

State of Texas
County of Parker

Whereas Peter James Carus, being the sole owner of that certain 12.576 acre tract of land out of the I. & G.N. R.R. Co. Survey, Abstract No. 1819, Parker County, Texas; being all of that certain tract conveyed to Carus in Clerk's File No. 202232706, Real Property Records, Parker County, Texas, (R.P.R.P.C.T.); 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found concrete monument, at the northeast corner of Montclair, an addition to the City of Weatherford, as recorded in Plat Cabinet F, Slide 96, Plat Records, Parker County, Texas (P.R.P.C.T.), and at the southeast corner of that certain Tract 3 conveyed to Noland in CF# 201728194, R.P.R.P.C.T., for the beginning corner of this tract:

THENCE N 00°19'47" E, 355.94 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the southwest corner of Lot 19, Block 2, Rolling Hills, as recorded in Volume 293, Page 601, R.P.R.P.C.T., for the northwest corner of this tract;

THENCE N 89°50'23" E, 660.67 feet, to a found 3/8" iron rod, at the common southerly corner of Lots 17 & 18, of said Block 2, for a corner of this tract;

THENCE N 89°29'54" E, 83.92 feet, to a 4.5" steel fence post, at the northwest corner of that certain tract conveyed to Davis in CF# 201506719, R.P.R.P.C.T., for the northeast corner of this tract;

THENCE S 00°14'34" E, 236.94 feet, to a 4.5" steel fence post, at a corner in the west line of that certain tract conveyed to Young in Volume 1942, Page 403 (described in Volume 1123, Page 496), R.P.R.P.C.T., for a corner of this tract;

THENCE S 32°37'32" W, 59.99 feet, to a point, at the westerly corner of said Young tract, for a corner of this tract;

THENCE S 45°45'43" E, 88.30 feet, to a 4.5" steel fence post, at the southerly corner of said Young tract, and in the North right-of-way of West Park Avenue, for a corner of this tract;

THENCE S 48°16'23" W, 300.60 feet, with the northwest right-of-way of said West Park Avenue, to a found 1" iron pipe, at the easterly corner of that certain tract conveyed to Garvin Volume 528, Page 448, R.P.R.P.C.T., for a corner of this tract;

THENCE along said Garvin tract as follows:
N 53°25'41" W, 273.86 feet, to a 4.5" steel fence post, for a corner of this tract;
S 29°11'32" W, 174.71 feet, to a found 3/8" iron rod, for a corner of this tract;
S 57°14'09" E, 275.65 feet, to a found 1" iron pipe, in the northwest right-of-way of said West Park Avenue, for a corner of this tract;

THENCE with the northwest right-of-way of said West Park Avenue as follows:
S 30°50'48" W, 307.39 feet, to a found 1/4" iron pipe, for a corner of this tract;
S 38°07'42" W, 97.07 feet, to a found 1/2" iron rod, at the northeast corner of that certain tract conveyed to Fuchs in CF# 201509401, R.P.R.P.C.T., for the southeast corner of this tract;

THENCE S 88°53'02" W, 264.44 feet, to a found 1/2" iron rod, at the northwest corner of said Fuchs tract, and in the east line of said Montclair, for the southwest corner of this tract;

THENCE N 00°05'30" E, 674.54 feet, with the east line of said Montclair, to the POINT OF BEGINNING.

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
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: W2502064-P
Field Date: May 27, 2025
Revised Date: May 28, 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):

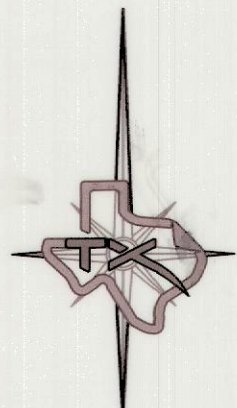
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0385F, dated April 5, 2019; 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.

