

State of Texas
County of Parker

Whereas, Virgil Snell and Holly Snell, being the owners of a 4.768 acres tract of land out of the P.J. HOWARD SURVEY, ABSTRACT NO. 1981 AND THE T. & P. R.R. CO. SURVEY, SECTION NO. 223, ABSTRACT NO. 1494, Parker County, Texas; being a portion of Tract 32, ORCHARD HILLS, an unrecorded subdivision in Parker County, Texas; being all of that called 4.768 acres tract of land conveyed to V. & H. Snell in Clerk File No. 2018042121, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 5/8" iron rod, at the easterly common corner of said Snell tract & that called 2.51 acres tract of land conveyed to K. & S. Carter in Volume 2547, Page 1619, O.P.R.P.C.T., in the west line of that called 67.631 acres tract of land conveyed to The Vic Verstraete Survivors Trust A in Clerk File No. 202142821, O.P.R.P.C.T., for the northeast and beginning corner of this tract. WHENCE the southwest corner of said HOWARD SURVEY is called by deed to bear West 2126.5 feet and South 40.12 feet.

THENCE S 02°27'35" E 543.89 feet, to a found 1/2" iron rod at the southwest corner of said Clerk File No. 202142821 tract, in the north right of way of Ellis Drive (a paved surface), for the southeast corner of this tract.

THENCE N 80°13'34" W 159.50 feet, with the north line of said Ellis Drive to a found 3/8" spike, for a corner of this tract.

THENCE S 75°30'17" W 197.85 feet, with the north line of said Ellis Drive to a found 3/8" spike, at the intersection of the north right of way line of said Ellis Drive and the east right of way line of Appleton Drive (a paved surface), for the southwest corner of said Snell tract and this tract.

THENCE N 10°27'27" W 563.84 feet, along the east right of way line of said Appleton Drive, to a found 5/8" iron rod at the southwest corner of said Carter tract for the northwest corner of said Snell tract and this tract.

THENCE N 88°28'44" E 427.89 feet, along the common line of said Carter tract and said Snell tract, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground by me or under my direct supervision; visible conflicts, encroachments, and easements are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Micha Hamilton
Micha Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Mineral Wells Branch
112 S.E. 1st Street, Mineral Wells, Texas 76067
mineralwells@txsurveying.com - 940-325-2155
Field Date: December 2022 - M18025-P



