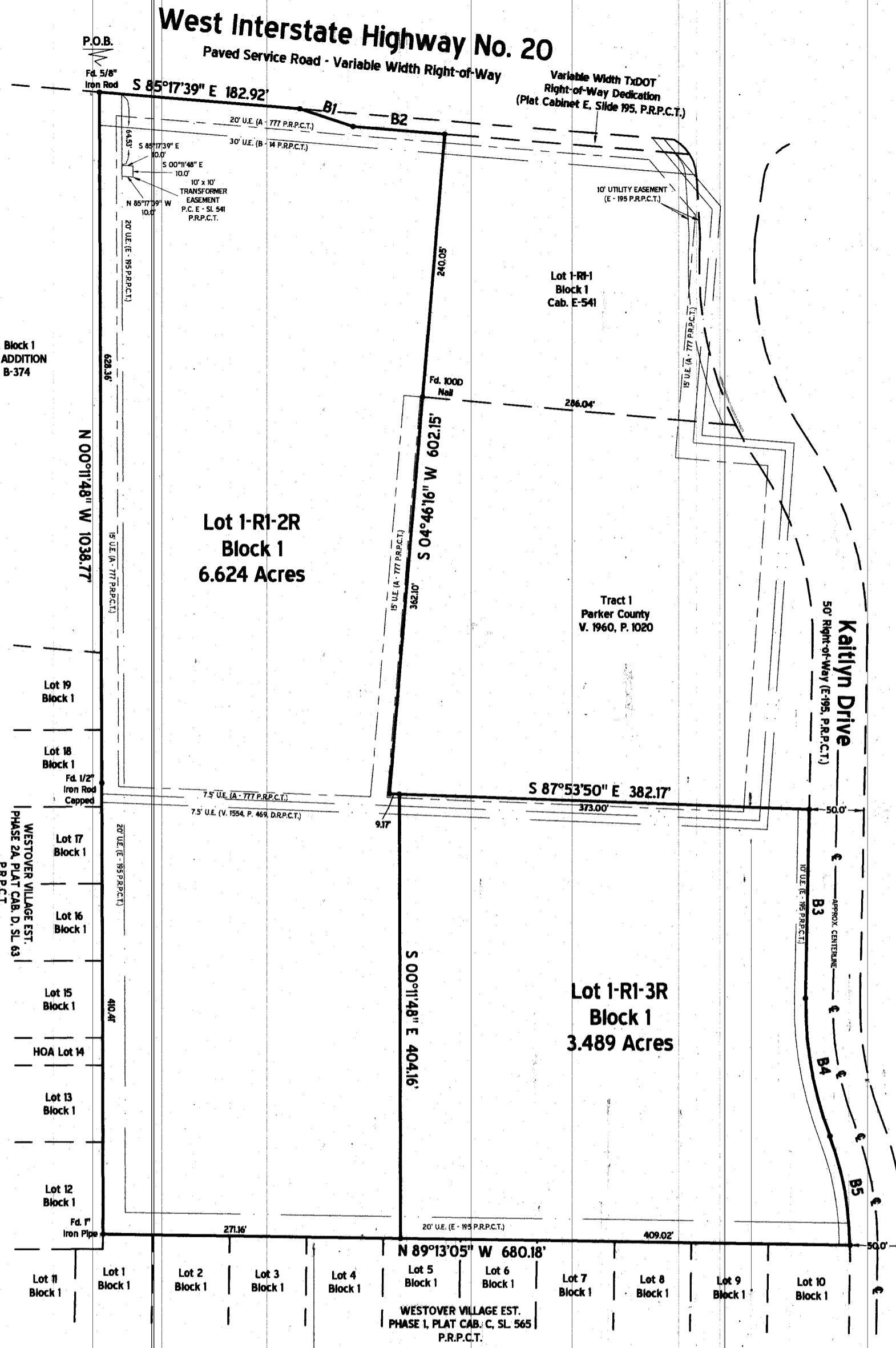


NOTES:

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN - ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0380F DATED APRIL 5, 2019. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) 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.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) ALL CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED. C.I.R.S. - SET 1/2" CAPPED IRON ROD STAMPED "TEXAS SURVEYING, INC."
- 5) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
- 6) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) 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.
- 8) 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.)
- 9) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- 10) THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- 11) ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.



