

State of Texas
County of Parker

Whereas, 3Z Enterprises, LLC, DBA Kyle Zanetti Trailers, being the sole owner of a 11.229 acres tract of land out of the F. L. GREEN SURVEY, ABSTRACT No. 495, Parker County, Texas; being a portion of that certain tract conveyed to 3Z Enterprises, LLC DBA Kyle Zanetti Trailers in Doc.#202023589, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

LINE	BEARING	DISTANCE
L1	S 55°01'01" E	62.26'
L2	S 13°03'48" E	107.95'
L3	N 04°58'50" W	135.31'
L4	S 58°18'06" W	67.36'

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 in the south line of Ranger Highway AKA Tx-312 Spur (Paved Surface - 100' R.O.W.), being a corner of that certain tract conveyed to Maughan in Doc.#201621149 and 202232196, R.P.R.P.C.T. and the northwest corner of said Doc.#202023589, for the northwest and beginning corner of this tract. WHENCE a found 3/8" iron rod, for the northeast corner of Lot 17, SANCHEZ CREEK PLACE, SECTION 1, according to the plat recorded in Cab. A. Sl. 621, Plat Records, Parker County, Texas, bears S 58°18'06" W 67.36 feet.

THENCE N 58°33'31" E 1133.97 feet, with the south line of said Ranger Highway, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the most northerly northeast corner of said Doc.#202023589 and this tract.

S 00°04'40" W 377.84 feet, to a found 2" steel fence post at the southwest corner of that certain tract described in Volume 1866, Page 323, Real Property Records, Parker County, Texas; for an ell corner of said Doc.#202023589 and this tract.

THENCE N 88°59'54" E 200.05 feet, to a set 1/2" iron rod with plastic stamped "Texas Surveying Inc." in the west line of Lot 4, Ranger Highway Development, according to the plat as recorded in Cabinet D, slide 206, Plat Records, Parker County, Texas; for the most easterly northeast corner of this tract.

THENCE S 00°04'15" W at 20.76 feet pass a found 1/2" iron rod for the common corner of said Lot 4 and Lot 3, said Ranger Highway Development, and continuing in all 358.30 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for the southeast corner of this tract.

THENCE N 89°41'09" W 1154.81 feet, to a found 1/2" iron rod at a corner of said Maughan tract, for the southwest corner of this tract.

THENCE N 04°58'50" W 135.31 feet, to the POINT OF BEGINNING.

Surveyor's 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
 W2207018-P - Field Date: July 27, 2022



Now, Therefore, Know All Men By These Presents:

that *Kyle Zanetti* acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Zanetti Place, an addition to the Extraterritorial Jurisdiction of 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 1st day of December, 2022.

By: *Kyle Zanetti*
 3Z Enterprises, LLC DBA Kyle Zanetti Trailers
 Kyle Zanetti (Owner)

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: *Monica B. Bouillon* 12-1-22
 Development & Neighborhood Services Staff Date of Approval

Attest: *Tim Schladt* 12/1/22
 Secretary 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 *Kyle Zanetti* 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 1st day of December, 2022.

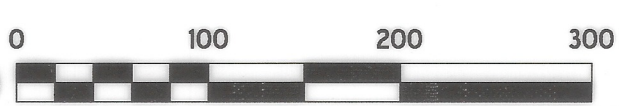
Teresa Jo McGee
 Notary Public in and for the State of Texas



Surveyor:
 Kyle Rucker, R.P.L.S.
 104 South Walnut Street
 Weatherford, TX 76086
 817-594-0400

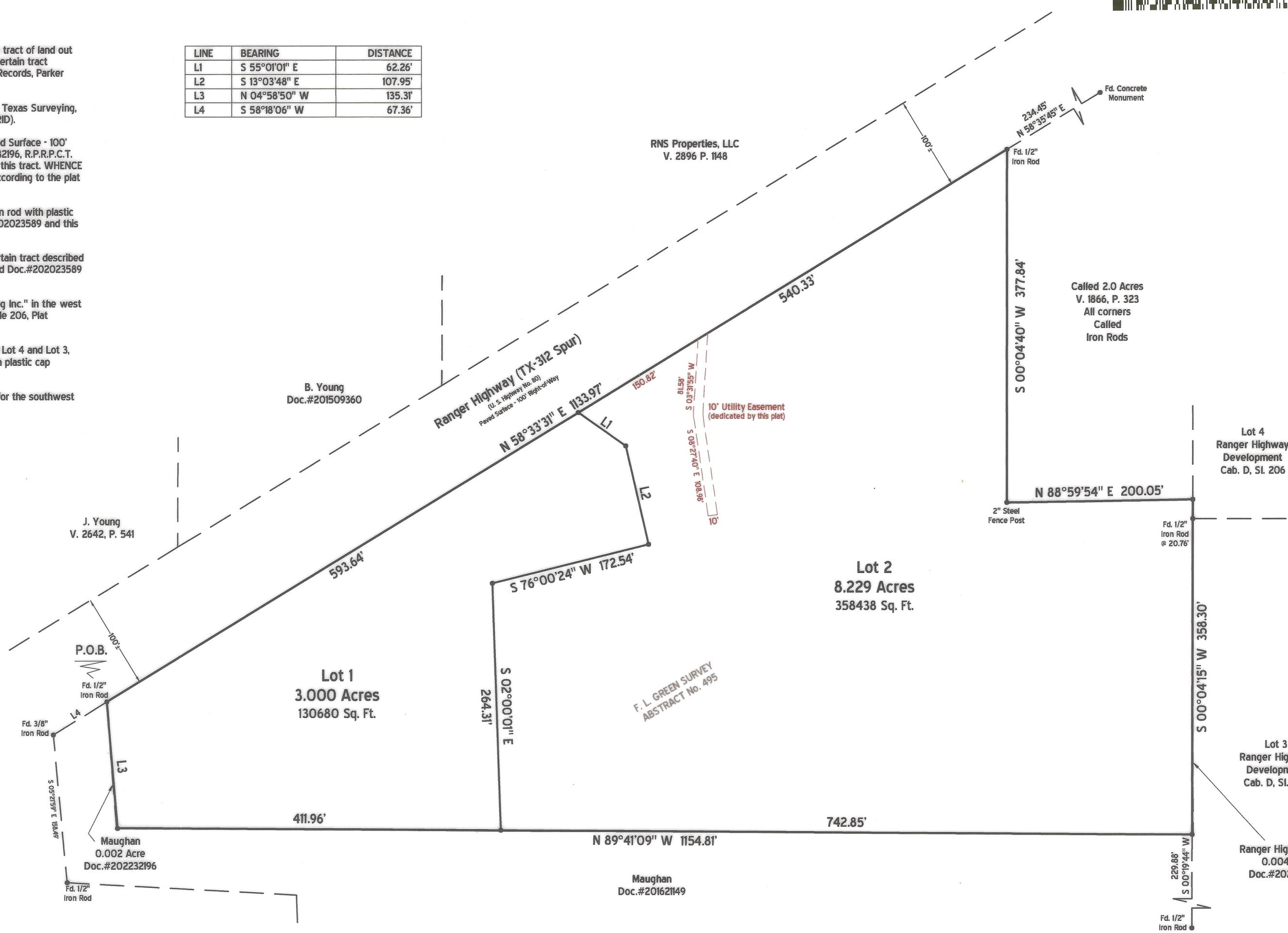
Owner:
 3Z Enterprises, LLC
 Kyle Zanetti
 1822 Ranger Highway
 Weatherford, TX 76088

1" = 100'



