

Whereas T & B Richardson Real Estate, LLC, and Cascade Falls, LLC, being the sole owners of a 1.667 acres tract of land out of the J.E. MILLER SURVEY, ABSTRACT No. 890, Parker County, Texas, being all of Site I-B, and all of Site I-C, Block 6, Town Creek Addition, Section 1, an addition to the City of Weatherford, Parker County, Texas, according to the plat as recorded in Plat Cabinet C, Slide 261, Plat Records, Parker County, Texas (P.R.P.C.T.), being those same tracts as described in C.F. No. 201423929 (Site I-B) and C.F. No. 202400546 (Site I-C), Real Property Records, Parker County, Texas (R.P.R.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, Inc., and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID- US Survey Feet):

BEGINNING at a set "X" in concrete, in the south line of Hilltop Drive (60' right-of-way), being the northeast corner of Site I-A, said Town Creek Addition (C-261), the northwest corner of said Site I-B, for the northwest and beginning corner of this tract.

THENCE N 89°32'43" E 45.23 feet, with the south line of said Hilltop drive and the north line of said Site I-B, to a set "X" in concrete for a corner of this tract.

THENCE along the south line of said Hilltop Drive and along the arc of a curve to the left, having a radius of 900.00 feet, an arc length of 182.01 feet, and whose chord bears N 83°45'06" E 181.70 feet, to a found 1/2" iron rod, being the northwest corner of Site I-DR, Block 6, Town Creek Addition, Section 1. Plat recorded in Plat Cabinet C, Slide 697, P.R.P.C.T., for the northeast corner of said Site I-C and this tract.

THENCE S 00°27'17" E 334.79 feet, with the west line of said Site I-DR, to a found 1/2" capped iron rod, being the northeast corner of that certain Lot 2, Holland Lake Place Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat as recorded in Plat Cabinet B, Slide 87, P.R.P.C.T., for the southeast corner of said Lot I-C and this tract.

THENCE S 89°32'43" W 226.00 feet, with the north line of said Lot 2, to a set "X" in concrete, being the southeast corner of said Site I-A, for the southwest corner of said Site I-B and this tract.

THENCE N 00°27'17" W 316.45 feet, with the common line of said Site I-A and said Site I-B, 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
weatherfordtxsurveying.com - 817-594-0400
Project ID: JN120621-RP
Field Date: October 27, 2023
Preparation Date: February 19, 2024



Site I-A, Block 6
Town Creek Addition
Section 1
Cab. C. Sl. 261

Hilltop Cardiac Enterprises, LLC
Doc. No. 201319121

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. 48367C0385F, dated April 5, 2019, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) 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:

6) 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.

7) 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.)

8) 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.

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

10) 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.

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

12) Water and sanitary sewer services to be provided by the City of Weatherford.

Owner 1:
T & B Richardson Real Estate, LLC
950 Hilltop Dr.
Weatherford, TX 76086

Owner 2:
Cascade Falls, LLC
1909 Basswood Court
Weatherford, TX 76087

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

1" = 40'

