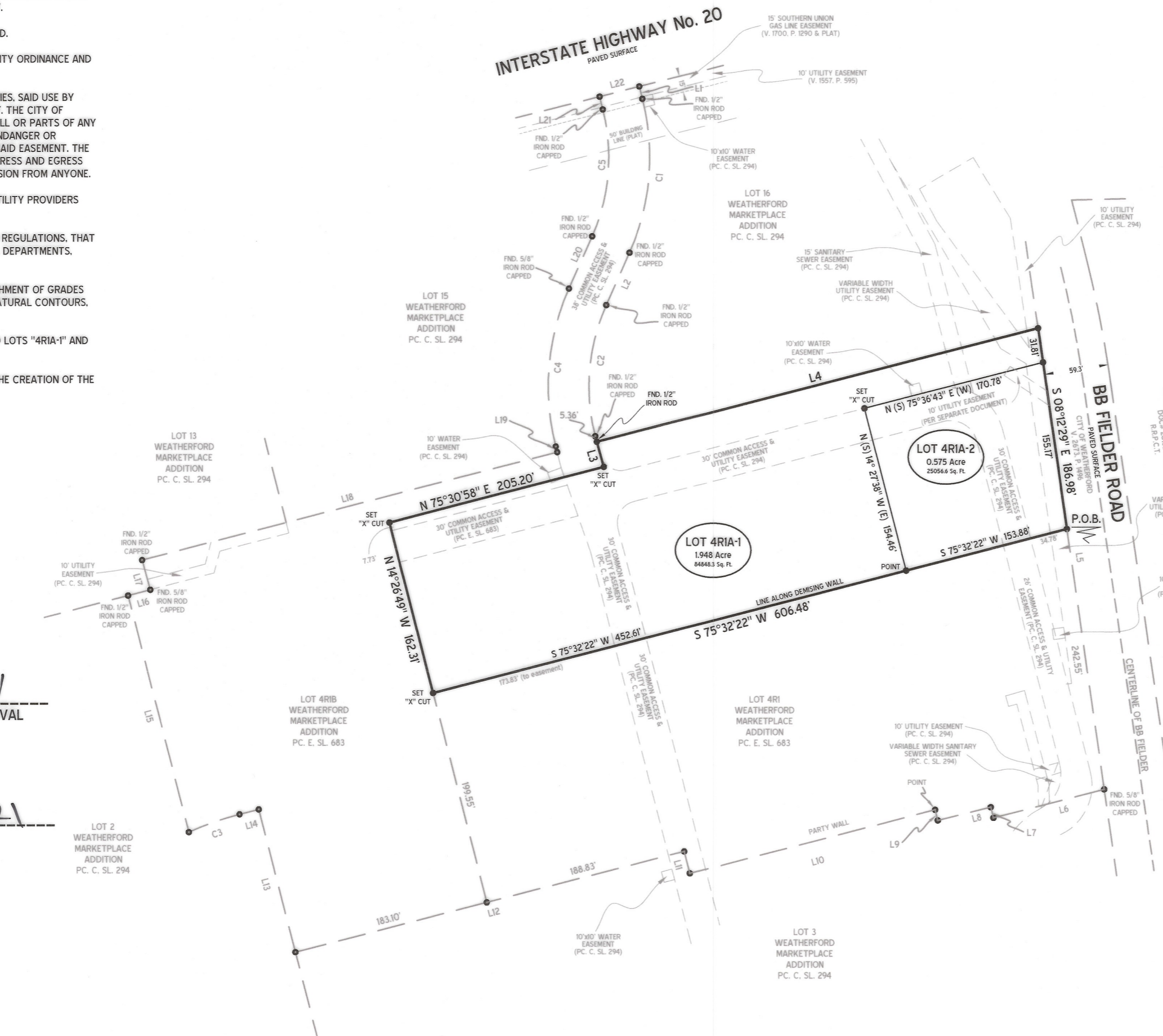


NOTES:

- THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X"; ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0385F, DATED APRIL 5, 2019. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.
- 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.
- 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.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 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.)
- 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.
- THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT "4RIA", WEATHERFORD MARKETPLACE ADDITION INTO LOTS "4RIA-1" AND "4RIA-2" FOR A SEPARATE STOREFRONT (2874.0 SQUARE FOOT AREA OF BUILDING AS SHOWN).
- ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THE PLAT.



