

Whereas Michael Patterson, being the sole owner of a 0.764 acre tract of land out of the S. Monk Survey, Abstract No. 906, Parker County, Texas and being all of Lot 1, Block 1, SBMP Addition, an addition to the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet D, Slide 663, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to Patterson in Volume 1897, Page 1385 and CF# 201600835, 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" capped iron rod, at the southwest corner of said Lot 1, and at an ell corner of that certain tract conveyed to Murphy in Volume 2807, Page 636, for the southwest and beginning corner of this tract.

THENCE N 00°19'35" E 90.00 feet, along the common line of said Lot 1 and said Murphy tract, to a found 1/2" capped iron rod, at the northwest corner of said Lot 1, for the northwest corner of this tract.

THENCE N 89°25'26" E 366.56 feet, along the north line of said Lot 1 to a point, in the west line of Allen Street, for the northeast corner of this tract. WHENCE a found 1/2" capped iron rod bears N 89°25'26" E 6.34 feet.

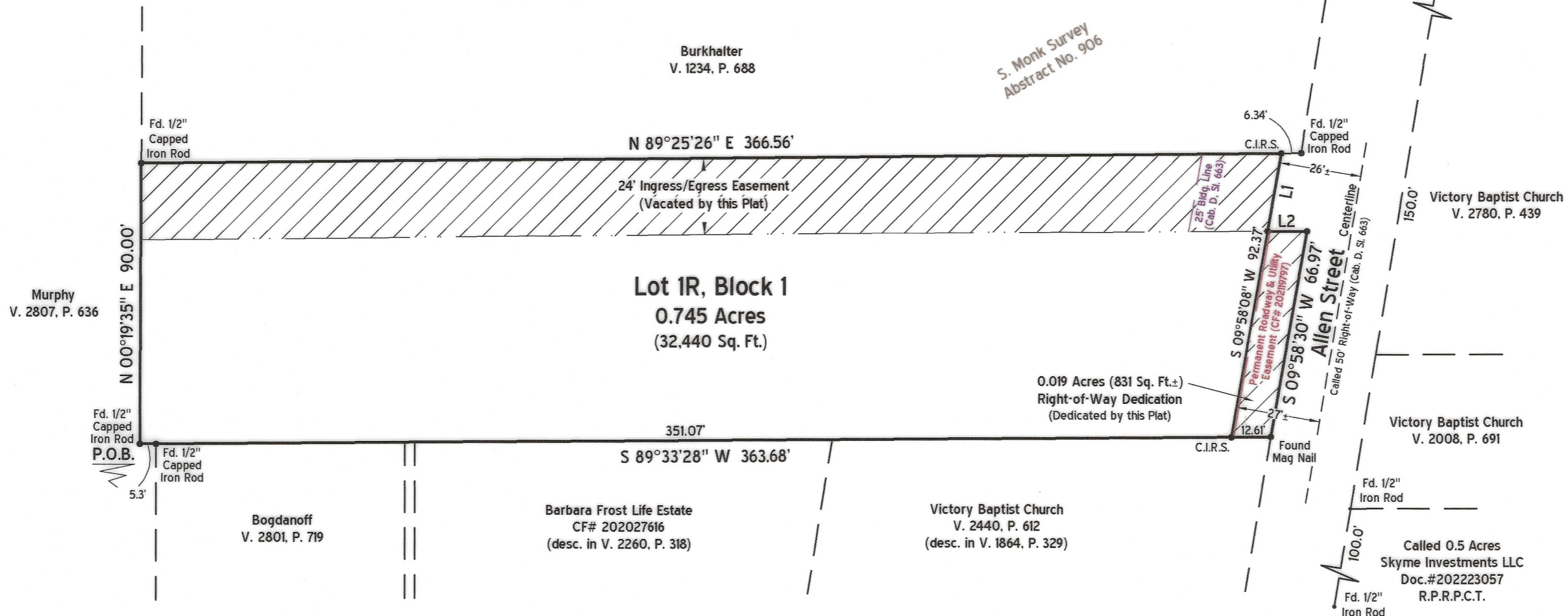
THENCE S 09°58'08" W 25.39 feet, along said west line of Allen Street, to a point in the north line of said Patterson tract described in Volume 1897, Page 1385, for a corner of this tract.

THENCE N 89°38'22" E 12.61 feet, to a point, at the northeast corner of said Patterson tract described in Volume 1897, Page 1385 and in said Allen Street, for a corner of this tract.

THENCE S 09°58'30" W 66.97 feet, along said Allen Street, to a found mag nail, at the southeast corner of said Patterson tract described in Volume 1897, Page 1385, for the southeast corner of this tract.

THENCE S 89°33'28" W, at 358.38 feet, pass a found 1/2" capped iron rod, in all 363.68 feet, to the POINT OF BEGINNING.

LINE	BEARING	DISTANCE
L1	S 09°58'08" W	25.39'
L2	N 89°38'22" E	12.61'

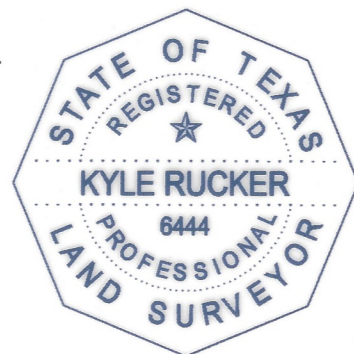


Surveyor's Certificate

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
 W2306046-RP
 Field Date: July 25, 2023
 Preparation Date: August 30, 2023



Now, Therefore, Know All Men By These Presents:

That Michael Patterson, the undersigned, owner(s) of the land shown on this plat, known as Lot 1R, Block 1, SBMP Addition, an addition to the City of Weatherford, Parker County, Texas; and designated herein as the subdivision of the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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 14th day of September, 2023.

