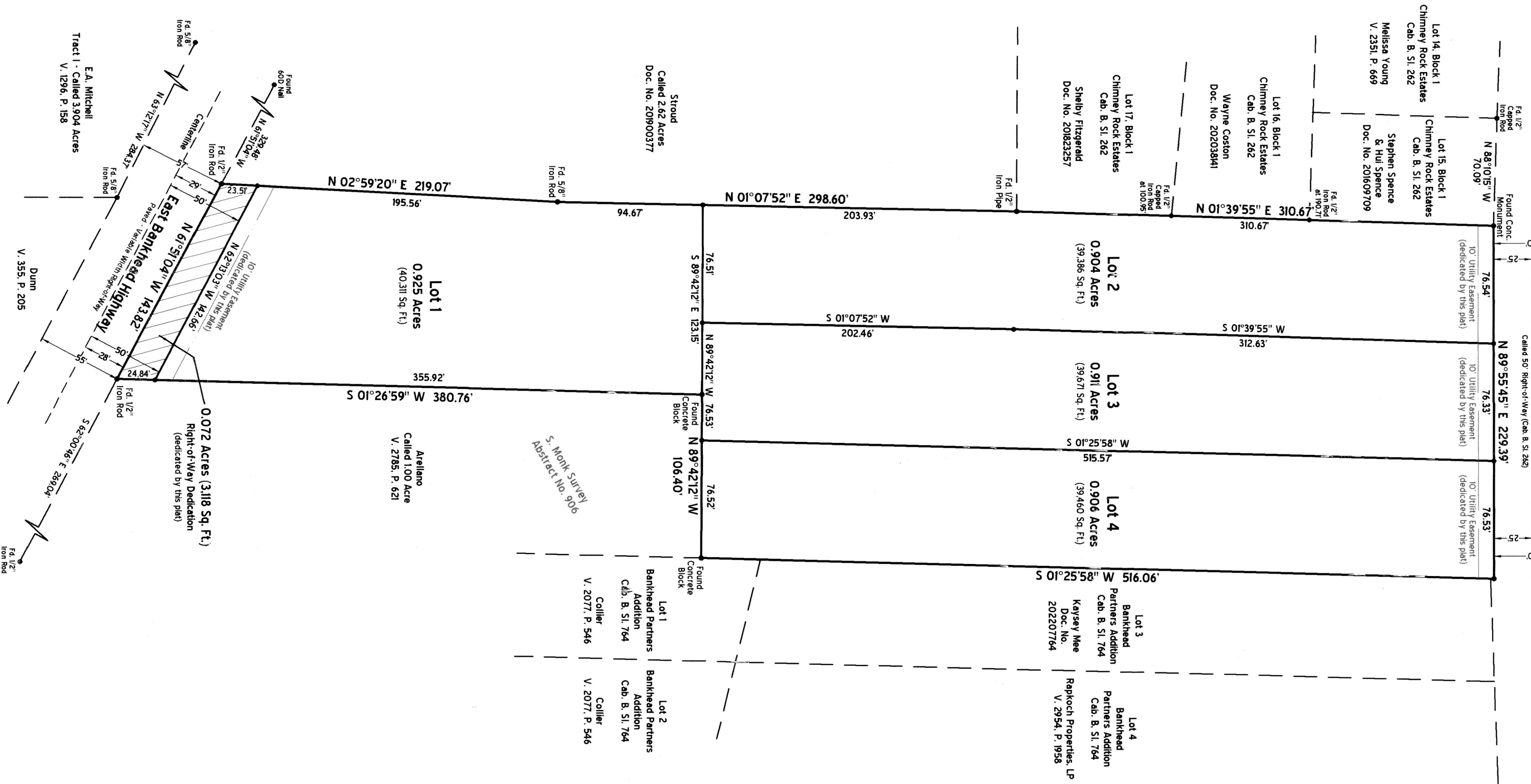


Lot 7, Block 2 Chimney Rock Estates Cab. B. Sl. 262 Doc. No. 2015070888	Lot 8, Block 2 Chimney Rock Estates Cab. B. Sl. 262 Doc. No. 202230264	Lot 9, Block 2 Chimney Rock Estates Cab. B. Sl. 262 Doc. No. 202230264	Lot 22, Block 2 Chimney Rock Estates Cab. B. Sl. 262 Doc. No. 201302550	Lot 21, Block 2 Chimney Rock Estates Cab. B. Sl. 262 Doc. No. 202303356
Ira Brown	Sera Yngst	Leo Mee & Reelin Mee V. 1728, P. 1747	Michael Gill & Jayne Gill	Clayton Schroeder & Shelby Schroeder

Whiterock Court
Called 50' Right-of-Way (Cab. B. Sl. 262)

- Surveyor's Notes:
- 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. 48867C0270E, dated September 26, 2008, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
 - All corners are C.I.R.S. (set 1/2" iron rod with plastic cap stamped TEXAS SURVEYING INC.) unless otherwise noted.
 - 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).
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 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.
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 - 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.).
 - 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.
 - All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
 - 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.
 - All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
 - Water and sanitary sewer services to be provided by the City of Weatherford.

