

State of Texas
County of Parker

Whereas PM & JK Properties, LLC, being the sole owner of a 1.635 acre tract of land out of the P. S. Hall Survey, Abstract NO. 659, Parker County, Texas; being all of that certain tract of land conveyed to PM & JK Properties, LLC, in Document No. 202326972, Official Public Records, Parker County, Texas; and being further described by metes and bounds as follows:

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 2" steel post in the south right of way line of Wiggs Lane, a paved surface, and at the northwest corner of that called 0.19 acre tract of land described in Document No. 20133009, O.P.R.P.C.T., for the most easterly northeast and beginning corner of this tract. Whence the southwest corner of said P. S. Hall Survey is called to bear S 50°01'13" W 1042.92 feet.

Thence S 00°56'09" W 159.21 feet to a 2" steel post at the southwest corner of called 0.19 acre tract and in the north boundary line of that called 2.809 acres tract conveyed to MJR Joint Venture 21 in Document No. 202216711, O.P.R.P.C.T., for the southeast corner of this tract.

Thence S 89°45'00" W 182.22 feet to a found capped 1/2" iron rod at the northwest corner of called 2.809 acres tract and at the northeast corner of that called 4.97 acres tract conveyed to D. Johnston in Volume 1572, Page 726, Real Records, Parker County, Texas, for a corner of this tract.

Thence the following bearings and distances along the north boundary line of called 4.97 acres tract:

S 89°33'53" W 40.75 feet to a 4" wood post, for a corner of this tract.
S 89°08'41" W 124.43 feet to a found 1/2" iron rod, for a corner of this tract.
N 89°29'24" W 198.13 feet to a 4" wood post at the southeast corner of that called 2.38 acres tract of land conveyed to R. & L. Watson in Document No. 201616501, O.P.R.P.C.T., for the southwest corner of this tract.

Thence N 06°33'40" E 70.64 feet along the east boundary line of called 2.38 acres tract to a point within a 36" tree at the southwest corner of called 0.622 acre tract, known as Tract II, conveyed to F. Liddell in Volume 1903, Page 64, R.R.P.C.T., for the most westerly northwest corner of this tract.

Thence the following bearings and distances along the south boundary line of called 0.622 acre tract as follows:

N 86°39'04" E passing a set spike at 2.00 feet and in all 190.52 feet to a found capped 1/2" iron rod, for an ell corner of this tract.
N 00°03'23" E 76.19 feet to a found 1/2" iron pipe, for a corner of this tract.
N 71°15'40" E 54.32 feet to a found 1/2" iron pipe, for a corner of this tract.
S 87°15'53" E 8.30 feet to a 4" wood post at the most easterly southeast corner of called 0.622 acre tract and in the south right of way line of said Wiggs Lane, for a corner of this tract.

Thence the following bearings and distances along the south right of way line of said Wiggs Lane:

S 88°17'29" E 14.79 feet to a found capped 1/2" iron rod, for the most northerly northeast corner of this tract.
S 01°29'38" E 13.50 feet to a found capped 1/2" iron rod, for an ell corner of this tract.
S 88°28'30" E 47.87 feet to a found capped 1/2" iron rod, for an ell corner of this tract.
N 89°44'07" E 227.05 feet to the POINT OF BEGINNING.

Surveyor's Certificate

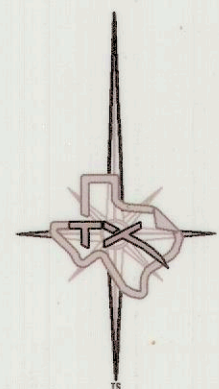
Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN190428-P
Field Date: October 4, 2023
Preparation Date: December 20, 2023



LINE	BEARING	DISTANCE
L1	S 89°33'53" W	40.75'
L2	N 71°15'40" E	54.32'
L3	S 87°15'53" E	8.30'
L4	S 88°17'29" E	14.79'
L5	S 01°29'38" E	17.53'
L6	S 88°28'30" E	47.87'
L7	S 01°29'38" E	17.53'



