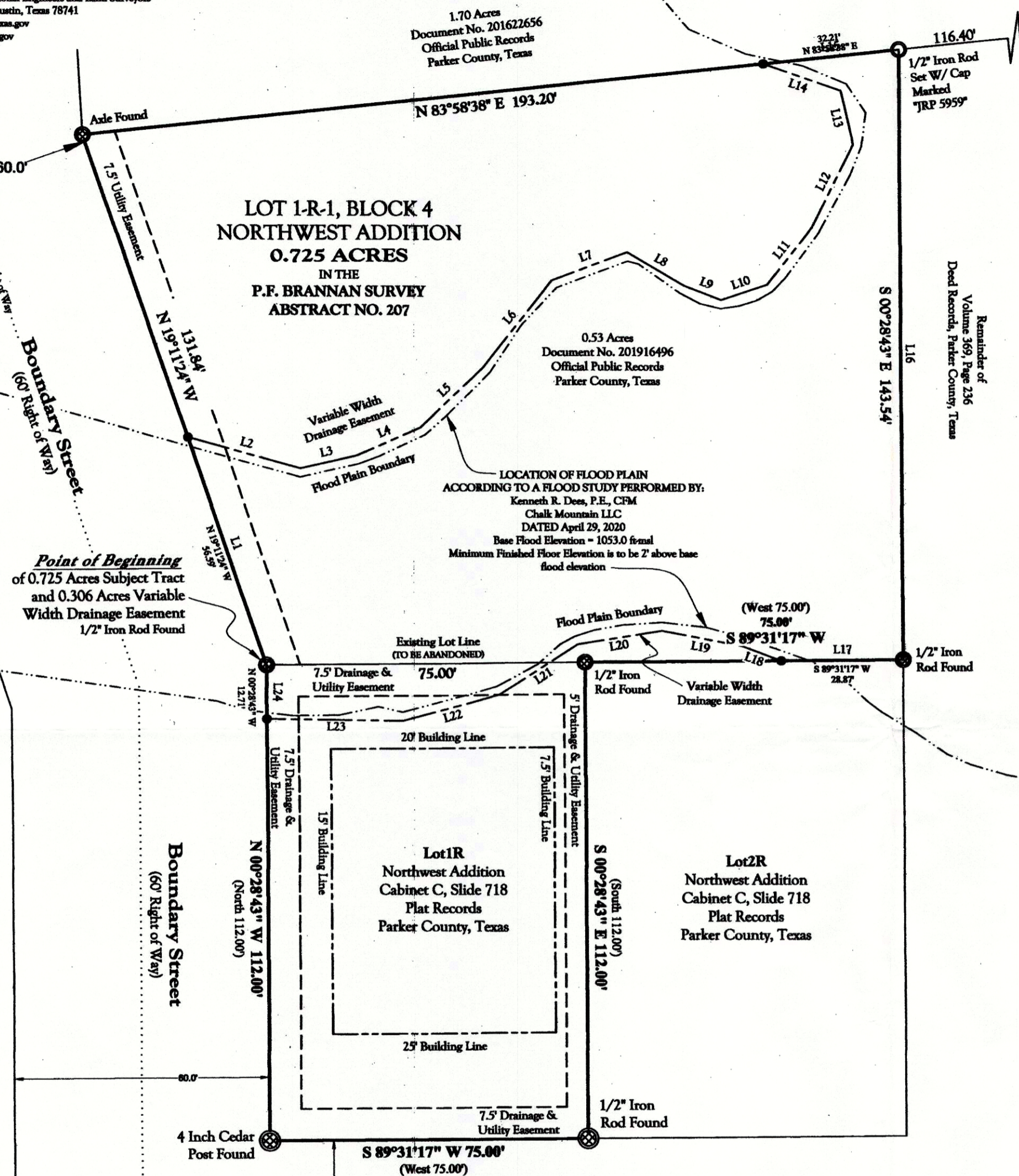


SURVEYOR'S NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES
 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