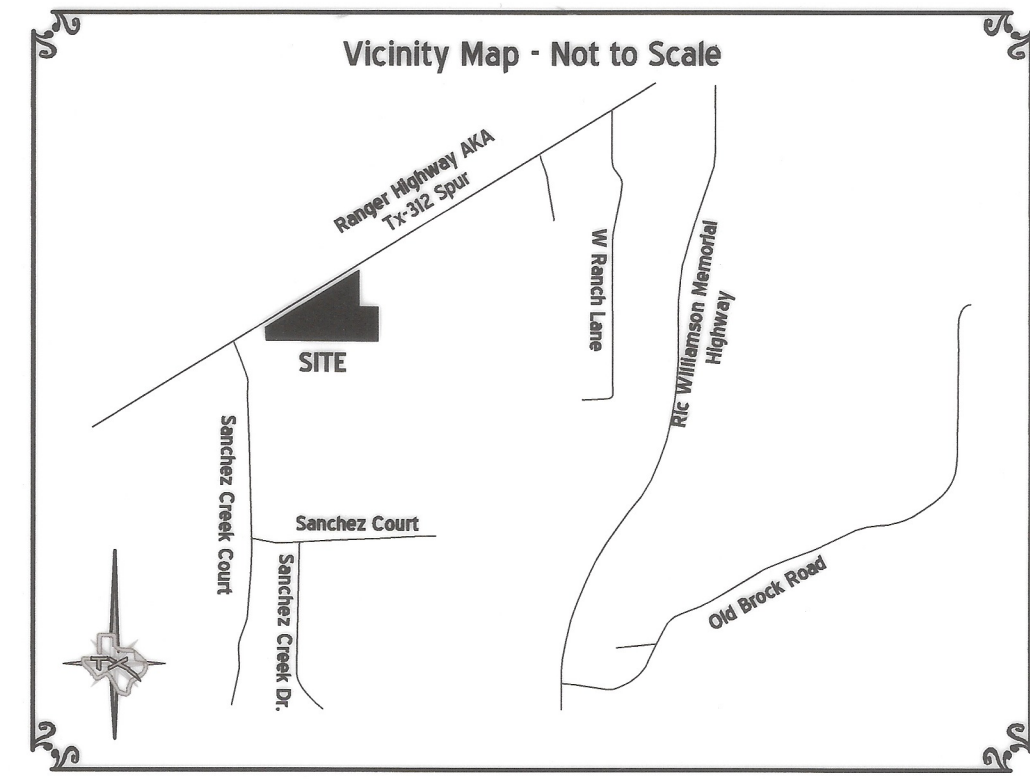
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202242409
 12/07/2022 02:38 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

Plat Cabinet **F** Slide **391**



20495.010.001.50
 20495.010.001.10
 20495.010.001.00

19944
 WE
 E-15



Final Plat
Lot 1 and Lot 2
Zanetti Place
 an addition to the Extraterritorial
 Jurisdiction of the City of Weatherford,
 Parker County, Texas
 Being a 11.229 acres tract of land out of the
 F. L. GREEN SURVEY, ABSTRACT No. 495,
 Parker County, Texas.

December 2022

TEXAS SURVEYING INC.
 WEATHERFORD BRANCH - 817-594-0400
 FIRM No. 1010000 - WEATHERFORD@TXSURVEYING.COM

- Surveyor 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. 48367C0380F, dated 4/5/2018. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
 - 2) All corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.
 - 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) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 5) With respect to the documents listed in Title Commitment GF No. Z2005552-45 the following easements and/or restrictions were reviewed for this survey:
 Subject to the following Easement(s) and/or Document(s):
 On-Site Sewage Facility (OSSF) - Doc.#202033530; R.P.R.P.C.T.
 The following Easement(s) and/or Document(s) do(es) not affect this tract:
 Texas Public Utilities Corporation - V. 183, P. 365; R.P.R.P.C.T.
 Brazos River Transmission Electric Cooperative - V. 224, P. 18; R.P.R.P.C.T.
 According to easement descriptions, visible apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.
 - 6) Water for this property to be served by private water well. Sanitary sewer for this property to be served by a private on site septic facility.
- 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 pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.