

State of Texas
County of Parker

Whereas Another Adventure, LLC, being the sole owner of that certain 3.531 acre tract of land out of the E. Crockett Survey, Abstract No. 214 and the S. Monk Survey, Abstract No. 906, Parker County, Texas; being those certain tracts conveyed to Another Adventure, LLC, being all of Tract Two in CF# 202418229 and all of CF# 202525978, Real Property Records, Parker County, Texas (R.P.R.P.C.T.), including all of Lot 1, Bright Subdivision, as recorded in Cabinet A, Slide 731, Plat Records Parker County, Texas (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" capped iron rod, at the intersection of the south right-of-way of Fort Worth Highway and the east right-of-way of Mesa Street, same being at the northwest corner of said Lot 1, for the northwest and beginning corner of this tract:

THENCE with the south right-of-way of said Fort Worth Highway as follows:

Along the arc of a curve to the left, having a radius of 5810.69 feet, at an arc length of 129.67 feet, pass a found 5/8" iron rod, at the northeast corner of said Lot 1, in all an arc length of 332.10 feet, and whose chord bears S 89°11'03" E, 332.06 feet, to a found 3/8" iron rod, for a point of tangency of said curve:

N 89°10'42" E, 42.55 feet, to a found 3/8" iron rod, at the northeast corner of said Tract Two, for the northeast corner of this tract. WHENCE a found 3/8" iron rod bears N 89°10'42" E, 223.69 feet:

THENCE S 00°36'46" W, 549.76 feet, to a 3" steel fence post, at the southeast corner of said Tract Two and in the north line of Chimney Rock Estates, as recorded in Cabinet B, Slide 591, P.R.P.C.T., for the southeast corner of this tract:

THENCE N 89°50'09" W, 149.55 feet, to a found mag nail in a cutoff post, at the common southerly corner of said Tract Two and said CF# 202525978, for a corner of this tract:

THENCE N 89°52'31" W, 98.37 feet, to a found 1/2" capped iron rod, at the southwest corner of said CF# 202525978, for the southerly southwest corner of this tract:

THENCE N 01°01'40" E, 405.19 feet, to a 4" steel fence post, at the southeast corner of said Lot 1, for an ell corner of this tract:

THENCE N 89°23'03" W, 129.71 feet, to a found spike, in the east right-of-way of said Mesa Street, for the westerly southwest corner of this tract:

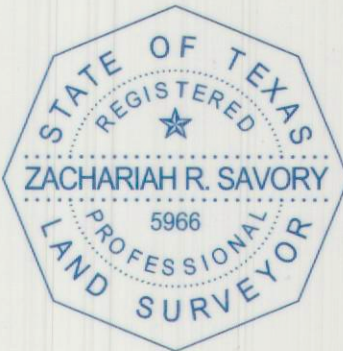
THENCE N 00°38'50" E, 146.69 feet, with the east right-of-way of said Mesa Street, to the POINT OF BEGINNING, and containing 3.531 acres, more or less.

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: W2510057-RP
Field Date: November 13, 2025
Revised Date: January 6, 2026



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. 48367CO270E, dated September 28, 2008, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

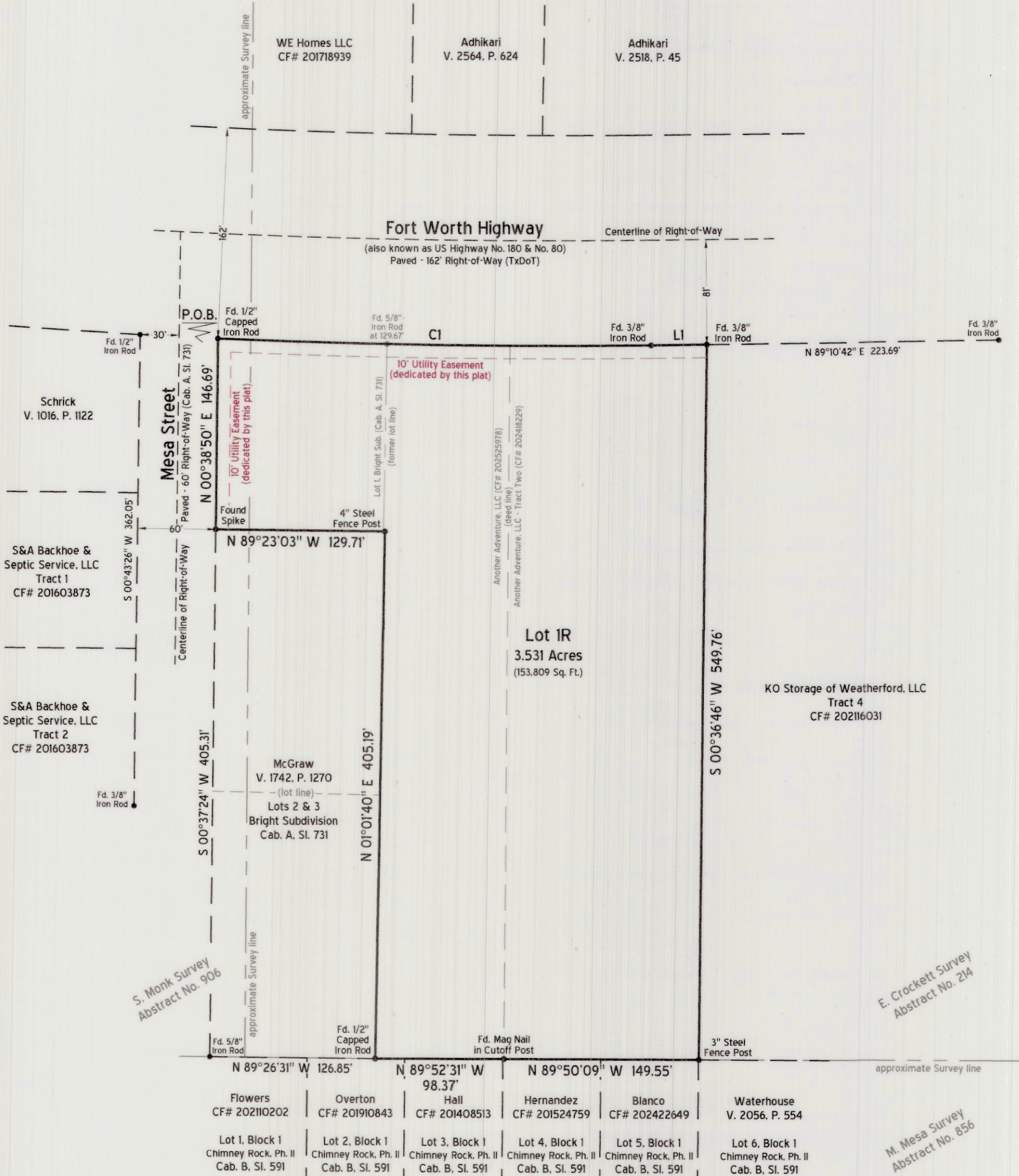
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Always call Texas811 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.).

