

State of Texas  
County of Parker

Whereas, Saigebrook Development, LLC, being the sole owner of a certain 0.171 acre tract of land out of Lot 2, Block 31, ORIGINAL TOWN OF WEATHERFORD, Parker County, Texas; being all of that certain tract conveyed to Saigebrook Development, LLC, in CC# 202028477, 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" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the south line of East Church Street, at the northwest corner of that certain tract conveyed to Texas Surveying, Inc. in CC# 201918582, and at the northeast corner of said Lot 2, for the northeast and beginning corner of this tract.

THENCE S 00°07'01" E at 74.86 feet pass a found 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" at the southwest corner of said Texas Surveying, Inc. tract, in all 149.99 feet to a found 1/2" capped iron rod at the southwest corner of that certain tract conveyed to Meek in Volume 1948, Page 758 and at the northeast corner of that certain tract conveyed to Solan in CC# 201729592, for the southeast corner of this tract.

THENCE N 89°34'49" W 49.83 feet along the north line of said Solan tract to a found 1/2" iron pipe, for the southwest corner of this tract.

THENCE N 00°07'01" W 149.61 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the south line of said East Church Street, for the northwest corner of this tract.

THENCE N 89°58'50" E 49.82 feet along said south line of East Church Street 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 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  
Field Date: October 5, 2020 - JN200926P



**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) C.I.R.S. - Set 1/2" iron rod with 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) 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.

5) Underground utilities were located during this survey per ticket number 2077221230. Please call 811 before any excavating or construction.

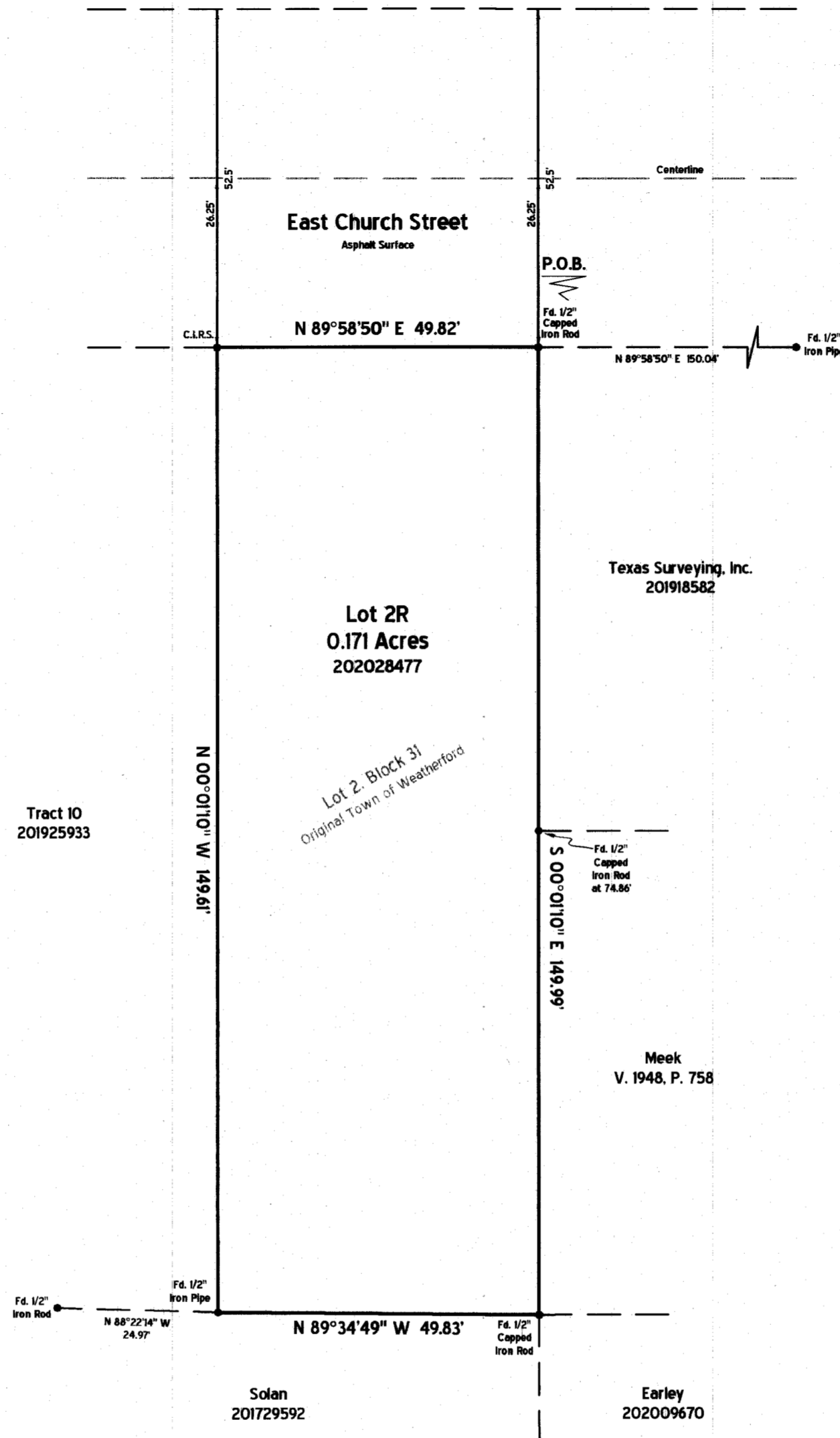
6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) 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.

