

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 48367C0270E DATED SEPTEMBER 26, 2008. 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 SET 1/2" CAPPED IRON RODS (STAMPED "TEXAS SURVEYING, INC."), UNLESS OTHERWISE NOTED.

5) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.

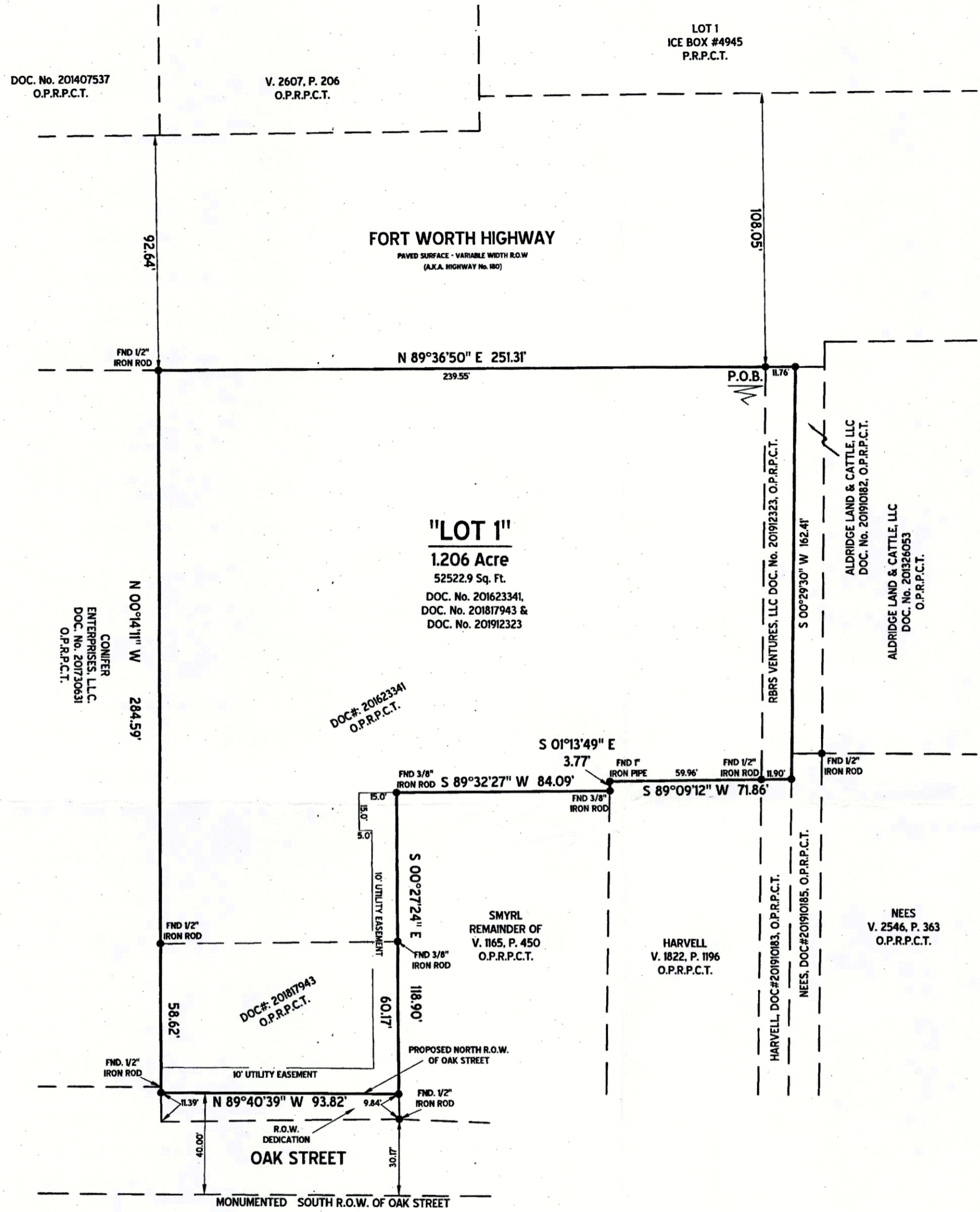
6) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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) AT THE TIME OF PLATTING, ALL PROPERTIES SHOWN HEREON ARE ZONED "C1" COMMERCIAL.



OWNER/DEVELOPER:
RBRB, VENTURES, LLC &
RLB ASSETS, LTD
2020 S. CHERRY LN.
FORT WORTH, TX 76108

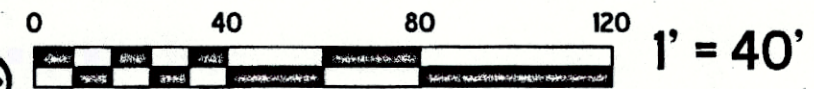
SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TEXAS, 76086
817-594-0400

CITY OF
WEATHERFORD
V. 411, P. 619

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
201915401
06/21/2019 02:19 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CAB. **E**, SLIDE **312**



APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:
[Signature]
CITY PLANNER
DATE OF RECOMMENDATION: **6-18-19**

APPROVED BY:
[Signature]
MAYOR/CITY MANAGER
DATE OF APPROVAL: **6-19-19**

ATTEST:
[Signature]
CITY SECRETARY
DATE: **6/19/19**

WHEREAS, RBRB, VENTURES, LLC & RLB ASSETS, LTD, BEING THE OWNERS OF A 1206 ACRES TRACT OF LAND BEING A PORTION OF LOT 1 BLOCK 5, YEOMAN'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE MYERS MAP AS LOCATED AT THE CITY HALL OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC. No. 201623341 AND BEING ALL THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOC. No. 201817943 DOC No. 201912323, O.P.R.P.C.T.; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) IN THE SOUTH LINE OF FORT WORTH HIGHWAY, FOR THE BEGINNING CORNER OF THIS TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 5, YEOMAN'S ADDITION.
THENCE N 89°36'50" E 117.6 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°29'30" W 162.41 FEET TO A POINT FOR THE EASTERMOST SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°09'12" AT 11.90 PASSING A FOUND 1/2" IRON ROD THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS RECORDED IN V. 1822, P. 1196, O.P.R.P.C.T., IN ALL 71.86 FEET TO A FOUND 1" IRON PIPE AT THE NORTHWEST CORNER OF SAID V. 1822, P. 1196, FOR AN INTERIOR ELL CORNER OF THIS TRACT.

