

State of Texas
County of Parker

Whereas EAO Group, LLC, being the sole owner of that certain 0.473 acre tract of land out of the A. Brackene Survey, Abstract No. 72, Parker County, Texas; being a portion of Lots 3 and 4, Block 51, Courts Addition to the City of Weatherford, Parker County, Texas; being all of that certain called 0.473 tract conveyed to EAO Group, LLC in Clerk's File No. 20259220, 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 1/2" iron rod in the west right-of-way of FM Highway 51 (a.k.a. South Main Street) and at the southeast corner of a certain Tract 1 conveyed to ANNUNZIATO & AYERS, LLC, recorded in Clerk's File No. 20160858, R.P.R.P.C.T., at the northeast corner of said EAO Group, LLC tract, for the northeast and beginning corner of this tract:

THENCE S 00°08'42" W, 118.00 feet, to a found 5/8" iron rod at the northwest intersection of said South Main Street and Akard Street, at the southeast corner of said EAO Group, LLC tract, for the southeast corner of this tract:

THENCE N 89°55'48" W, 124.89 feet, with the north right-of-way of said Akard Street, to a found 5/8" iron rod, for a corner of this tract:

THENCE S 89°52'01" W, 49.09 feet, with the north right-of-way of said Akard Street, to a found 1/2" iron pipe at the southeast corner of a certain tract conveyed to HUGHES in Clerk's File No. 202207378, R.P.R.P.C.T., and at the southwest corner of said EAO Group, LLC tract, for the southwest corner of this tract:

THENCE N 00°10'36" W, 117.64 feet, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" at a common corner of said EAO Group, LLC tract and said HUGHES tract, at the southeast corner of a certain tract of land conveyed to HENSON in Volume 2713, Page 38, R.P.R.P.C.T., and at the southwest corner of a certain tract of land conveyed to ANNUNZIATO in Clerk's File No. 202136986, R.P.R.P.C.T., for the northwest corner of this tract:

THENCE N 89°08'10" E, 49.67 feet, to a found 1/2" iron rod at the common corner of said ANNUNZIATO & AYERS, LLC Tract 1 and said ANNUNZIATO tract, for a corner of this tract:

THENCE S 89°48'08" E, 124.97 feet, to the POINT OF BEGINNING, and containing 0.473 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 St - Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2506016-RP
Field Date: September 25, 2025
Revised Date: September 29, 2025



Surveyor's Notes:

1) 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.

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 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) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

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

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.

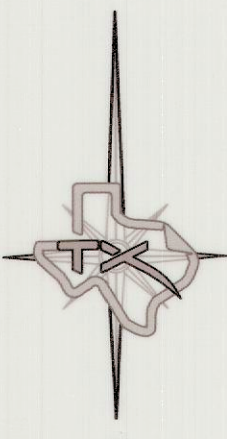
D) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

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.



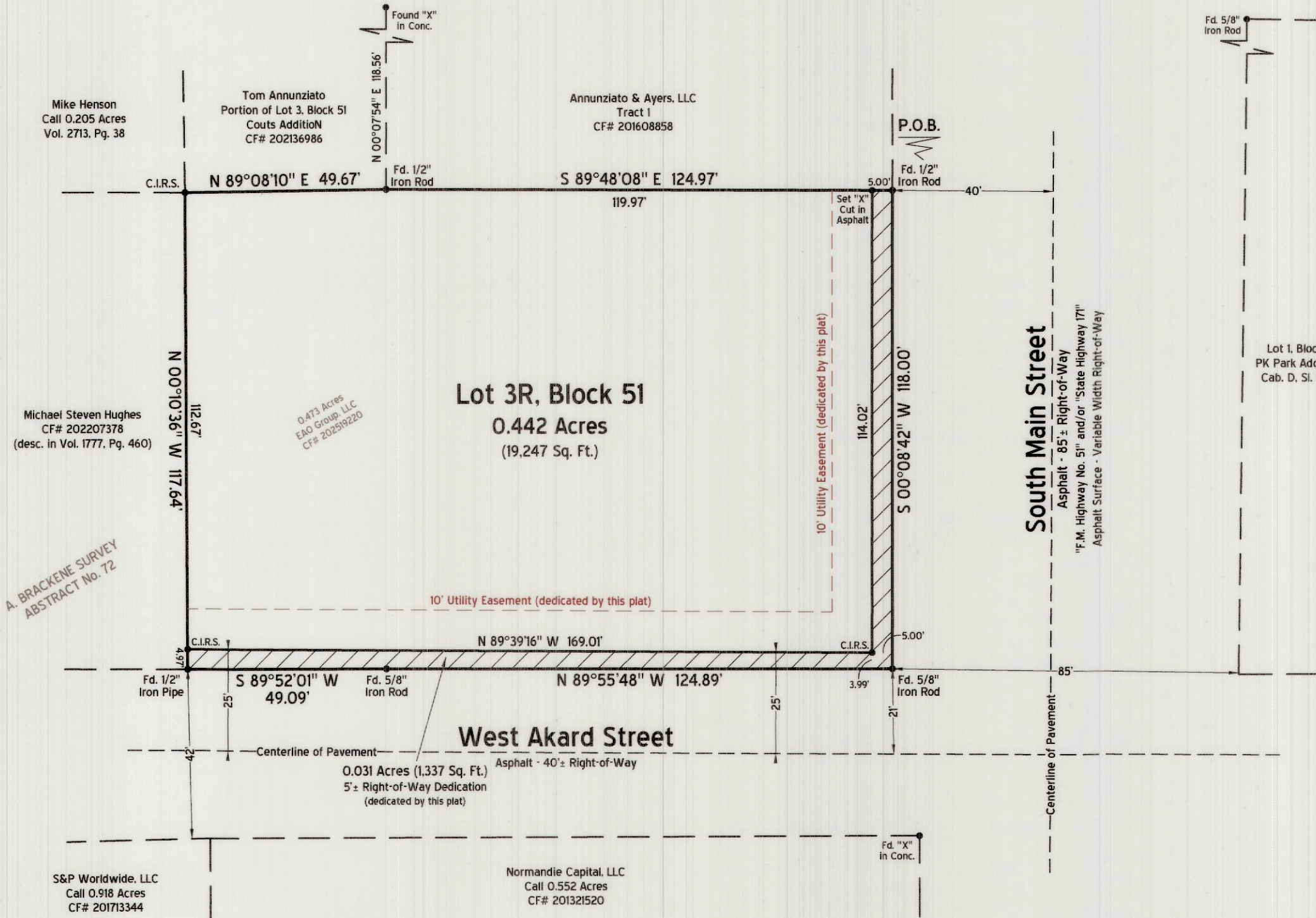
Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s):
EAO Group, LLC
1090 Stagecoach Ranch Dr
Weatherford, TX 76085