Parker County Appraisal District
 Property ID: R000037078
 Morton Chas R & Mona Rev Liv Trust
 Volume 1979, Page 1557
 Deed Records,
 Parker County, Texas

Parker County Appraisal District
 Property ID: R000052716
 Morton Chas R & Mona Rev Liv Trust
 Volume 1979, Page 1557
 Deed Records,
 Parker County, Texas



STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, CHARLES LAMBERT AND ALISHA EVANS ARE THE OWNERS OF A PORTION OF BLOCK 4 OF THE NORTHWEST ADDITION BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED FROM TILLMAN RAY BONNER AND PAULA BONNER TO CHARLES LAMBERT AND ALISHA EVANS, DOCUMENT NO. 201916469, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND THE OWNERS OF ALL OF LOT 1R, BLOCK 4, NORTHWEST ADDITION, CABINET C, SLIDE 718 RECORDED IN THE PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

0.725 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE P.F. BRANNAN SURVEY, ABSTRACT NO. 207, BEING ALL OF A 0.53 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201916496, AND ALL OF LOT 1R, BLOCK 4, NORTHWEST ADDITION, CABINET C, SLIDE 718 RECORDED IN THE PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT BEING IN THE EAST RIGHT OF WAY LINE OF BOUNDARY STREET, BEING THE NORTHWEST CORNER OF SAID LOT 1R, AND THE SOUTHWEST CORNER OF SAID 0.53 ACRES TRACT;

THENCE ALONG THE EAST RIGHT OF WAY OF BOUNDARY STREET, N 19°11'24" W - 131.84 FEET TO AN AXLE FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 1.70 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201622656 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 1.70 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 83°58'38" E - 193.20 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED 'JRP 5959', SAID POINT BEING IN THE WEST LINE OF THE REMAINDER OF A TRACT DESCRIBED IN VOLUME 369, PAGE 238, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID TRACT DESCRIBED IN VOLUME 369, PAGE 238 AND SAID TRACT DESCRIBED HEREIN, S 00°28'43" E - 143.54 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2R OF SAID NORTHWEST ADDITION;

THENCE ALONG THE NORTH LINE OF SAID LOT 2R AND SAID TRACT DESCRIBED HEREIN, S 89°31'17" W - 75.00 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1R;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R AND SAID TRACT DESCRIBED HEREIN, S 00°28'43" E - 112.00 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF NORTH STREET;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF NORTH STREET, S 89°31'17" W - 75.00 FEET TO A 4 INCH CEDAR POST FOUND IN A TREE, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NORTH STREET AND THE EAST RIGHT OF WAY LINE OF BOUNDARY STREET, AND BEING THE SOUTHWEST CORNER OF SAID LOT 1R;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF BOUNDARY STREET, N 00°28'43" W - 112.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.725 ACRES OF LAND.

FIELD NOTES DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

Alisha Evans
 I, *Charles Lambert*, the legal owner of the herein described property.
Charles Lambert
 Owner(s): Charles Lambert and Alisha Evans
 1012 North Street, Weatherford, Texas 76086

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.

Dated this 15th day of June, 2020

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 SECRETARY

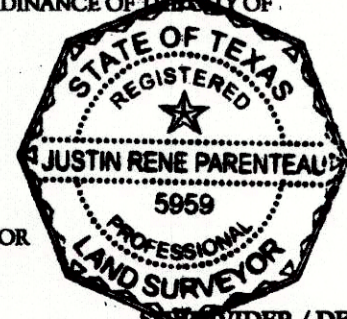
ACCT. NO.: 15640
 SCH. DIST.: WE
 CITY: CWF
 MAP NO.: H-15

