

State of Texas
County of Parker

Whereas ATN Building & Remodeling, LLC, being the sole owner of a 0.821 acres tract of land out of the D. Norton Survey, Abstract No. 1010, Parker County, Texas; Being the same tract of land as described in Document No. 202406691, Official Public Records, Parker County, Texas (O.P.R.P.C.T.); 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 - US Survey Feet):

BEGINNING at a found 1/2" capped iron rod, in the east line of North Mill Street, being the northwest corner of Lot 18, Block A, Heritage Trails, according to the Plat recorded in Plat Cabinet F, Slide 130, Plat Records, Parker County, Texas, for the southwest and beginning corner of this tract.

THENCE N 00°51'20" W, 239.03 feet, along the east line of said North Mill Street, to a found "Y" cut in concrete, in the south line of Narrow Street, for the northwest corner of this tract.

THENCE S 89°55'19" E, 110.11 feet, along the south line of said Narrow Street, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", being the northwest corner of that certain tract described in Document No. 201419682, O.P.R.P.C.T., for the northerly northeast corner of this tract.

THENCE S 00°27'15" W, 90.00 feet, along the west line of said Document No. 201419682, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for an interior ell corner of this tract.

THENCE S 89°55'19" E, 70.00 feet, along the south line of said Document No. 201419682, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", being in the west line of that certain tract described in Volume 2773, Page 374, O.P.R.P.C.T., for the easterly northeast corner of this tract.

THENCE S 00°27'15" W, 144.98 feet, along the west line of said Volume 2773, Page 374, O.P.R.P.C.T., to a found 1/2" capped iron rod, for the southeast corner of this tract. WHENCE a found 1/2" capped iron rod at a corner of said Lot 18 bears S 89°32'11" E, 126.91 feet.

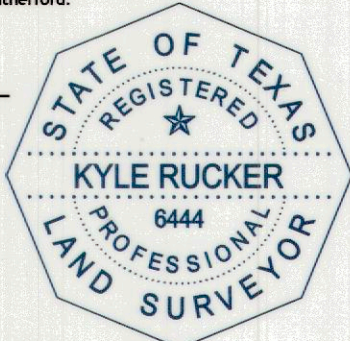
THENCE S 88°45'30" W, 174.72 feet to the POINT OF BEGINNING.

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, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Project ID: W2208026-P
Field Date: October 25, 2022
Preparation Date: July 16, 2024



Surveyor's 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) All corners are C.I.R.S. (set 1/2" iron rod with plastic cap 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 - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) 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.

City of Weatherford Notes:

A) 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.

B) 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.)

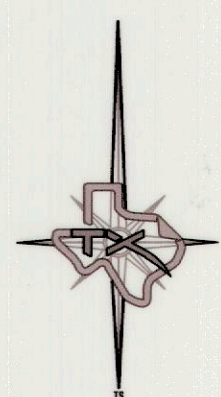
C) Special Notice: selling a portion of this addition by metes and bounds is a violation of City Ordinance, and is subject to fines and withholding of utilities and building permits.

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

E) 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.

F) All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

G) Water and sewer services to be provided by City of Weatherford.



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

Owner:
ATN Building & Remodeling, LLC
6333 Whitney Rd
Watauga, TX 76148

1" = 40'