1" = 30'



11560.051.004.00
11560.051.004.10
11560.051.003.30



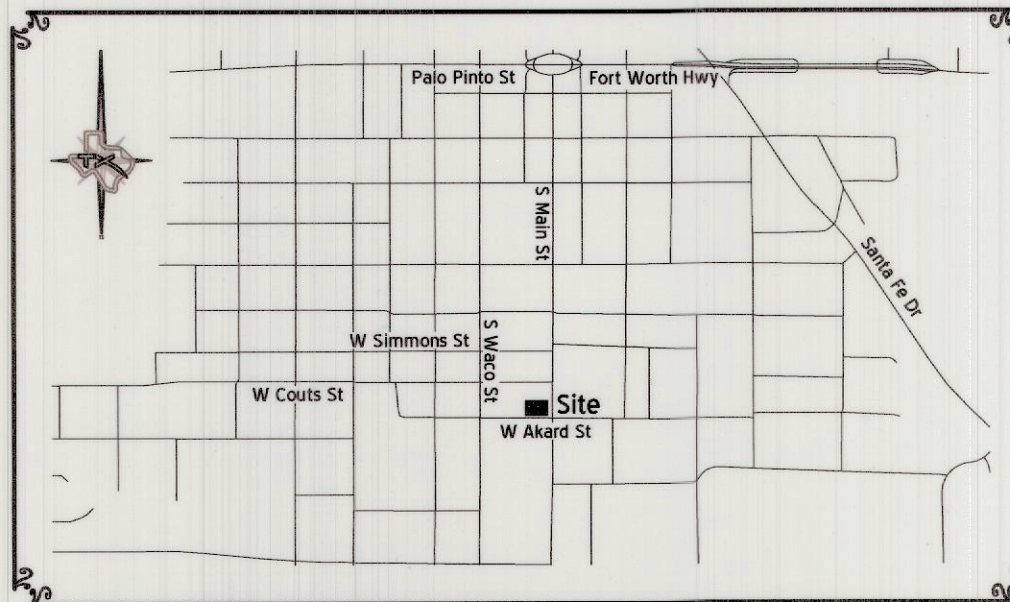
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202526573
10/01/2025 10:01 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 176



Vicinity Map (1" = 1,500')

202526573 PLAT Total Pages: 1



Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That EAO Group, 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 3R, Block 51, Courts 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 29 day of September, 2025.

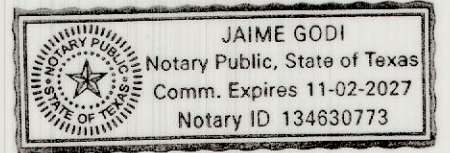
By: [Signature]
EAO Group, LLC (Owner)
Troy Mars (Managing Member)

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 Troy Mars, 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 29 day of September, 2025.

[Signature]
Notary Public in and for the State of Texas



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 29 day of September, 2025.

By: [Signature]
Mayor

Attest: [Signature]
Secretary

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 29 day of September, 2025.

By: [Signature]
Chairman

Attest: [Signature]
Secretary

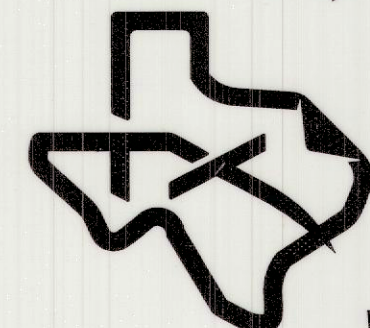
11560
WE
CWE
H-15

Final Plat
Lot 3R, Block 51
Courts Addition

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

Being a 0.473 acre replat out of the A. Brackene Survey,
Abstract No. 72, Parker County, Texas; also being a portion
of Lots 3 and 4, Block 51, Courts Addition, an addition
to the City of Weatherford, Parker County, Texas

September 2025



TEXAS
SURVEYING &
ENGINEERING

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