Whiterock Drive
Called 50' Right-of-Way (Cab. B. Sl. 262)



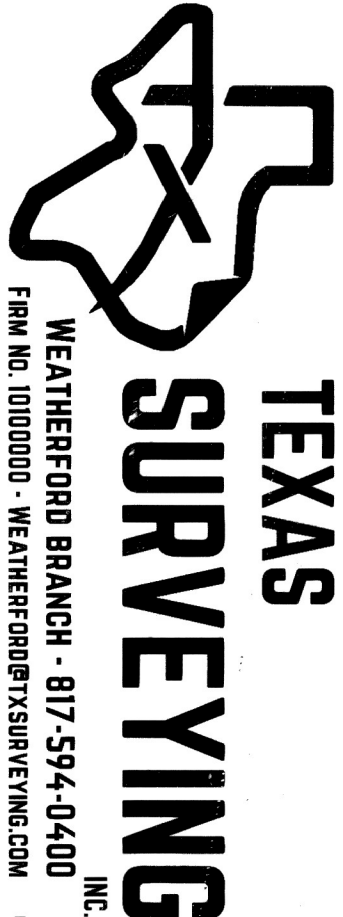
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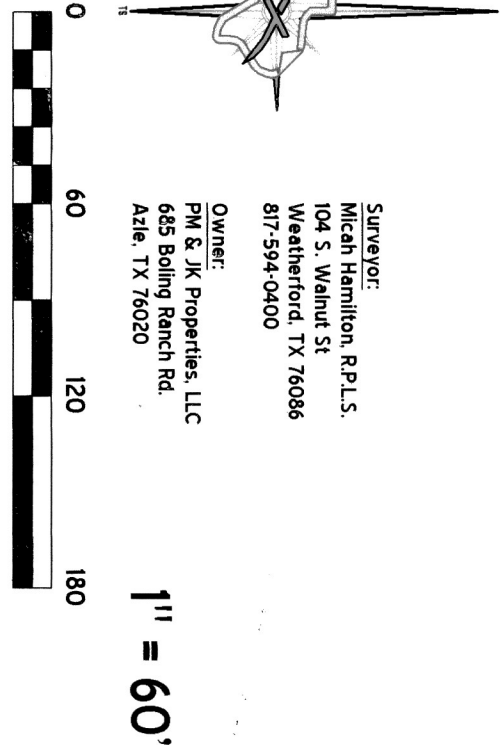
Final Plat
Lots 1-4
PMJK Addition
an addition to the City of Weatherford,
Parker County, Texas

Being a 3.718 acres tract of land out of the S. Monk Survey,
Abstract No. 906, Parker County, Texas; being all of that
certain tract conveyed to PM & JK Properties, LLC in CF#
202326974, Real Property Records, Parker County, Texas

January 2024



Plat Cabinet F Slide 655



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400
Owner:
PM & JK Properties, LLC
685 Bolling Ranch Rd.
Azle, TX 76020

State of Texas
County of Parker

Whereas PM & JK Properties, LLC, being the owner of a 3.718 acres tract of land out of the S. Monk Survey, Abstract No. 906, Parker County, Texas; being all of that certain tract conveyed to PM & JK Properties, LLC in CF# 202326974, 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 concrete monument, in the south line of Whiterock Drive and at the northeast corner of Lot 15, Block 1, Chimney Rock Estates, as recorded in Plat Cabinet B, Slide 262, Plat Records, Parker County, Texas, for the northwest and beginning corner of this tract.

THENCE N 89°55'45" E 229.39 feet, along said south line of Whiterock Drive, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northeast corner of this tract.

THENCE S 01°25'58" W 516.06 feet, to a found concrete block, at the northeast corner of that certain tract conveyed to Arellano in Volume 2785, Page 621, for the easterly southeast corner of this tract.

THENCE N 89°42'12" W 106.40 feet, along the north line of said Arellano tract, to a found concrete block, for an ell corner of this tract.

THENCE S 01°26'59" W 380.76 feet, along the west line of said Arellano tract, to a found 1/2" iron rod, in the north line of East Bankhead Drive, for the southerly southeast corner of this tract.

THENCE N 61°51'04" W 143.82 feet, along said north line of East Bankhead Drive, to a found 1/2" iron rod, at the southeast corner of that certain tract conveyed to Stroud in CF# 201900377, for the southwest corner of this tract.

THENCE along the west line of said Stroud tract as follows:

N 02°59'20" E 219.07 feet, to a found 5/8" iron rod, for a corner of this tract.
N 01°07'52" E 298.60 feet, to a found 1/2" iron pipe, at the southeast corner of Lot 17, Block 1, of said Chimney Rock Estates, for a corner of this tract.

THENCE N 01°39'55" E 310.67 feet, along the east line of said Chimney Rock Estates, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2308030-P
Field Date: October 4, 2023
Preparation Date: December 20, 2023



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400

Owner:
PM & JK Properties, LLC
685 Boling Ranch Rd.
Azle, TX 76020

Now, Therefore, Know All Men By These Presents:

that PM & JK Properties, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-4, PMJK Addition, an addition to 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 5th day of January, 2024.