WHEREAS, STORE HOUSE STORAGE WEATHERFORD, LLC, AND LIFE CITY CHURCH, BEING THE OWNER(S) OF A 10.83 ACRES TRACT OF LAND BEING ALL OF LOTS 1-R1-2 AND 1-R1-3, BLOCK 1, WAYSIDE INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 548, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS CONVEYED TO STOREHOUSE STORAGE WEATHERFORD, LLC, IN DOCUMENT NO. 32020952 AND 20201436, AND ALL OF THAT CERTAIN TRACT AS CONVEYED TO LIFE CITY CHURCH AND RECORDED IN DOCUMENT NO. 20202051, REAL RECORDS, PARKER COUNTY, TEXAS; 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" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN LOT 1-R1-2, BLOCK 1, WAYSIDE INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 548, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 85°17'39" E 182.92' TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 77°46'35" E 51.34' FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 85°17'39" E 83.45' FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), BEING THE NORTHERLY NORTHEAST CORNER OF SAID LOT 1-R1-2, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 04°48'16" W 402.15' FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) IN THE NORTH LINE OF SAID LOT 1-R1-3, BEING THE SOUTHEAST CORNER OF SAID LOT 1-R1-2, FOR A CORNER OF THIS TRACT.

THENCE S 87°53'50" E 382.17' FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) IN THE WEST LINE OF SAID KATLYN DRIVE, BEING THE NORTHEAST CORNER OF SAID LOT 1-R1-3, FOR THE EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID LOT 1-R1-3 AND THE WEST LINE OF SAID KATLYN DRIVE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 127.82 FEET, AND WHOSE CHORD BEARS S 10°04'02" E 127.00 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 100.94 FEET, AND WHOSE CHORD BEARS S 10°45'36" E 100.94 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE SOUTHEAST CORNER OF SAID LOT 1-R1-3, FOR THE SOUTHEAST CORNER OF THIS TRACT.

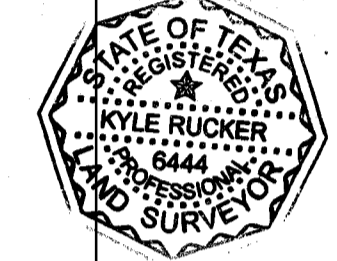
THENCE N 89°13'05" W 680.18' FEET TO A FOUND 1" IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 1-R1-3, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°11'48" W 1038.77' FEET TO THE POINT OF BEGINNING.

SURVEYORS 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.

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
 FIELD DATE: MARCH 2020 • JN070536R92



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT STORE HOUSE STORAGE WEATHERFORD, LLC, AND LIFE CITY CHURCH, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-R1-2R AND 1-R1-3R, BLOCK 1, WAYSIDE INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

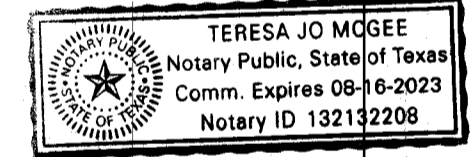
BY: *Robert Horton* 1-20-21
 STORE HOUSE STORAGE WEATHERFORD, LLC DATE
 ROBERT HORTON
Tim Dunn 1-21-21
 LIFE CITY CHURCH DATE
 TIM DUNN

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 ROBERT HORTON, 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, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF JANUARY, 2021.

Teresa Jo McGee
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

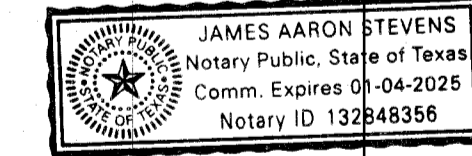


STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TIM DUNN, 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, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21st DAY OF JANUARY, 2021.

