

State of Texas
County of Parker

Whereas Main St Tacos, LLC, being the sole owner of that certain 0.464 acre tract being all of Lots 7 and 8, Block 14, of CARTER'S ADDITION to the City of Weatherford, plat of said subdivision being recorded in Cabinet A, Slide 14, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), and being comprised of all of those same tracts described as Tract 1 and Tract 2, in instrument to said Main St Tacos, LLC, recorded under Clerk's File Number 202500395, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), said 0.464 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet):

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the east right-of-way of N Main Street, (aka Farm to Market Highway No. 51) (width varies), with the north right-of-way of E 2nd Street, (80 feet wide), being the southwest corner of said Lot 8, said Tract 1, and the herein described tract, from which a 5/8" iron rod found for reference bears S 05°09'56" W, 3.19 feet:

THENCE N 00°04'04" W, 98.00 feet, with the east right-of-way of said N Main Street, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of said Lot 7, said Tract 1 and the herein described tract, being the southwest corner of Lot 6 of said Block 14, from which a 5/8" iron rod found for reference bears S 22°08'27" W, 1.21 feet, and a 5/8" iron rod found for the northwest corner of said Lot 6 bears N 00°04'04" W, 51.76 feet:

THENCE N 89°11'01" E, with the common line of said Lot 7 and said Lot 6, at 143.64 feet pass a 1/2" capped iron rod found for the northeast corner of said Tract 1, the northwest corner of said Tract 2, in all a total distance of 203.65 feet, to a 1/2" iron rod found in the west line of Lot 0, Block 6, of SOWARD and DUGAN'S ADDITION, plat of said subdivision recorded in Vol. 6, Page 365, of the Deed Records of Parker County, Texas, for the northeast corner of said Lot 7, said Tract 2 and the herein described tract, being the southeast corner of said Lot 6, and being the southwest corner of that certain called 0.76 acre tract described in instrument to Lester Cody Dickerson and Kendra Black, recorded under Clerk's File Number 202414452, O.P.R.P.C.T., and the northwest corner of that certain called 0.200 acre tract described in instrument to Robbie Wayne Cervantes, recorded under Clerk's File Number 202315533, O.P.R.P.C.T.:

THENCE S 00°07'07" W, 100.85 feet, with the east line of said Lots 7 and 8, the west line of said Lot 0, to a 1/2" iron rod found in the north right-of-way of said E 2nd Street, for the southeast corner of said Lot 8, said Tract 2 and the herein described tract, being the southwest corner of said Lot 0 and said 0.200 acre tract, from which a 5/8" iron rod found for the southeast corner of said Block 6 bears N 89°59'12" E, 320.31 feet:

THENCE S 89°59'12" W, with the north right-of-way of said E 2nd Street, at 60.00 feet pass a 1/2" capped iron rod found for the southwest corner of said Tract 2, the southeast corner of said Tract 1, from which a 5/8" iron rod found for reference bears S 50°48'45" W, 4.78 feet, in all a total distance of 203.30 feet, to the POINT OF BEGINNING, and containing 0.464 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txs-e.com · 817-594-0400
Project ID: W2412021-RP
Field Date: December 24, 2024
Revised Date: February 17, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

2) Currently this tract appears to be located within the following area(s):

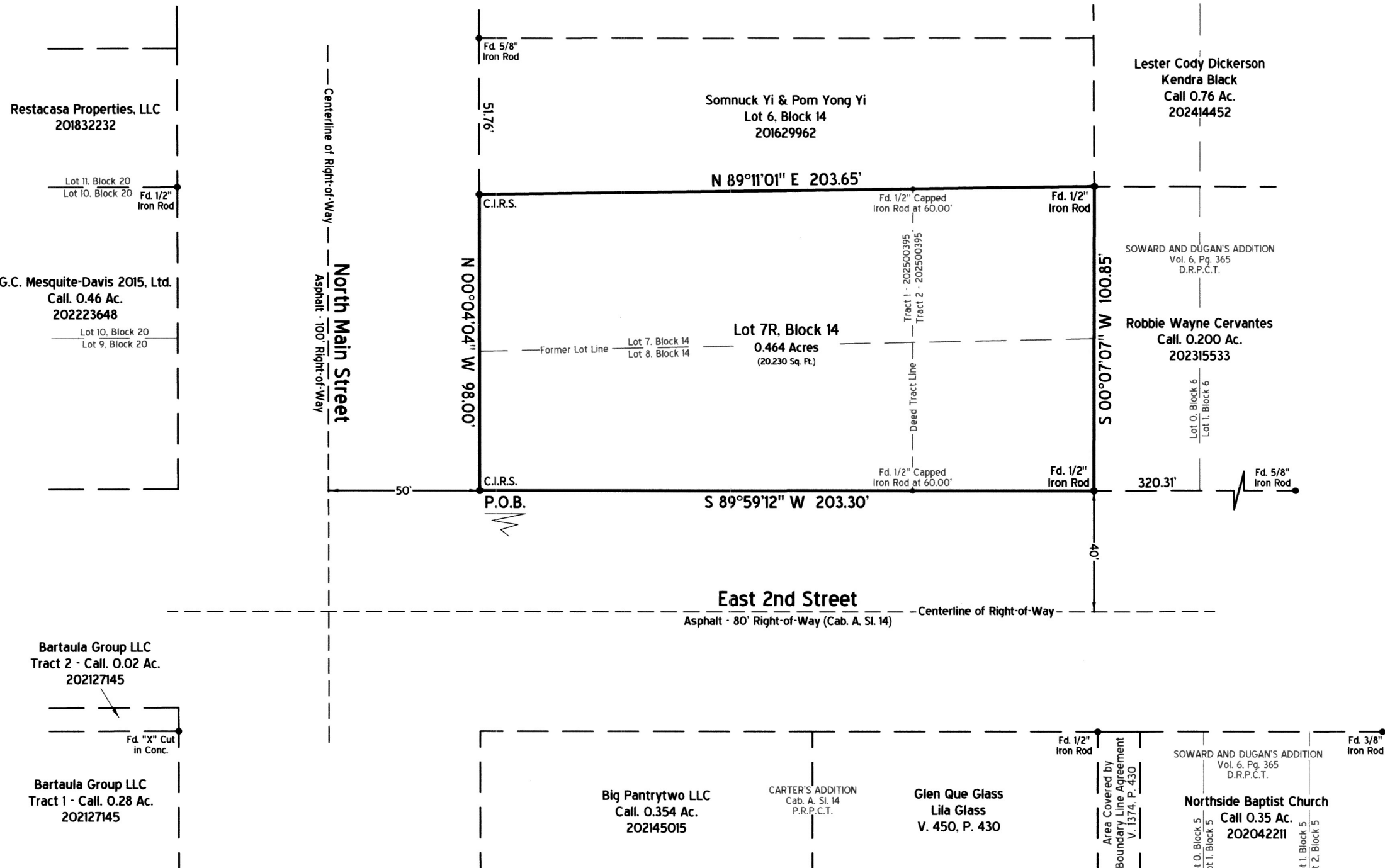
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

