

State of Texas
County of Parker

Whereas Fort Worth Area Habitat for Humanity, Inc., being the sole owner of a 2.376 acre tract of land, being all of Lots 2 and 3, and a portion of Lot 4, Block 7, Britton's Addition, Parker County, Texas, according to the plat recorded in Volume 6, Page 100, Deed Records, Parker County, Texas; being all of that certain called 2.376 acre tract conveyed to Fort Worth Area Habitat for Humanity, Inc. in Document Number 202234065, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

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 at the southwest corner of said Lot 3, in the east right of way line of North Rusk Street, a paved surface, and being the northwest corner of that certain tract conveyed to Woody, Warren & Warren as described as "TRACT I" in Document Number 202220442, O.P.R.C.T., for the most westerly southwest and beginning corner of this tract.

THENCE N 00°00'11" W 269.11 feet along the east right of way of said North Rusk Street to a found capped 1/2" iron rod at the northwest corner of said Lot 2, same being the southwest corner of that certain tract of land conveyed to Hansen in Document Number 201718123, O.P.R.C.T., and being the northwest corner of this tract.

THENCE N 89°54'04" E 292.00 feet along the south boundary line of said Hansen tract to a set capped 1/2" iron rod in the west right of way line of a 10 foot alley, unimproved, for the northeast corner of this tract.

THENCE S 00°00'20" E 399.52 feet along the west right of way line of said alley to a found 1/2" iron rod in the north right of way line of Edna Street, a paved surface, for the southeast corner of this tract.

THENCE S 89°58'58" W 191.15 feet along the north right of way line of said Edna Street to a found 5/8" iron rod at the southeast corner of said Tract I, for the most southerly southwest corner of this tract.

THENCE N 00°00'02" W 130.00 feet to a set capped 1/2" iron rod at the northeast corner of said Woody, Warren & Warren tract, for an ell corner of this tract.

THENCE S 89°58'58" W 100.84 feet along the south boundary line of said Lot 3, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: M2220-A-RP
Field Date: October 22, 2024
Preparation Date: October 22, 2024



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 22006959-45 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
V. 6, P. 100, D.R.P.C.T. (plat of record)

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas 811) and the surveyor's professional opinion.

2) Currently this tract appears to be located within the following area:

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) All property corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"), unless otherwise noted.

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 and withholding of utilities and building permits.

D) Unless otherwise shown (see Lot 4-R3 side building line on face of this plat), all building setback lines shall conform to current zoning ordinances of the City of Weatherford.

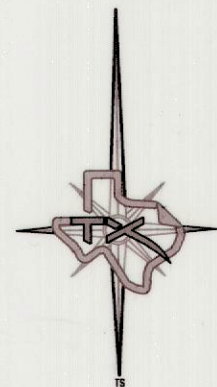
E) The owner/developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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 City of Weatherford.

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

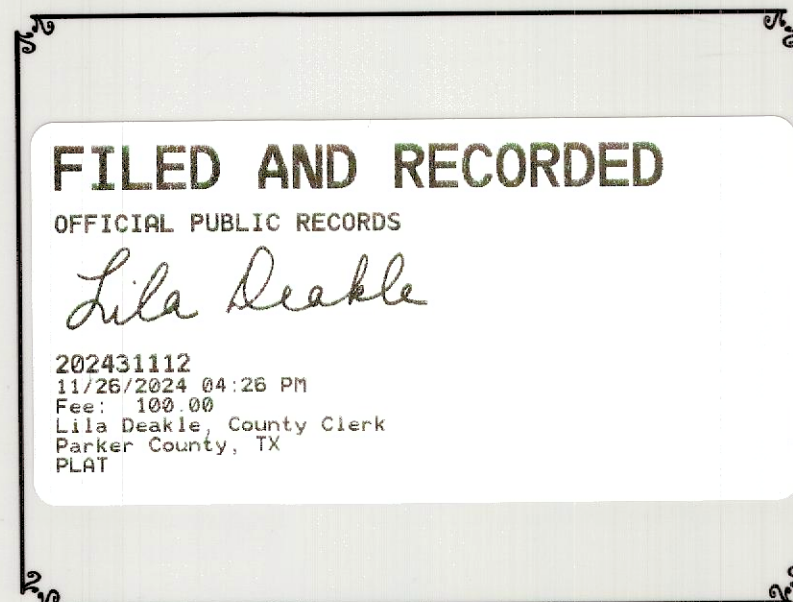
I) Water, wastewater and roadway impact fees are being waived for this property under Chapter 395 of the Texas Local Government Code for Affordable Housing under 42 US Code Section 12745. If the property should ever cease to meet this requirement, then water, wastewater and roadway impact fees will be immediately due to the City of Weatherford in the amount currently in effect at the time this plat is filed.