James Aaron Stevens
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| B1 | S 77°46'35" E | 51.34' |
| B2 | S 85°17'39" E | 83.45' |
| B3 | S 04°48'34" W | 171.87' |

| CURVE | RADIUS | ARC | CHORD | CHORD BEARING | DELTA |
|-------|---------|---------|---------|---------------|-----------|
| B4 | 325.00' | 127.82' | 127.00' | S10°04'02"E | 22°32'04" |
| B5 | 275.00' | 100.94' | 100.94' | S10°45'36"E | 21°09'04" |

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle

202103290
 01/25/2021 01:58 PM
 Fee: 78.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

PLAT CAB. E, SLIDE 658

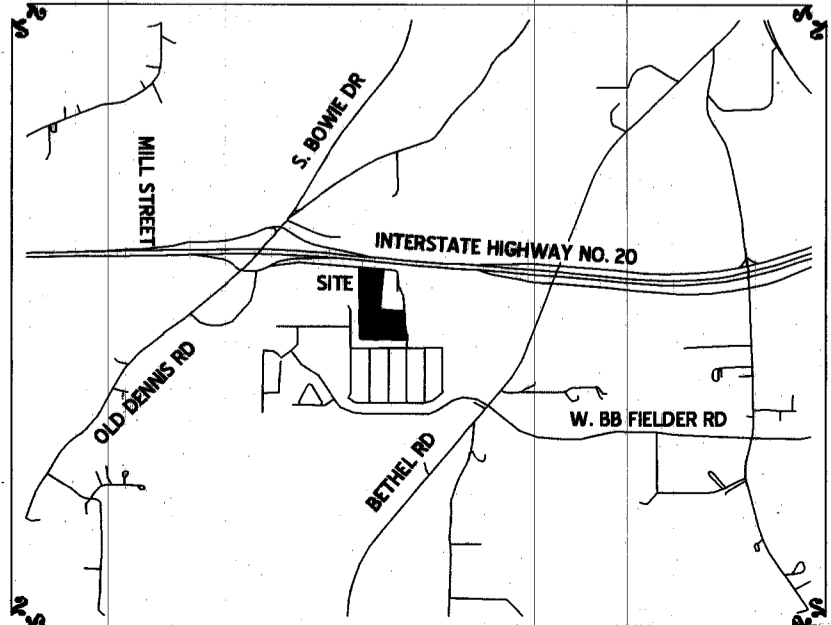


THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF WEATHERFORD, TEXAS AS DELEGATED BY THE CITY COUNCIL, AND IS HEREBY APPROVED BY SUCH DEPARTMENT.

BY: *Chad* 1-25-2021
 DEVELOPMENT & NEIGHBORHOOD STAFF DATE

ATTEST: *Yun Schrad* 1/25/21
 SECRETARY DATE

19010.001.001.20
 19010.001.001.30



REPLAT OF
 LOT 1-R1-2R & LOT 1-R1-3R, BLOCK 1,
 WAYSIDE INDUSTRIAL ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. BEING ALL OF LOTS 1-R1-2 AND 1-R1-3, BLOCK 1, WAYSIDE INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

JANUARY 2021

WEATHERFORD BRANCH - 817-594-0400

OWNER/DEVELOPER:
 STORE HOUSE STORAGE
 WEATHERFORD, LLC
 ROBERT HORTON
 2337 MEDFORD COURT WEST
 FORT WORTH, TX 76109

OWNER/DEVELOPER:
 LIFE CITY CHURCH
 TIM DUNN
 901 W 1-20
 WEATHERFORD, TX 76087

SURVEYOR:
 KYLE RUCKER, R.P.L.S.
 104 S. WALNUT ST.
 WEATHERFORD, TEXAS, 76086
 817-594-0400