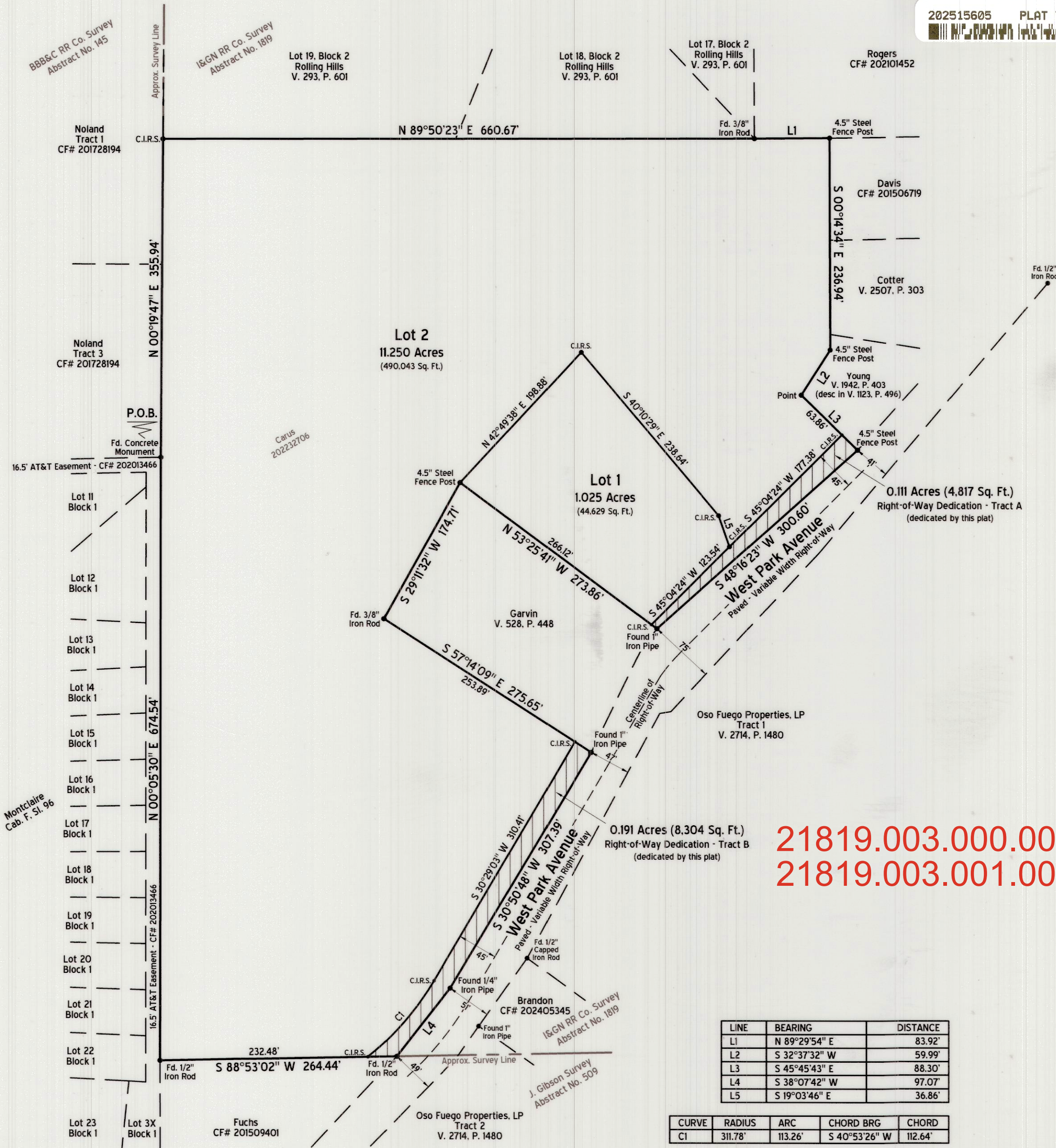
5) C.I.R.S. = set 1/2" capped iron rod with plastic cap stamped "TEXAS SURVEYING INC"



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

Owner(s):
Peter James Carus
700 W Park Ave
Weatherford, TX 76086

1" = 100'



202515605 PLAT Total Pages: 1

Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Peter James Carus, 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 and 2, Carus Estates, 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 4th day of June, 2025.

By: *Peter James Carus*

Peter James Carus (Owner)

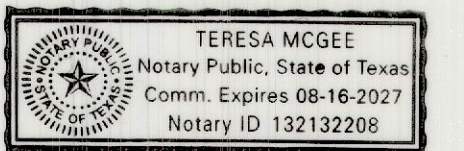
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Peter James Carus*, 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 4th day of June, 2025.

By: *Teresa McGee*

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 9th day of June, 2025.

By: *Brian Cripe*

Chairman

Attest: *Andrea McDonald*

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 9th day of June, 2025.

By: *Paul Foshall*

Mayor

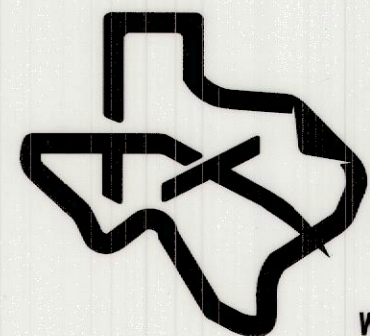
Attest: *Andrea McDonald*

Secretary

City of Weatherford Notes:

- 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.
- 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.).
- 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.
- All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- 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.
- All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Water services to be provided by the City of Weatherford.
- Sanitary sewer services to be provided by private on-site septic facilities (OSSF).
- The private on-site septic facilities (OSSF) comply with Texas Commission on Environmental Quality (TCEQ) and TAC 285 requirements for OSSF spacing and setbacks.

11027
WE
CWE
G-16



Final Plat
Lots 1 and 2
Carus Estates

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

Being a 12.576 acre tract of land out of the I. & G.N. R.R. Co.
Survey, Abstract No. 1819, Parker County, Texas

June 2025

TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515605
06/12/2025 10:36 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 128

Vicinity Map (1" = 5,000')