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.

3) Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

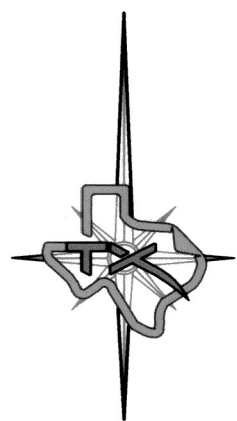
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"



11020.014.007.00
11020.014.008.00

11020
WE
CWE
H-14



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut Street
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s)
Main St Tacos, LLC
4083 E Rosedale St
Fort Worth, TX 76105

1" = 40'



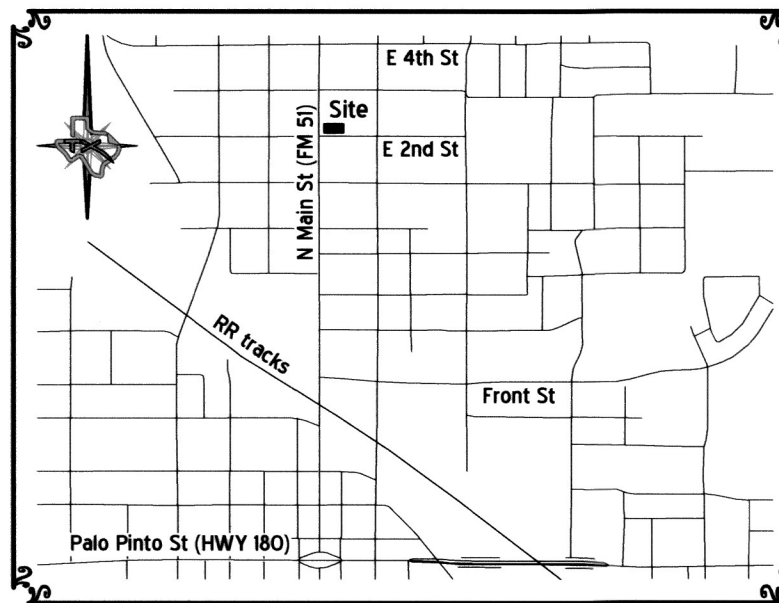
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202507549
03/24/2025 11:30 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet **A** Slide **080**



Vicinity Map (1" = 2,000')

202507549 PLAT Total Pages: 1

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

Arch C (18" x 24")

That Main St Tacos, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 7R, Block 14, Carter's 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 6th day of March, 2025.

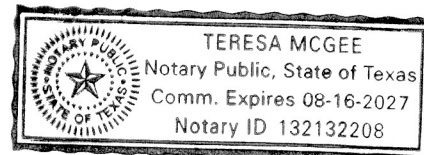
By: Manuel Garcia
Main St Tacos, LLC (Owner)
Manuel Garcia (Managing Member)

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 Manuel Garcia, 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 6th day of March, 2025.

Sharon 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:

Monica Johnson
Development & Neighborhood Services Staff

03-11-25
Date of Approval

Attest:

Sharon McGehee
Development & Neighborhood Services Staff

3/11/25
Date of Approval

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, 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 services to be provided by the City of Weatherford.

H) Sanitary sewer services to be provided by the City of Weatherford.

Replat
Lots 7R, Block 14
Carter's Addition
an addition to the City of
Weatherford, Parker County, Texas

Being a 0.464 acre replat of Lots 7 and 8, Block 14, Carter's Addition,
an addition to the City of Weatherford, according to the plat recorded
in Cabinet A, Slide 14, Plat Records, Parker County, Texas

March 2025

**TEXAS
SURVEYING &
ENGINEERING**
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586