Plat Cabinet **F** Slide **762**

FILED AND RECORDED

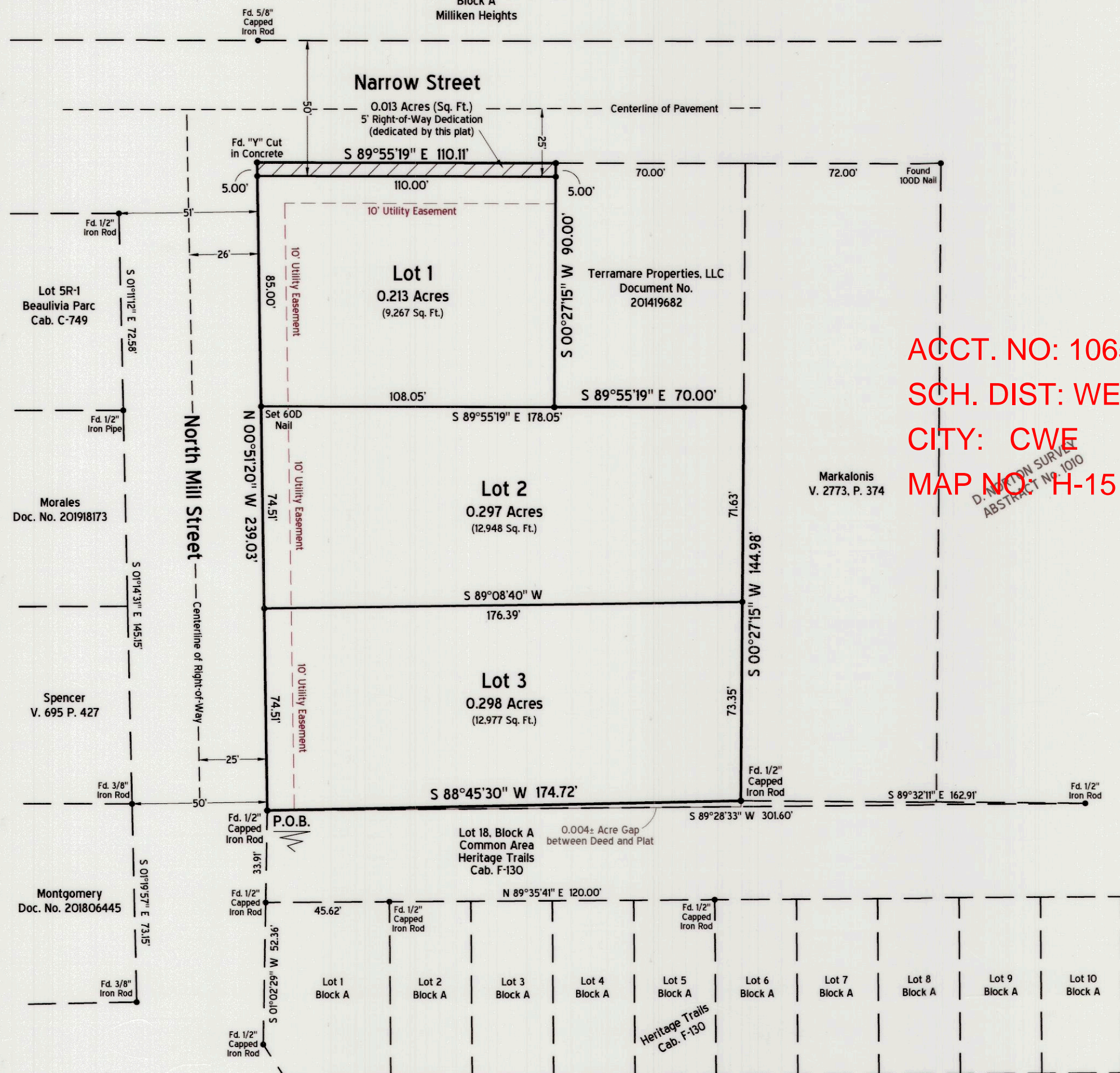
OFFICIAL PUBLIC RECORDS

Lila Deakle

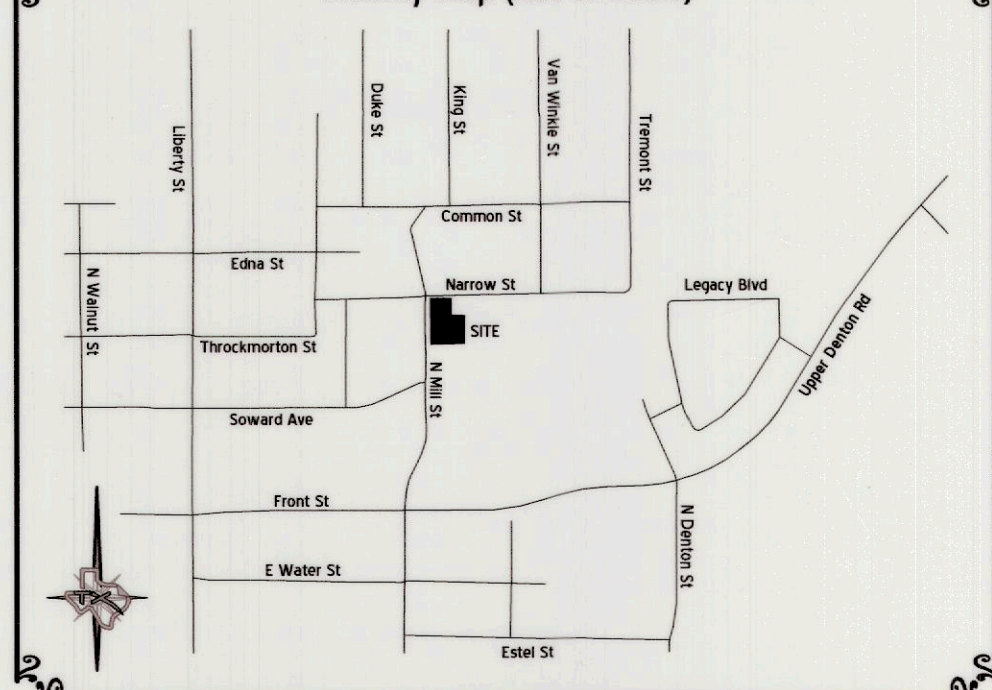
202420716
08/09/2024 01:29 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

City of Weatherford
86-399
Block A
Milliken Heights

15675.001.004.10

ACCT. NO: 10651
SCH. DIST: WE
CITY: CWE
MAP NO: H-15

Vicinity Map (not to scale)



Now, Therefore, Know All Men By These Presents:

that ATN Building & Remodeling, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2 and 3, Brackett Addition, 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, Parker County, Texas.

witness, my hand, this the 17th day of June, 2024.

By:

Jonathan Pokluda
ATN Building & Remodeling, LLC
Jonathan Pokluda (Owner)

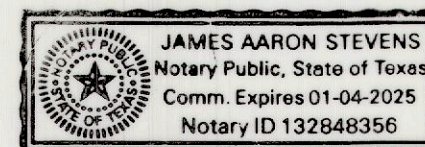