THENCE S 01°13'49" E 3.77 FEET ALONG THE WEST LINE OF SAID V. 1822, P. 1196, TO A FOUND 3/8" IRON ROD FOR AN ELL CORNER OF THIS TRACT.

THENCE S 89°32'27" W 84.09 FEET TO A FOUND 3/8" IRON ROD FOR AN INTERIOR ELL CORNER OF THIS TRACT.

THENCE S 00°27'24" E AT 58.73 FEET PASSING A FOUND 3/8" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC. No. 201817943, O.P.R.P.C.T., IN ALL 118.90 FEET TO A SET 1/2" IRON ROD IN THE PROPOSED NORTH LINE OF OAK STREET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°40'39" W 93.82 FEET TO A FOUND 1/2" IRON ROD IN THE PROPOSED NORTHLINE OF SAID OAK STREET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°14'11" W 284.59 FEET ALONG THE EAST LINE OF SAID DOC. No. 201730631 AND DOC. No. 201817943 TO A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF SAID FORT WORTH HIGHWAY, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC. No. 201730631 O.P.R.P.C.T. FOR THE NORTHWEST CORNER OF THIS TRACT

THENCE N 89°36'50" E 239.55 FEET ALONG THE SOUTH LINE OF SAID FORT WORTH HIGHWAY TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

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.

[Signature]
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, 2018 - JN180309P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, *[Signature]* *[Signature]*, ACTING HEREIN DO(E)S HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 5, YEOMAN'S 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.

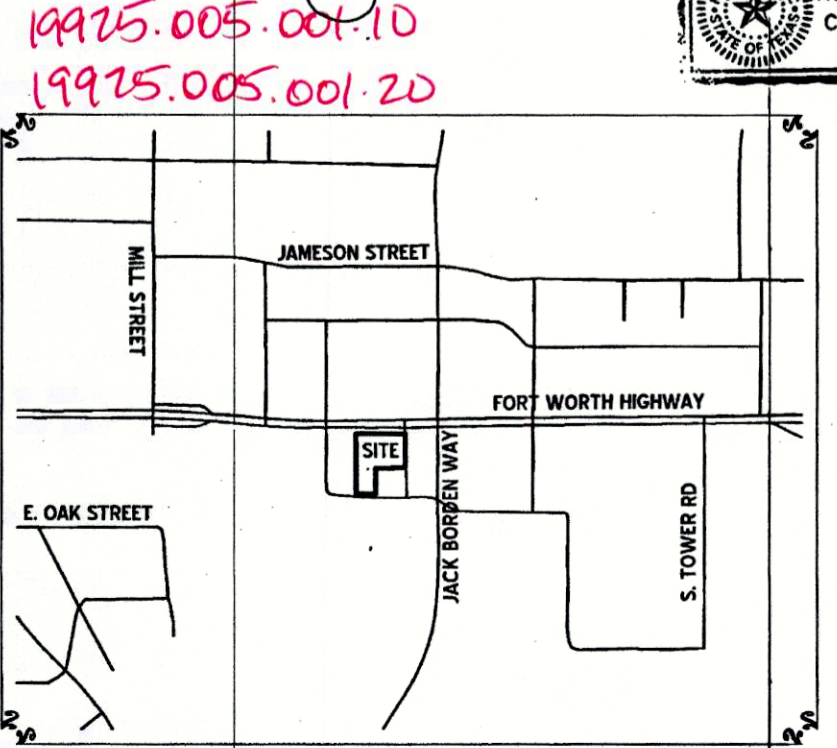
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.
BY:
[Signature] **6-17-19**
OWNER DATE
[Signature] **6/17/19**
OWNER DATE

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 *[Signature]* 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.

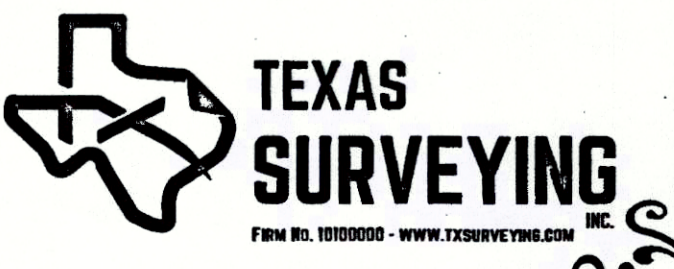
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **17** DAY OF **June**, 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 **17** DAY OF **June**, 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JOSHUA J. ANDERSON
Notary Public, State of Texas
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Notary ID 130741161



MINOR PLAT OF
LOT 1, BLOCK 5
YEOMAN'S ADDITION
BEING A 1.206 ACRES TRACT OF LAND; BEING A PORTION OF LOT 1, BLOCK 5, YEOMAN'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
JUNE 2019



ACCT. NO.: **19925**
SCH. DIST.: **W8**
CITY: **CWE**
MAP NO.: **H-15**

19925.005.001.10
19925.005.001.20