LINE	BEARING	DISTANCE
L1	N 19°11'24" W	56.6
L2	S 74°41'40" E	27.6
L3	N 77°06'15" E	13.5
L4	N 66°18'57" E	16.4
L5	N 46°07'31" E	20.6
L6	N 38°14'10" E	26.0
L7	N 69°29'11" E	18.9
L8	S 59°45'07" E	15.6
L9	S 68°59'58" E	9.3
L10	N 71°36'58" E	11.4
L11	N 38°02'53" E	17.1
L12	N 26°30'43" E	21.8
L13	N 13°21'54" W	13.0
L14	N 70°51'23" W	19.3
L15	N 83°58'38" E	32.2
L16	S 00°28'43" E	143.5
L17	S 89°31'17" W	28.9
L18	N 69°20'00" W	9.8
L19	N 79°18'36" W	19.2
L20	S 80°47'58" W	20.0
L21	S 57°16'44" W	21.9
L22	S 74°53'21" W	23.5
L23	N 89°13'41" W	32.0
L24	N 00°28'43" W	12.7

Parker County Appraisal District
 Property ID: R000019302
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 Lila Deakle, County Clerk
 Parker County, Texas
 202017417
 05/17/2020 10:35 AM
 Fee: 75.00
 PLAT

KNOWN ALL MEN BY THESE PRESENTS, THAT I, JUSTIN RENE PARENTEAU, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE LOCATED OR SET UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



SUBDIVIDER / DEVELOPER
 CHARLES LAMBERT AND ALISHA EVANS
 1012 NORTH STREET
 WEATHERFORD, TEXAS 76086
 PHONE: 817-597-6404

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, CHARLES LAMBERT AND ALISHA EVANS ARE THE OWNERS OF A PORTION OF BLOCK 4 OF THE NORTHWEST ADDITION BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED FROM TILLMAN RAY BONNER AND PAULA BONNER TO CHARLES LAMBERT AND ALISHA EVANS, DOCUMENT NO. 201916469, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND THE OWNERS OF ALL OF LOT 1R, BLOCK 4, NORTHWEST ADDITION, CABINET C, SLIDE 718 RECORDED IN THE PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

0.306 ACRES OF LAND, HEREIN DESCRIBED AS BEING A VARIABLE WIDTH DRAINAGE EASEMENT, SITUATED IN PARKER COUNTY, TEXAS, IN THE P.F. BRANNAN SURVEY, ABSTRACT NO. 207, BEING ALL OF A 0.53 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201916496, AND ALL OF LOT 1R, BLOCK 4, NORTHWEST ADDITION, CABINET C, SLIDE 718 RECORDED IN THE PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT BEING IN THE EAST RIGHT OF WAY LINE OF BOUNDARY STREET, BEING THE NORTHWEST CORNER OF SAID LOT 1R, AND THE SOUTHWEST CORNER OF SAID 0.53 ACRES TRACT, ALSO BEING THE POINT OF BEGINNING OF A 0.725 ACRES TRACT OF LAND, SURVEYED AND DESCRIBED THIS SAME DAY;

THENCE ALONG THE EAST RIGHT OF WAY OF BOUNDARY STREET, N 19°11'24" W - 56.59 FEET TO A POINT IN THE WEST LINE OF SAID 0.53 ACRES TRACT;

THENCE CROSSING SAID 0.53 ACRES THE FOLLOWING BEARINGS AND DISTANCES: S 74°41'40" E A DISTANCE OF 27.57 FEET, N 77°06'15" E A DISTANCE OF 13.47 FEET, N 66°18'57" E A DISTANCE OF 16.44 FEET, N 46°07'31" E A DISTANCE OF 20.58 FEET, N 38°14'10" E A DISTANCE OF 25.97 FEET, N 69°29'11" E A DISTANCE OF 18.90 FEET, S 59°45'07" E A DISTANCE OF 15.61 FEET, S 68°59'58" E A DISTANCE OF 9.31 FEET, N 71°36'58" E A DISTANCE OF 11.36 FEET, N 38°02'53" E A DISTANCE OF 17.10 FEET, N 26°30'43" E A DISTANCE OF 21.79 FEET, N 13°21'54" W A DISTANCE OF 13.00 FEET, AND N 70°51'23" W A DISTANCE OF 19.33 FEET TO A POINT IN THE NORTH LINE OF SAID 0.53 ACRES;