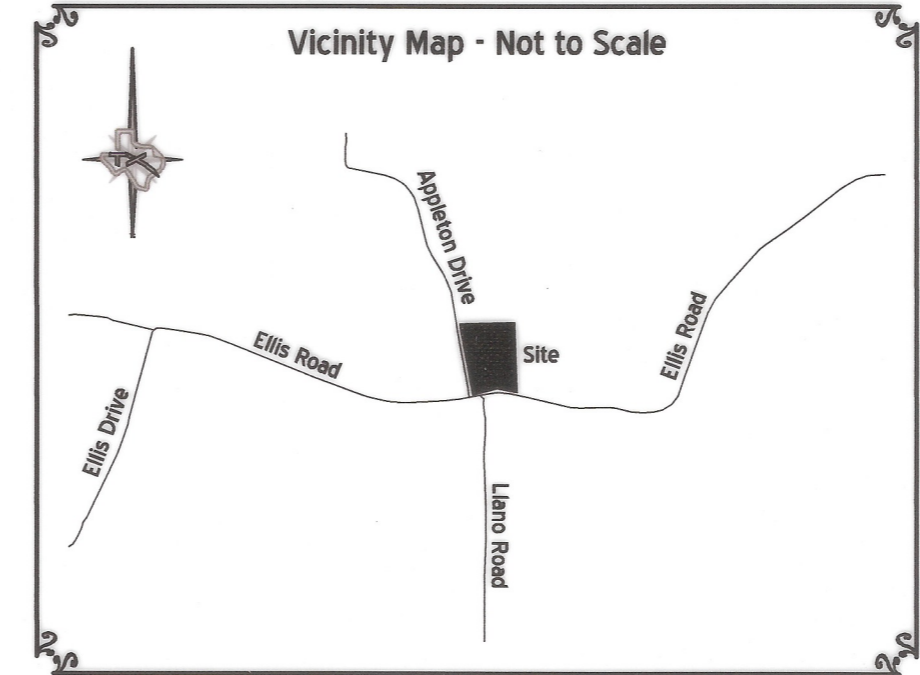
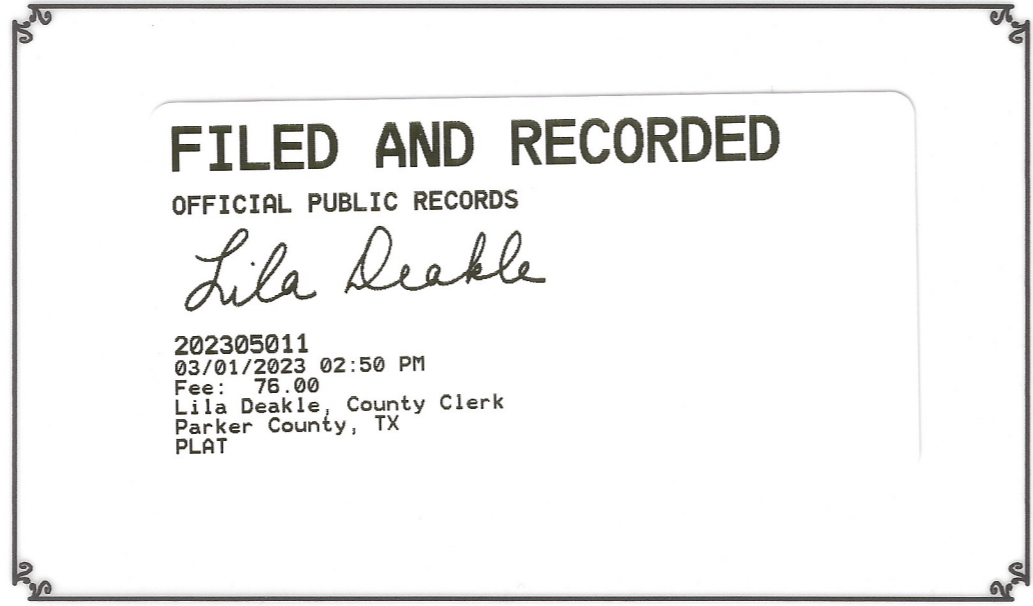
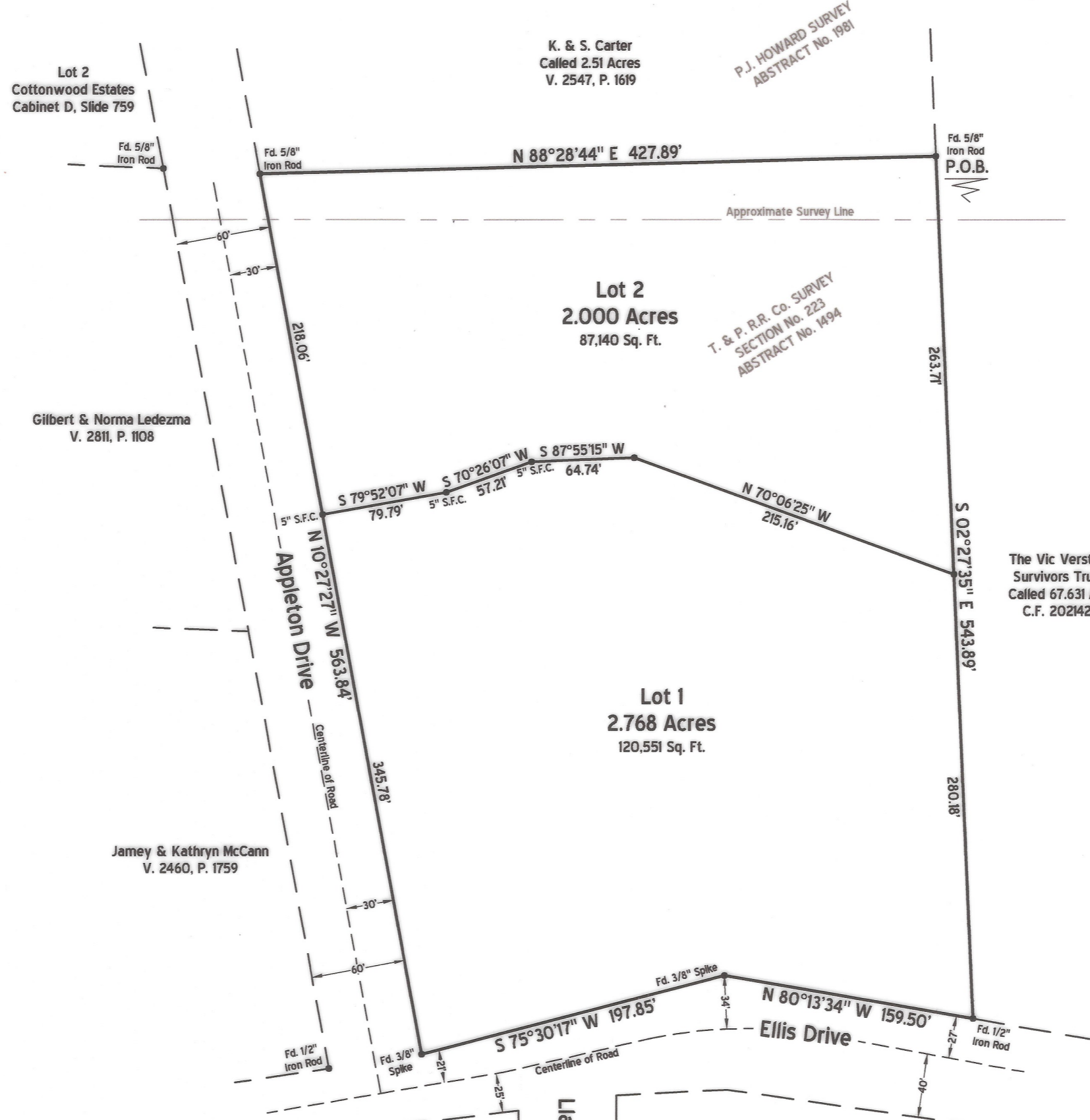
Surveyor's Notes:

- 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. 48367CD0375E, dated 9/26/2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 2) All corners are 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 Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202; using Texas Department of Transportation Surface Adjustment Factor of 1.00012. Use scale factor of 0.9998800143982722 to reverse surface adjustment (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 performed 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:

- 1) 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.
- 2) 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.)
- 3) 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.
- 4) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- 5) 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.
- 6) All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- 7) Water is to be served by private water wells and septic to be served by private on-site sewage facilities.

21494.016.000.00

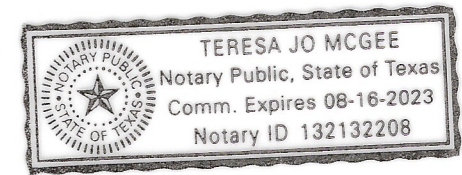


Now, Therefore, Know All Men By These Presents:
that Virgil Snell and Holly Snell acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Snell Estates, in addition to the City of Weatherford Extraterritorial 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.

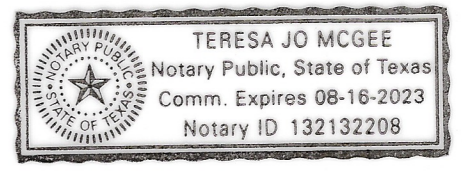
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

witness, my hand, this the 24th day of February, 2023.
By: Virgil Snell P.O.B. Holly Snell

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 Virgil Snell 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 24th day of February, 2023.



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 Holly Snell 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 24th day of February, 2023.



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.

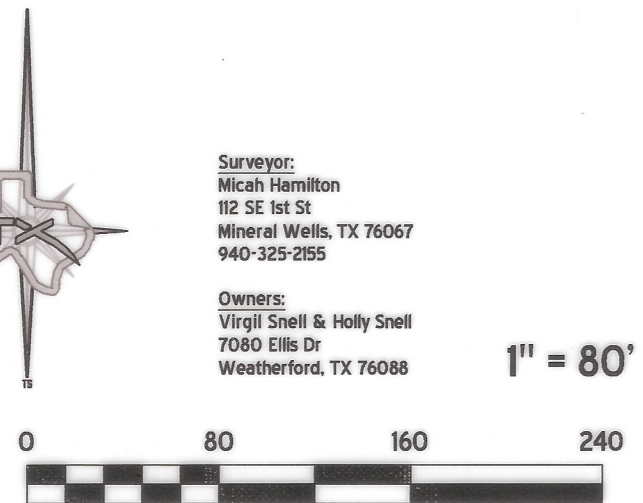
Approved By: Mona R. Barrow 02-24-2023
Development & Neighborhood Services Staff Date of Approval
Attest: [Signature] 02-27-2023
Secretary Date

17526
BR
E-16

Minor Plat
Lots 1 and 2
Snell Estates
an addition to the City of
Weatherford Extraterritorial
Jurisdiction, Parker County, Texas

Being a 4.768 acre tract of land out of the T. & P. R.R. CO. SURVEY, SECTION No. 223, ABSTRACT No. 1494, Parker County, Texas; being a portion of Tract 32, ORCHARD HILLS, an unrecorded subdivision in Parker County, Texas

February 2023



Plat Cabinet F Slide 439