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

Owner:
PM & JK Properties, LLC
685 Boling Ranch Rd
Suite 620
Azle, TX 76020

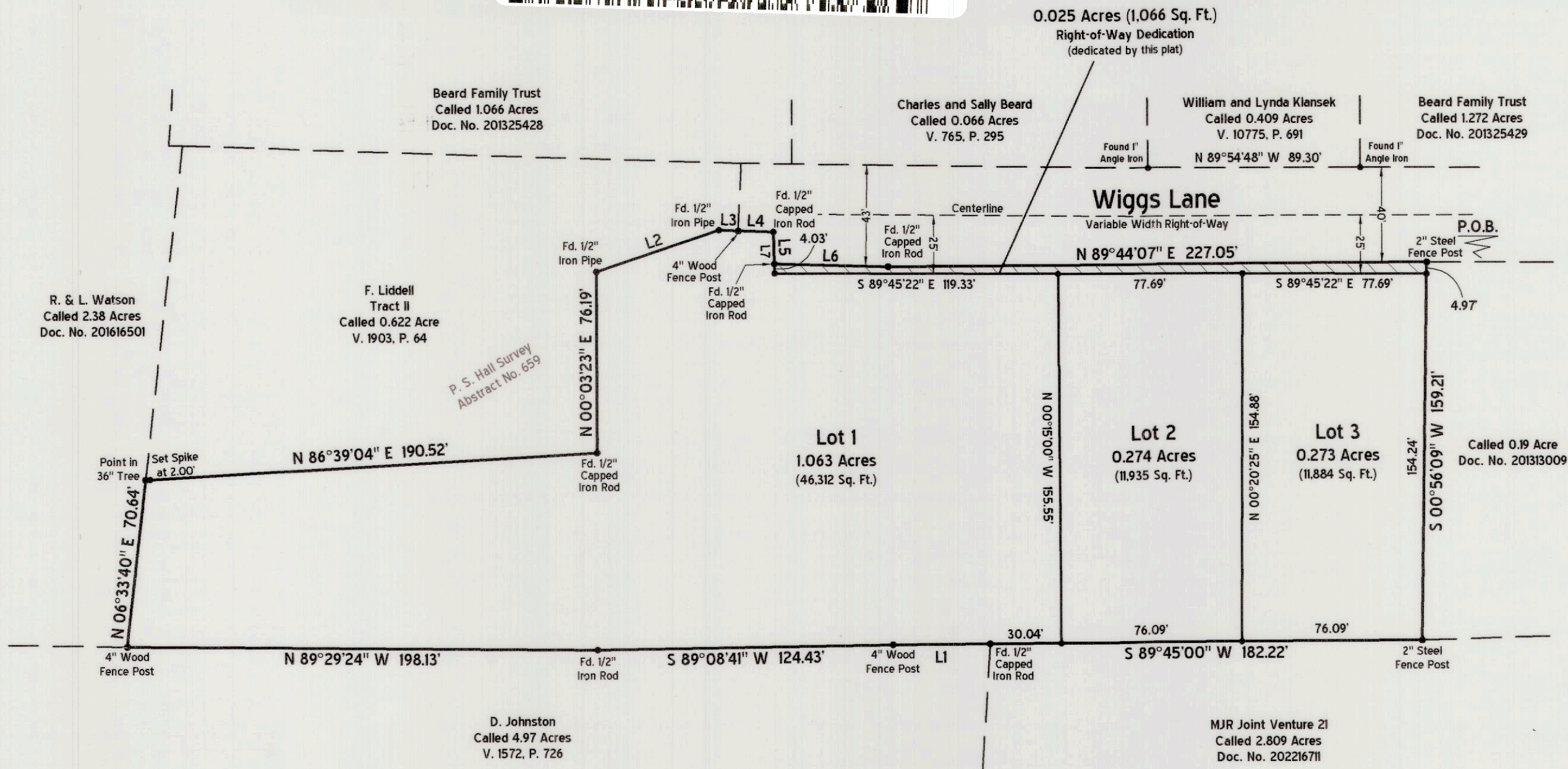
1" = 50'



Plat Cabinet

F Slide 697

202409672 PLAT Total Pages: 1



Now, Therefore, Know All Men By These Presents:

That PM & JK Properties, LLC, the undersigned, owner(s) of the land shown on this plat, known as Lots 1, 2 and 3, Wiggs Addition, an addition to the City of Weatherford, Parker County, Texas; and designated herein as the subdivision to the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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 5th day of January, 2024.