THENCE WITH THE NORTH LINE OF SAID 0.53 ACRES, N 83°58'38" E - 32.21 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED 'JRP 5959', SAID POINT BEING IN THE WEST LINE OF THE REMAINDER OF A TRACT DESCRIBED IN VOLUME 369, PAGE 238, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID TRACT DESCRIBED IN VOLUME 369, PAGE 238 AND SAID 0.53 ACRES, S 00°28'43" E - 143.54 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2R OF SAID NORTHWEST ADDITION;

THENCE ALONG THE COMMON LINE OF SAID TRACT DESCRIBED IN VOLUME 369, PAGE 238 AND SAID 0.53 ACRES, S 00°28'43" E - 143.54 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2R OF SAID NORTHWEST ADDITION;

THENCE ALONG THE NORTH LINE OF SAID LOT 2R AND SAID 0.53 ACRES, S 89°31'17" W - 28.87 FEET TO A POINT;

THENCE CROSSING SAID 0.53 ACRES AND SAID LOT 1R THE FOLLOWING BEARINGS AND DISTANCES: N 69°20'00" W - 9.82 FEET, N 79°18'36" W - 19.20 FEET, S 80°47'58" W - 20.04 FEET, S 57°16'44" W - 21.91 FEET, S 74°53'21" W - 23.51 FEET, AND N 89°13'41" W - 32.05 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF BOUNDARY STREET;

THENCE WITH THE EAST RIGHT OF WAY LINE OF BOUNDARY STREET, N 00°28'43" W - 12.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.306 ACRES OF LAND.

FIELD NOTES DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Charles Lambert and Alisha Evans does hereby adopt the plat as shown, Lot 1-R-1, Block 4, Northwest Addition, City of Weatherford, Parker County, Texas and that she does dedicate, in fee simple, to the public use forever the streets, alleys, and easements shown on the plat. Charles Lambert and Alisha Evans further reserves any easement areas shown for mutual use of all public utilities desiring to use the same. Any public utility shall have the right to remove and keep removed all or any part of any vegetative growth or other appurtenance for construction or maintenance, or efficiency of its respective system in these easements and all or any part of any growth or construction which in any way hinders or interferes with the right of ingress and egress to these easements for any necessary use without taking anyone's permission.

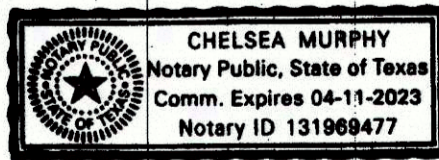
Witness my hand at *Weatherford*, Parker County, Texas this *10th* day of *June* 2020

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 *Alisha Evans & Charles Lambert*, 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.

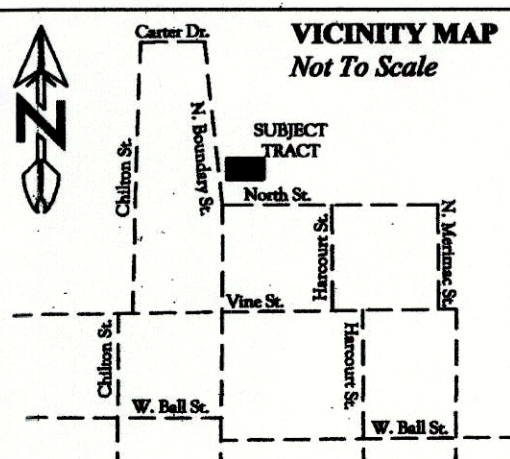
Given under my hand and seal of office, this *10th* day of *June*, 2020

Chelsea Murphy
 Chelsea Murphy
 Notary Public in and for the State of Texas
 My Board Expires On: *4-11-2023*



MINOR / FINAL PLAT OF
LOT 1-R-1, BLOCK 4
NORTHWEST ADDITION
 A 0.725 ACRE TRACT BEING A PORTION OF
 BLOCK 4, NORTHWEST ADDITION
 TO THE CITY OF WEATHERFORD
 PARKER COUNTY, TEXAS
 MAY 2020

SHEET 1 OF 1



E-531