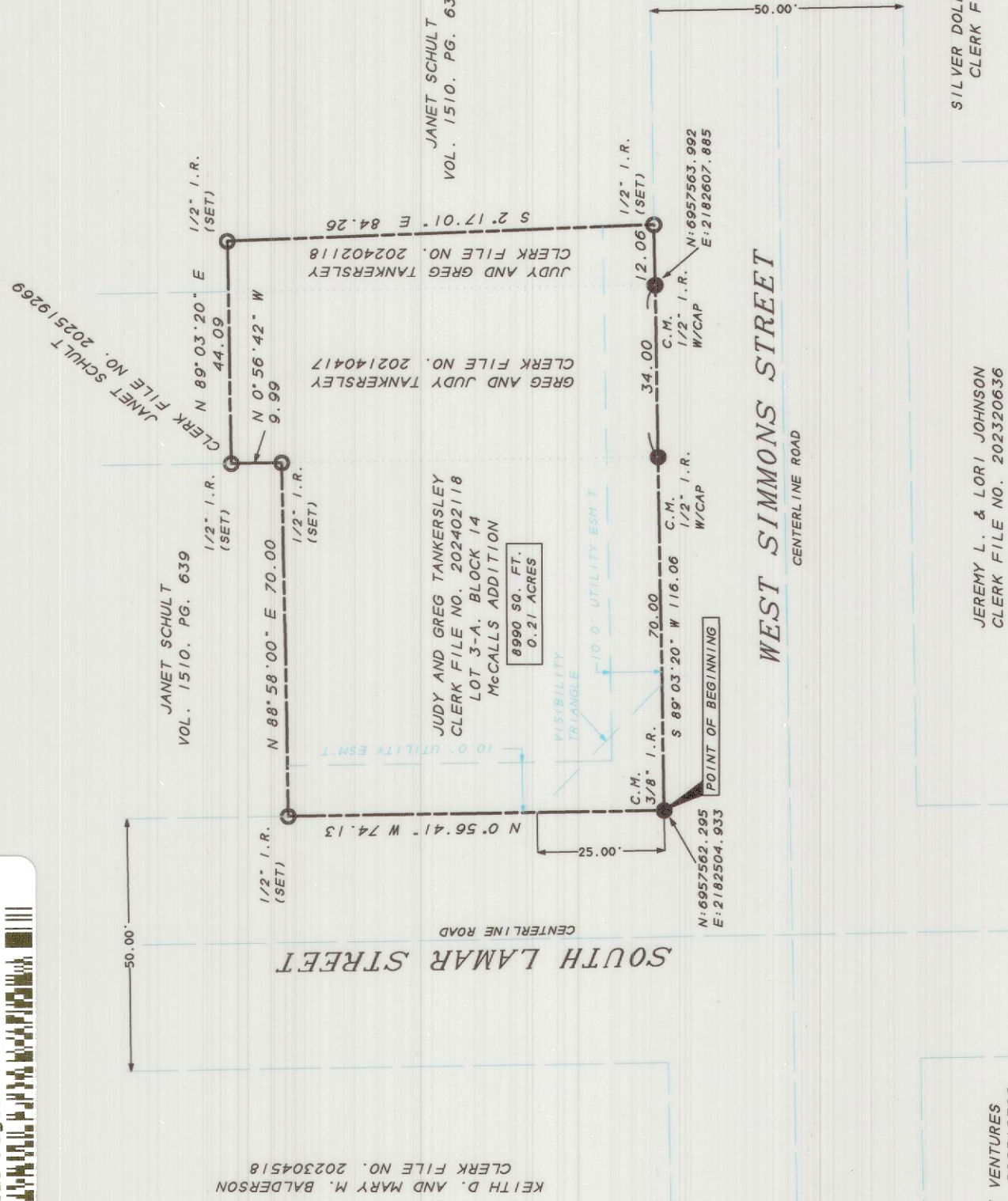




STATE OF TEXAS
PARKER COUNTY

WHEREAS We, Judy and Greg Tankersley, being the owners of a part of Lot 3, Block 14, McCall's Addition, an addition to the City of Weatherford, Parker County, Texas and do hereby adopt this plat and designate the same to be Lot 3-A, Block 14, McCall's Addition and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod, found in place, on the North line of West Simmons Street, and the East line of South Lamar Street, said point being the Southeast corner of said Block 14, for the Southeast corner of this tract;