APPROVED BY:

 DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF

10/14/21
 DATE OF APPROVAL

ATTEST:

 JOE GAMPFER

10/14/21
 DATE

CURVE	RADIUS	ARC	CHORD	CHORD BRG.
C1	216.00'	145.18'	142.47'	S 04°50'06" W
C2	184.00'	123.84'	121.52'	S 04°52'06" W
C3	300.00'	49.86'	49.80'	S 70°48'38" W
C4	222.00'	149.12'	146.33'	N 04°50'42" E
C5	178.00'	119.68'	117.43'	N 04°51'50" E

LINE	BEARING	DISTANCE
L1	S 13°59'58" E	11.73'
L2	S 24°02'43" W	52.82'
L3	S 15°26'20" E	24.00'
L4	N 75°36'43" E	422.01'
L5	S 08°12'29" E	429.53'
L6	S 75°38'36" W	105.99'
L7	N 14°02'55" W	10.13'
L8	S 76°02'15" W	50.71'
L9	N 13°58'42" W	10.00'
L10	S 75°31'57" W	234.70'
L11	N 14°34'54" W	20.76'
L12	S 75°33'40" W	371.92'
L13	N 14°26'12" W	135.88'
L14	S 75°43'30" W	18.39'
L15	N 14°27'47" W	225.58'
L16	N 75°24'16" E	21.17'
L17	N 15°12'26" W	28.38'
L18	N 78°33'11" E	397.20'
L19	N 14°26'18" W	5.36'
L20	N 23°58'12" E	52.83'
L21	N 14°11'05" W	12.17'
L22	N 75°46'14" E	38.00'



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

 202141970
 10/26/2021 10:26 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

PLAT CABINET F, SLIDE 73

19048
 WE
 CWE
 H-16

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, 148 WTX LLC, BEING THE OWNER OF A 2.523 ACRES TRACT OF LAND OUT OF THE R. INMAN SURVEY, ABSTRACT NO. 726, PARKER COUNTY, TEXAS, THE FOREGOING DESCRIBED LAND BEING ALSO KNOWN AS LOTS 4RIA, WEATHERFORD MARKETPLACE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO PLAT CABINET E, SLIDE 683, PLAT 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 SET 1/2" IRON ROD CAPPED AT THE SOUTHEAST CORNER OF SAID LOT 4RIA, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN LOT 4RI, SAID WEATHERFORD MARKETPLACE ADDITION (PC E. SL. 683), AND BEING IN THE CALLED WEST LINE OF BB FIELDER ROAD, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 75°32'22" W 606.48 FEET TO A SET "X" CUT IN THE EAST LINE OF LOT 4RIB, SAID WEATHERFORD MARKETPLACE ADDITION (PC. E. SL. 683), BEING THE WESTERLY COMMON CORNER OF SAID LOTS 4RIA AND 4RI, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID LOTS 4RIB AND 4RIA THE FOLLOWING COURSES AND DISTANCES:
 N 14°26'49" W 62.31 FEET TO A SET "X" CUT, FOR THE NORTHWEST CORNER OF THIS TRACT;
 N 75°30'58" E 205.20 FEET TO A SET "X" CUT, FOR AN ELL CORNER OF THIS TRACT;
 N 15°26'20" W 24.00 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT 16, WEATHERFORD MARKETPLACE ADDITION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SLIDE 294, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR A CORNER OF THIS TRACT.

THENCE N 75°36'43" E 422.01 FEET ALONG THE COMMON LINE OF SAID LOT 16, WEATHERFORD MARKETPLACE ADDITION (PC. C. SL. 294) AND SAID LOT 4RI, WEATHERFORD MARKETPLACE ADDITION (PC. E. SL. 683) TO A SET 1/2" IRON ROD CAPPED IN THE CALLED WEST LINE OF SAID BB FIELDER ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 08°12'29" E 186.98 FEET ALONG THE CALLED WEST LINE OF SAID BB FIELDER ROAD TO THE POINT OF BEGINNING.

SURVEYORS 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., 104 S. WALNUT ST., WEATHERFORD, TX 76086
 FIELD DATE: MARCH 2019 - JN190345-RP2



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____ ACTING HEREIN DO(E)S HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 4RIA-1 AND 4RIA-2, WEATHERFORD MARKETPLACE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO(E)S 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 8th DAY OF October, 2021.

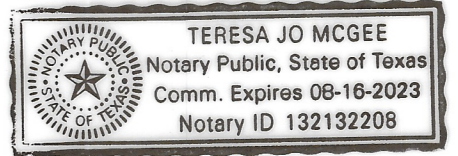
BY:
 JOE GAMPFER

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 Joe Gampfer, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS THE 8th DAY OF October, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MINOR PLAT
LOTS 4RIA-1 AND 4RIA-2
WEATHERFORD MARKETPLACE ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD
 PARKER COUNTY, TEXAS

BEING A 2.523 ACRES REPLAT OF LOT 4RIA,
 WEATHERFORD MARKETPLACE ADDITION, AN
 ADDITION TO THE CITY OF WEATHERFORD, AS
 RECORDED IN PLAT CABINET E, SLIDE 683, PLAT
 RECORDS, PARKER COUNTY, TEXAS.

JUNE 2021