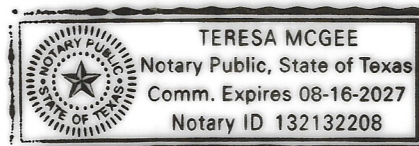
By: *Michael Patterson*
 Michael Patterson

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 Michael Patterson, 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 14th day of September, 2023.

Teresa McGee
 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 27th day of September, 2023.

By: *Brian Rucker*
 Brian Rucker
 Chairman

Attest: *Andrea McDonald*
 Andrea McDonald
 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 26th day of September, 2023.

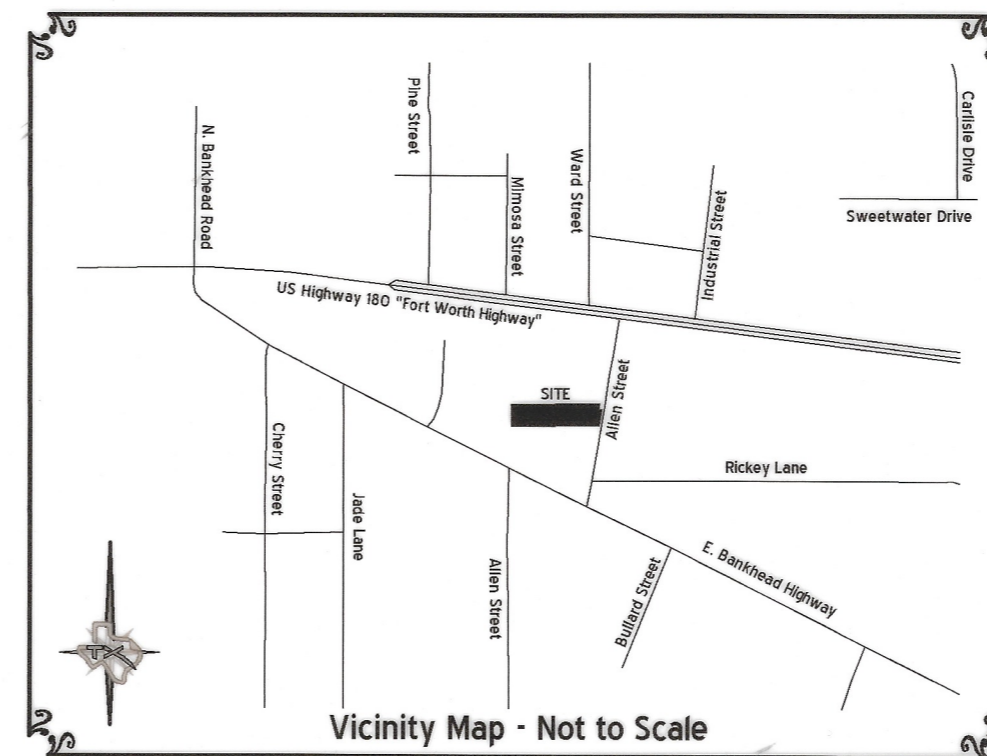
By: *Paul Pichay*
 Paul Pichay
 Mayor

Attest: *Andrea McDonald*
 Andrea McDonald
 Secretary

17508.001.001.00
20903.111.009.00

The purpose of this replat is to merge Lot 1, Block 1, SBMP Addition and the tract conveyed to Patterson in Volume 1897, Page 1385, and vacate the 24 foot ingress/egress easement, as shown.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202325682
 09/29/2023 03:53 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT



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 points unless otherwise noted. C.I.R.S. = Set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc."

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.

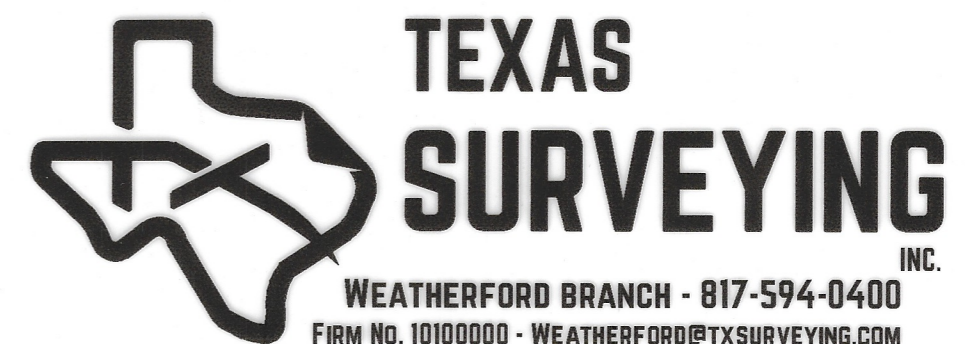
12) Water and Sewer services are to be provided by the City of Weatherford.

17508
WE
CWE
H-15

Final Plat
Lot 1R, Block 1
SBMP Addition
 an addition to the City of Weatherford,
 Parker County, Texas

Being a 0.764 acre tract of land out of the S. Monk Survey, Abstract No. 906, Parker County, Texas, and being all of Lot 1, Block 1, SBMP Addition, recorded in Plat Cabinet D, Slide 663, Plat Records, Parker County, Texas; same being all of those certain tracts conveyed to Patterson in Volume 1897, Page 1385 and CF# 201600835, Real Property Records, Parker County, Texas

September 2023



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

Owner:
 Michael Patterson
 104 Allen Street
 Weatherford, TX 76086

1" = 40'

Plat Cabinet **F** Slide **581**