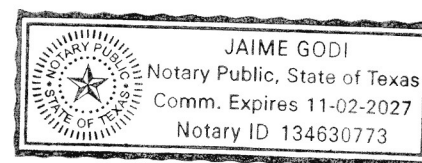
By:
PM & JK Properties, LLC
Jeff Kalbfleisch (Managing Member)

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 Jeff Kalbfleisch, 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 5th day of January, 2024.

Notary Public in and for the State of Texas



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 23rd day of January, 2024.

By:
Chairman

Attest:

Secretary

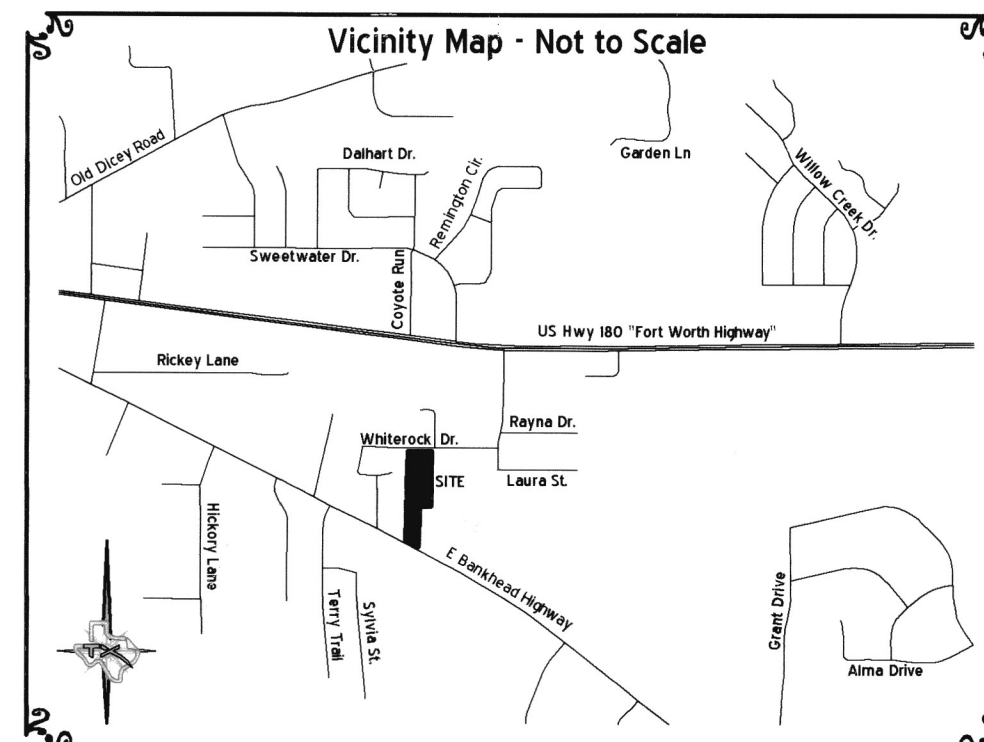
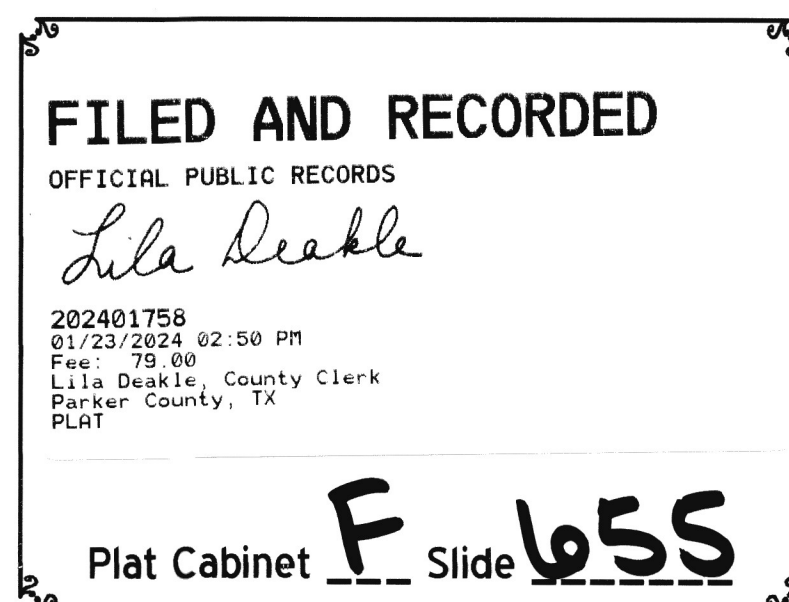
This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 16th day of January, 2024.

By:
Mayor

Attest:

Secretary



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. 48367C0270E, dated September 26, 2008; 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:

6) 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.

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) 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.

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

10) 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.

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

12) Water and sanitary sewer services to be provided by the City of Weatherford.

Final Plat Lots 1-4 PMJK Addition

an addition to the City of Weatherford,
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