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	5810.69'	332.10'	S 89°11'03" E	332.06'

LINE	BEARING	DISTANCE
LI	N 89°10'42" E	42.55'



Flowers CF# 202110202	Overton CF# 201910843	Hall CF# 201408513	Hernandez CF# 201524759	Blanco CF# 202422649	Waterhouse V. 2056, P. 554
Lot 1, Block 1 Chimney Rock, Ph. II Cab. B, Sl. 591	Lot 2, Block 1 Chimney Rock, Ph. II Cab. B, Sl. 591	Lot 3, Block 1 Chimney Rock, Ph. II Cab. B, Sl. 591	Lot 4, Block 1 Chimney Rock, Ph. II Cab. B, Sl. 591	Lot 5, Block 1 Chimney Rock, Ph. II Cab. B, Sl. 591	Lot 6, Block 1 Chimney Rock, Ph. II Cab. B, Sl. 591

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202601354
01/16/2026 09:24 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com
817-594-0400

Owner(s):
Another Adventure, LLC
234 Golfer's Way
Azle, TX 76020
817-454-2635

1" = 80'

Plat Cabinet G Slide 233

Vicinity Map (1" = 1,600')

202601354 PLAT Total Pages: 1

Sheet 1 of 1

Arch C (18' x 24")

Now, Therefore, Know All Men By These Presents:

That Another Adventure, 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 1R, Bright Subdivision, 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 12 day of January, 2026.

By:

Another Adventure, LLC (Owner)
Cody Armstrong (Manager)

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

Cody Armstrong, 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 12th day of JANUARY, 2026.

Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lot 1R, Bright Subdivision, as shown hereon.

By:

NBT Financial Bank

Name of Authorized Representative

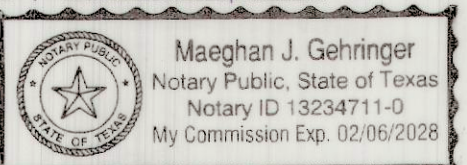
State of Texas
County of Parker

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

Carissa E. Widner, 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 12th day of JANUARY, 2026.

Notary Public in and for the State of Texas



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:

Development & Neighborhood Services Staff

Date of Approval

Attest:

Development & Neighborhood Services Staff

Date of Approval

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 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 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) 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.

C) 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.

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

E) Water services to be provided by the City of Weatherford.

F) Sanitary sewer services to be provided by the City of Weatherford.

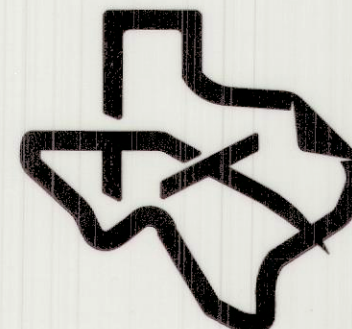
Minor Replat
Lot 1R

Bright Subdivision

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

Being a 3.531 acre tract out of the E. Crockett Survey,
Abstract No. 214 and the S. Monk Survey, Abstract No.
906, Parker County, Texas, including all of Lot 1,
Bright Subdivision, as recorded in Cabinet A,
Slide 731, Plat Records, Parker County, Texas

January 2026



TEXAS
SURVEYING &
ENGINEERING

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

10755
WE
CWE
I-15