8) 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.

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

10) The 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.



Now, Therefore, Know All Men By These Presents:

that \_\_\_\_\_ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 2R, Block 31, Original Town of Weatherford, 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, Texas.

Witness, my hand, this the 4th day of Dec, 2020.

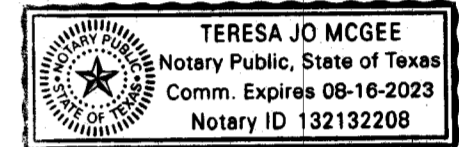
by: *Lisa Stephens*  
Saigebrook Development, LLC  
Lisa Stephens

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 Lisa Stephens, 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, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 4th day of December, 2020.

*Teressa Jo McGehee*  
Notary Public in and for the State of Texas



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: *Yim Kukulach*  
Development & Neighborhood Services Staff

12/4/20  
Date of Approval

Attest: *Andi Best*  
Secretary

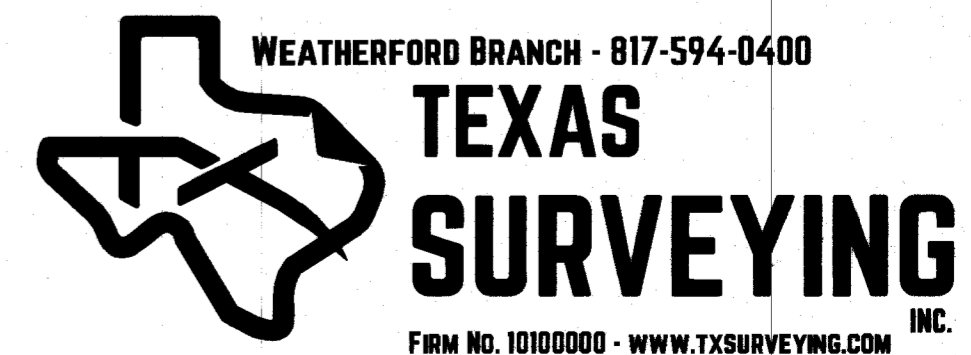
12/4/20  
Date

ACCT NO: 19035  
SCH DIST: WE  
CITY: CWE

19035.031.002.00

Replat  
Lot 2R, Block 31  
Original Town of Weatherford  
an Addition to the City of Weatherford,  
Parker County, Texas  
Being a Replat of a 0.171 acre tract out of Lot 2, Block 31,  
Original Town of Weatherford, Parker County, Texas.

November 2020



Plat Cabinet E Slide 624

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202040744  
12/08/2020 11:54 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