THENCE N 00° 56' 41" W, along and with the East line of said South Lamar Street, a distance of 74.13 feet to a 1/2 inch iron rod, set, said point being the Southeast corner of that certain tract conveyed to Janet Schult by deed recorded in Volume 1510, Page 639 of the Real Records of Parker County, Texas, for the Northeast corner of this tract;

THENCE N 88° 58' 00" E, along and with the South line of said Schult tract, a distance of 70.00 feet to a 1/2 inch iron rod, set, said point being the Southeast corner of said Schult tract, for an ell corner of this tract;

THENCE N 00° 56' 42" W, along and with the East line of said Schult tract, a distance of 9.99 feet to a 1/2 inch iron rod, set, said point being the Southeast corner of that certain tract conveyed to Janet Schult by deed recorded in Clerk File Number 202519269, Parker County, Texas, for an ell corner of this tract;

THENCE N 89° 03' 20" E, along and with the South line of said Schult tract (File Number 202519269), a distance of 44.09 feet to a 1/2 inch iron rod, set, for the Northeast corner of this tract;

THENCE S 02° 17' 01" E, along and with the West line of said Schult tract (Volume 1510, Page 639), a distance of 84.26 feet to a 1/2 inch iron rod, set, on the North line of said West Simmons Street, for the Southeast corner of this tract;

THENCE S 89° 03' 20" W, along and with the North line of said West Simmons Street, a distance of 116.06 feet to the place of beginning and containing 0.21 acres.

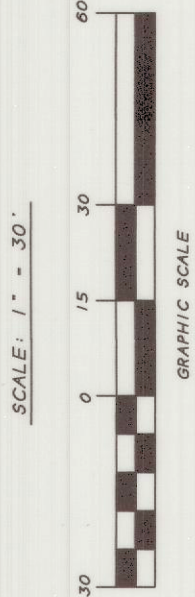
Dated this the 17th day of November, 2025.

By: [Signature]
Development & Neighborhood Services Staff

ATTEST:
[Signature]
Development & Neighborhood Services Staff

NOTES:
1) All horizontal bearings and distances shall have as their basis the State Plane Coordinate System, North American Datum 1983 (NAD 83). Texas North Central Zone 4202. Elevations shall be in feet above Mean Sea Level (MSL) unless otherwise noted. All bearings shall be referenced to a City benchmark on the same datum.
2) This plat represents property which has been platted without groundwater certification as required by Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
3) Water source is from City of Weatherford
4) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
5) 10 feet wide utility easement along all street rights of way.
6) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated areas, Community Panel Number 48367C0270E, dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.
7) NOTICE: Selling a portion of this addition by lease and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
8) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

14900.014.003.20
14900.014.003.30
14900.014.003.40



I, LONNIE REED, REGISTERED PROFESSIONAL SURVEYOR NO. 4277, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION FULLY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN AUGUST, 2025.



SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

Ownership and
Development Representative
JUDY AND GREG TANKERSLEY
148 TANKERSLEY LANE
WEATHERFORD, TEXAS 76087
(817) 999-6627

MINOR RE-PLAT
McCALLS ADDITION
LOT 3-A, BLOCK 14
AN ADDITION TO
THE CITY OF WEATHERFORD
PARKER COUNTY
TEXAS
BEING 0.21 ACRES
BEING A RE-PLAT OF
A PART OF LOT 3, BLOCK 14
McCALLS ADDITION
AUGUST 5, 2025

14900
WE
CWE
H-15

THIS PLAT FILED FOR RECORD IN CAB/NET 6 SLIDE 198 DATE 11/17/25