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

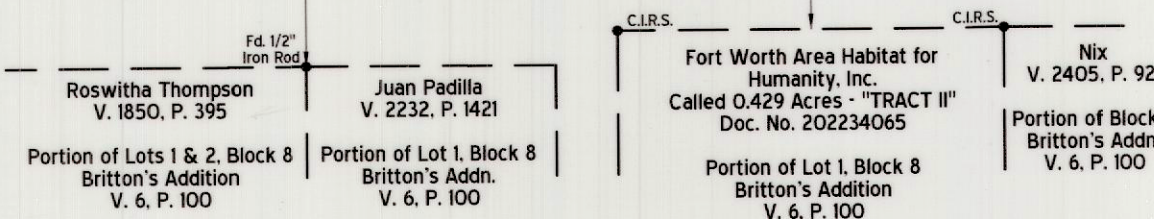
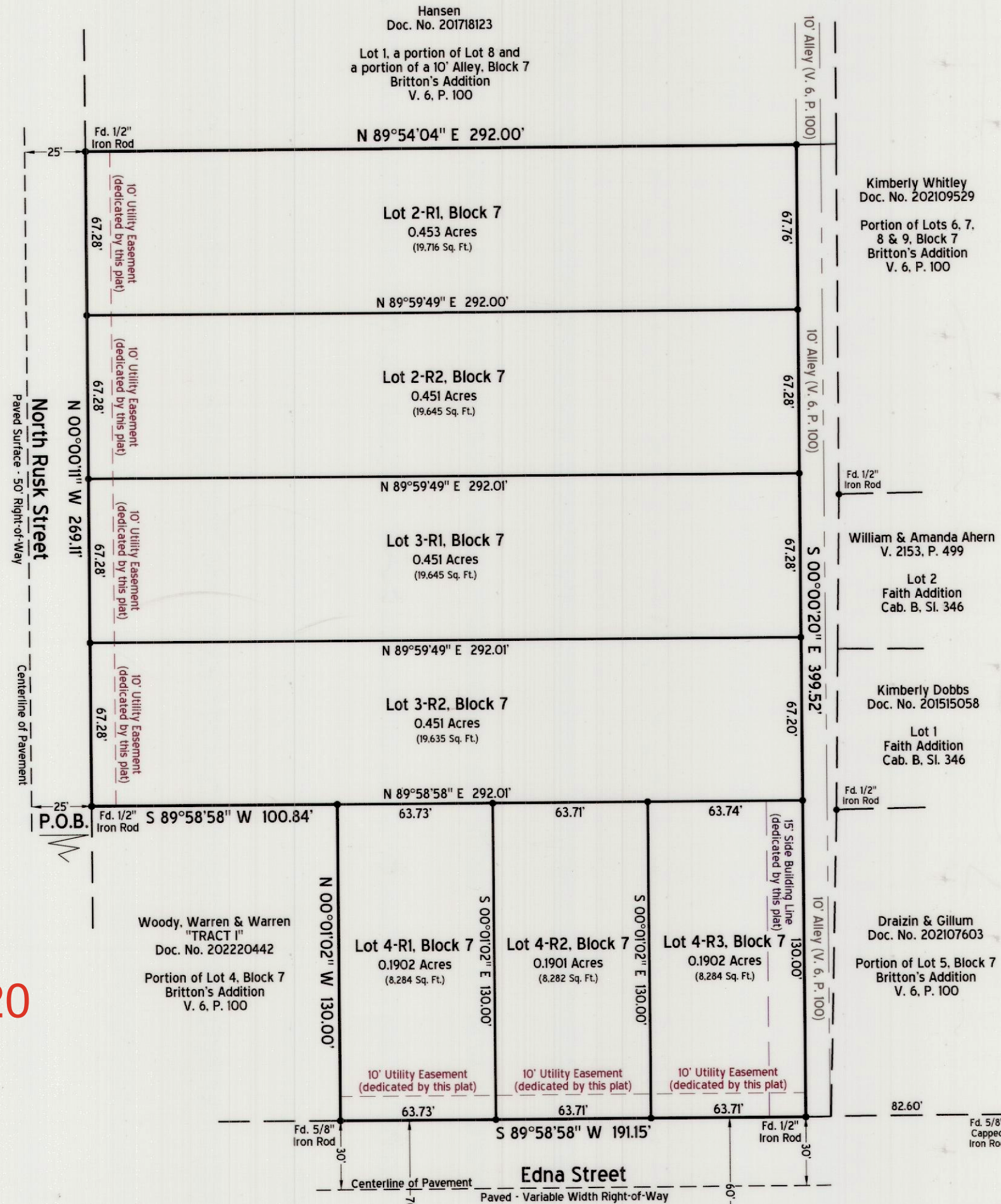
Owner:
Fort Worth Area Habitat for Humanity, Inc.
9333 N. Normandale St
Fort Worth, TX 76116

1" = 50'



Plat Cabinet G Slide 030

202431112 PLAT Total Pages: 1



Now, Therefore, Know All Men By These Presents:

that Fort Worth Area Habitat for Humanity, Inc., acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 2-R1, 2-R2, 3-R1, 3-R2, 4-R1, 4-R2 and 4-R3, Block 7, Britton's 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 30th day of October, 2024.

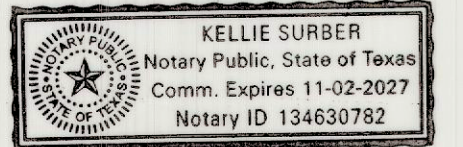
By: Christine Panagopoulos
Christine Panagopoulos (Chief Operating Officer)

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 Christine Panagopoulos, 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 30th day of October, 2024.

By: Kellie Surber
Notary Public in and for the State of Texas



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 22nd day of November, 2024.

By: Bruce Cooper
Chairman

Attest: Andrea McDonald
Secretary

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 26th day of November, 2024.

By: Rufus Porter
Mayor

Attest: Andrea McDonald
Secretary

Final Plat Lots 2-R1, 2-R2, 3-R1, 3-R2, 4-R1, 4-R2 and 4-R3, Block 7 Britton's Addition

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

Being a 2.376 acre tract out of Lots 2, 3 and 4, Block 7, Britton's Addition, according to the plat recorded in Volume 6, Page 100, Deed Records, Parker County, Texas; being that same called 2.736 acre tract conveyed to Fort Worth Area Habitat for Humanity, Inc. in Document No. 202234065, Real Property Records, Parker County, Texas

November 2024

**TEXAS
SURVEYING &
ENGINEERING**
INC.

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