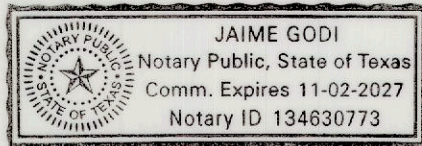
By: *[Signature]*
PM & JK Properties, LLC
Jeff Kalbfleisch (Managing Member)

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 Jeff Kalbfleisch, 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 5th day of January, 2024.

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



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202409672
04/17/2024 10:51 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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 10th day of April, 2024.

By: *[Signature]*
Chairman

Attest:
[Signature]
Secretary

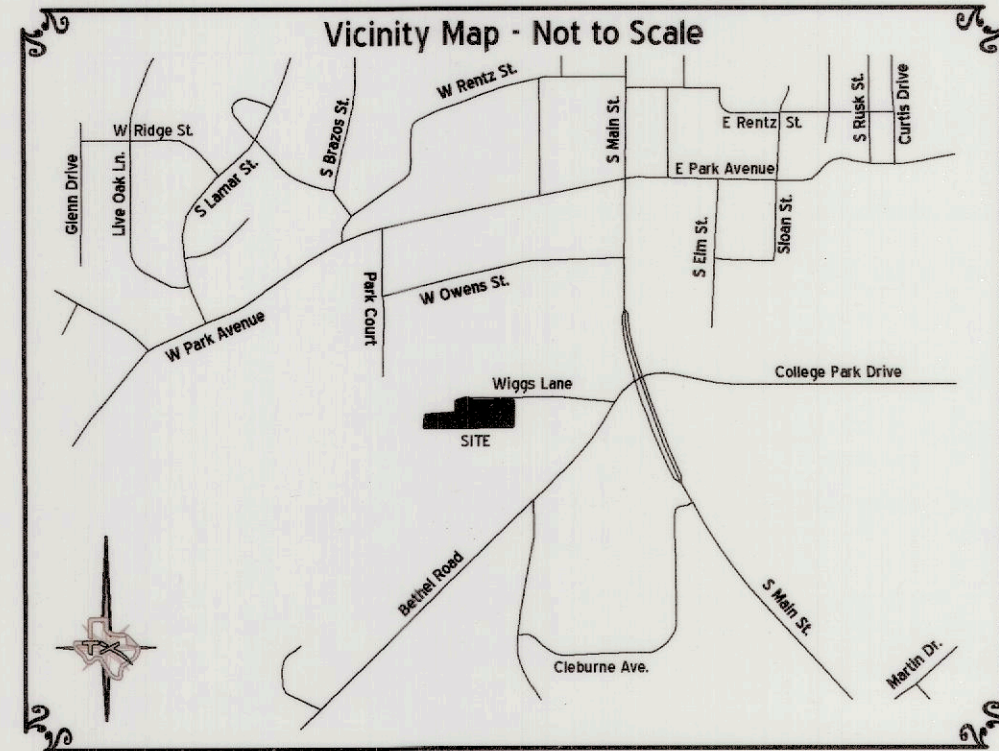
20659.044.000.00

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 4th day of April, 2024.

By: *[Signature]*
Mayor

Attest:
[Signature]
Secretary



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) All corners are C.I.R.S. (set 1/2" iron rod with blue 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 Sewer services are to be provided by the City of Weatherford.

19451
WE
CWE
H-16

Final Plat
Lots 1, 2 and 3
Wiggs Addition
an addition to the City of Weatherford,
Parker County, Texas

Being a 1.635 acre tract of land out of the
P. S. Hall Survey, Abstract NO. 659, Parker County, Texas;
being all of that certain tract of land conveyed to
PM & JK Properties, LLC, in Document No. 202326972,
Official Public Records, Parker County, Texas

January 2024