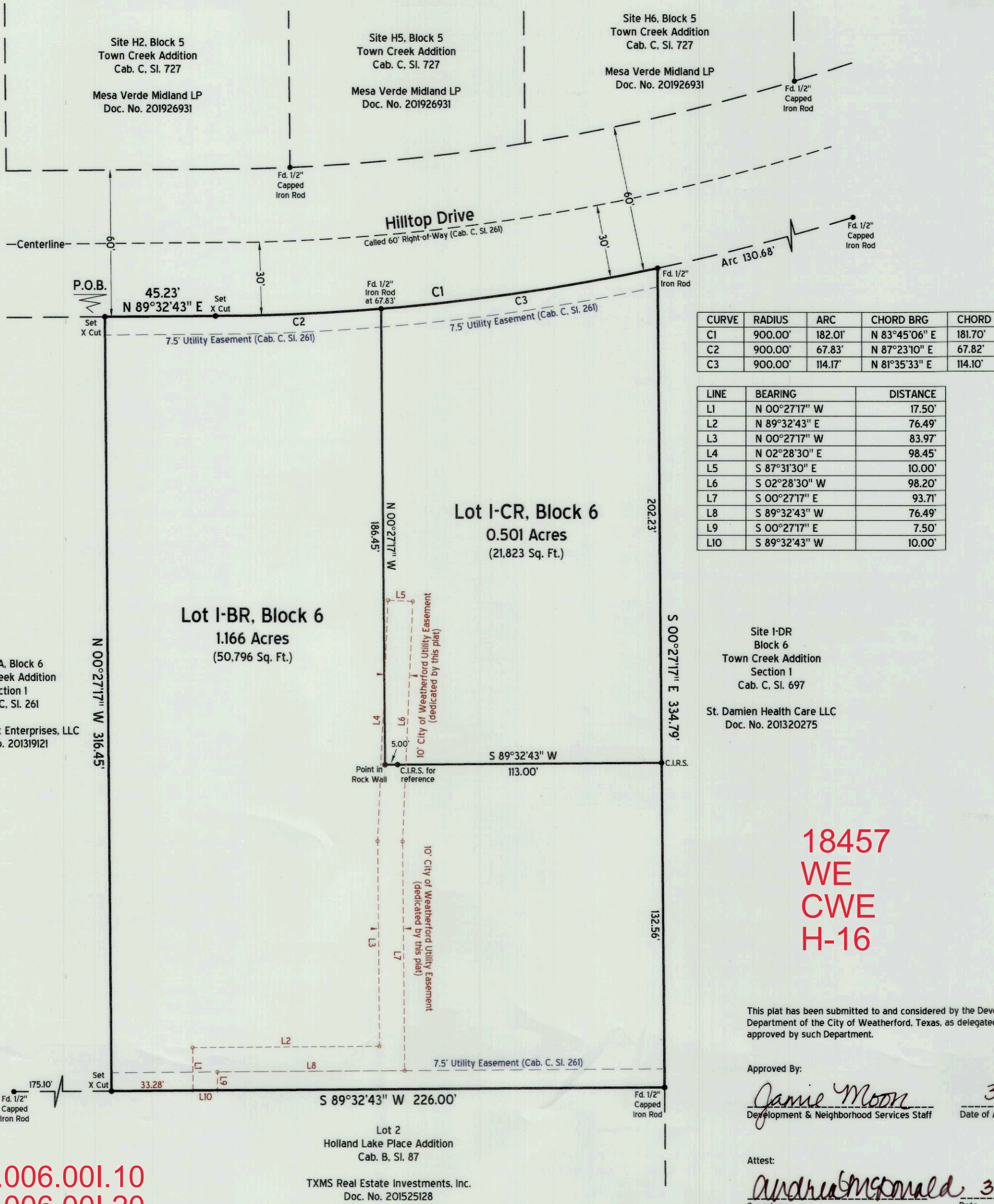
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS*Lila Deakle*

202406154
03/12/2024 09:30 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet

Slide

675



CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	900.00'	182.01'	N 83°45'06" E	181.70'
C2	900.00'	67.83'	N 87°23'10" E	67.82'
C3	900.00'	114.17'	N 81°35'33" E	114.10'

LINE	BEARING	DISTANCE
L1	N 00°27'17" W	17.50'
L2	N 89°32'43" E	76.49'
L3	N 00°27'17" W	83.97'
L4	N 02°28'30" E	98.45'
L5	S 87°31'30" E	10.00'
L6	S 02°28'30" W	98.20'
L7	S 00°27'17" E	93.71'
L8	S 89°32'43" W	76.49'
L9	S 00°27'17" E	7.50'
L10	S 89°32'43" W	10.00'

Site I-DR
Block 6
Town Creek Addition
Section 1
Cab. C. Sl. 697

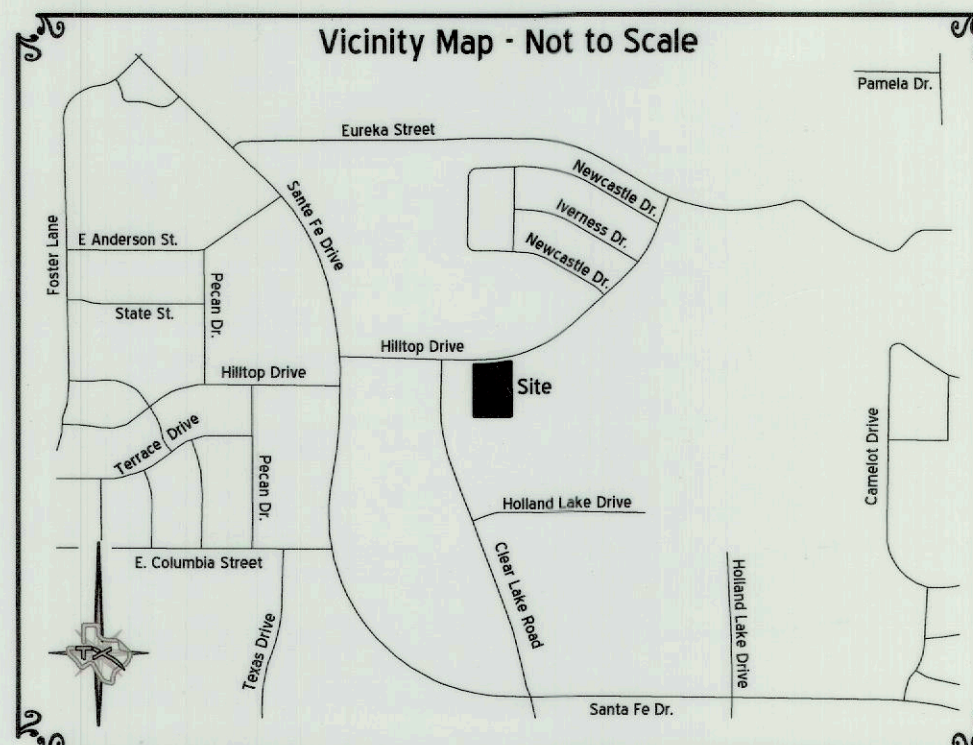
St. Damien Health Care LLC
Doc. No. 201320275

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:

Janie Moon
Development & Neighborhood Services Staff3/12/24
Date of Approval

Attest:

Andrea McDonald 3/11/2024
Secretary Date

Now, Therefore, Know All Men By These Presents:

that T & B Richardson Real Estate, LLC, and Cascade Falls, 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 I-BR and I-CR, Block 6, Town Creek 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 7 day of March, 2024.

By:

Becky Richardson
T & B Richardson Real Estate, LLC
Becky Richardson (Managing Member)
Tracy Richardson
T & B Richardson Real Estate, LLC
Tracy Richardson (Managing Member)

By:

Paul Paschall
Cascade Falls, LLC
Paul Paschall (Agent)

State of Texas

County of Young

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Becky Richardson 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 7 day of March, 2024.

Lauren Mahaney
Notary Public in and for the State of Texas

State of Texas

County of Young

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Tracy Richardson 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 7 day of March, 2024.

Lauren Mahaney
Notary Public in and for the State of Texas

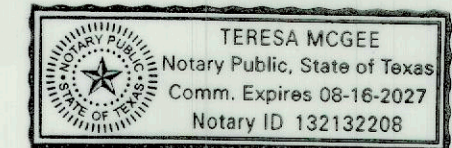
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Paul Paschall 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 21st day of February, 2024.

Lauren Mahaney
Notary Public in and for the State of Texas

Replat
Lots I-BR and I-CR, Block 6
Town Creek Addition
an addition to the City of Weatherford,
Parker County, Texas

Being a 1.667 acres replat of Site I-B, and Site I-C, Block 6,
Town Creek Addition, plat recorded in Plat Cabinet C, Slide 261,
Plat Records, Parker County, Texas, being those same tracts
described in C.F. No. 201423929 (Site I-B) and
Volume 2925, Page 1580 (Site I-C).
Real Property Records, Parker County, Texas

February 2024

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