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jonathan Pokluda, 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 the 17th day of June, 2024.

Jonathan Pokluda
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 1st day of August, 2024.

By:

Brian C. Rucker
Chairman

Attest:

Andrea Gonzalez
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 1st day of August, 2024.

By:

Paul Pichon
Mayor

Attest:

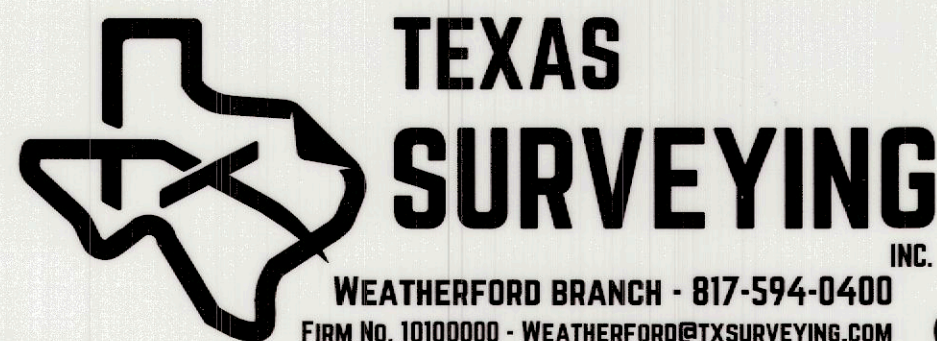
Andrea Gonzalez
Secretary

Final Plat Lots 1, 2 and 3 Brackett Addition

an addition to the City of Weatherford,
Parker County, Texas

Being a 0.821 acres tract of land out of the D. Norton
Survey, Abstract No. 1010, Parker County, Texas

July 2024



WEATHERFORD BRANCH - 817-594-0400
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM