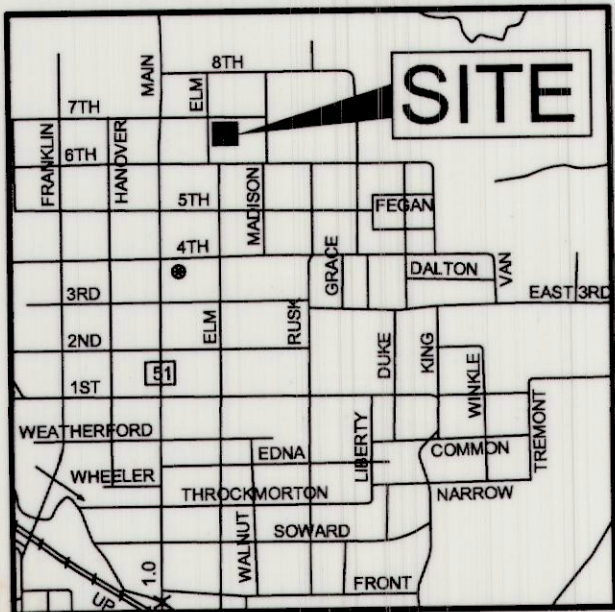
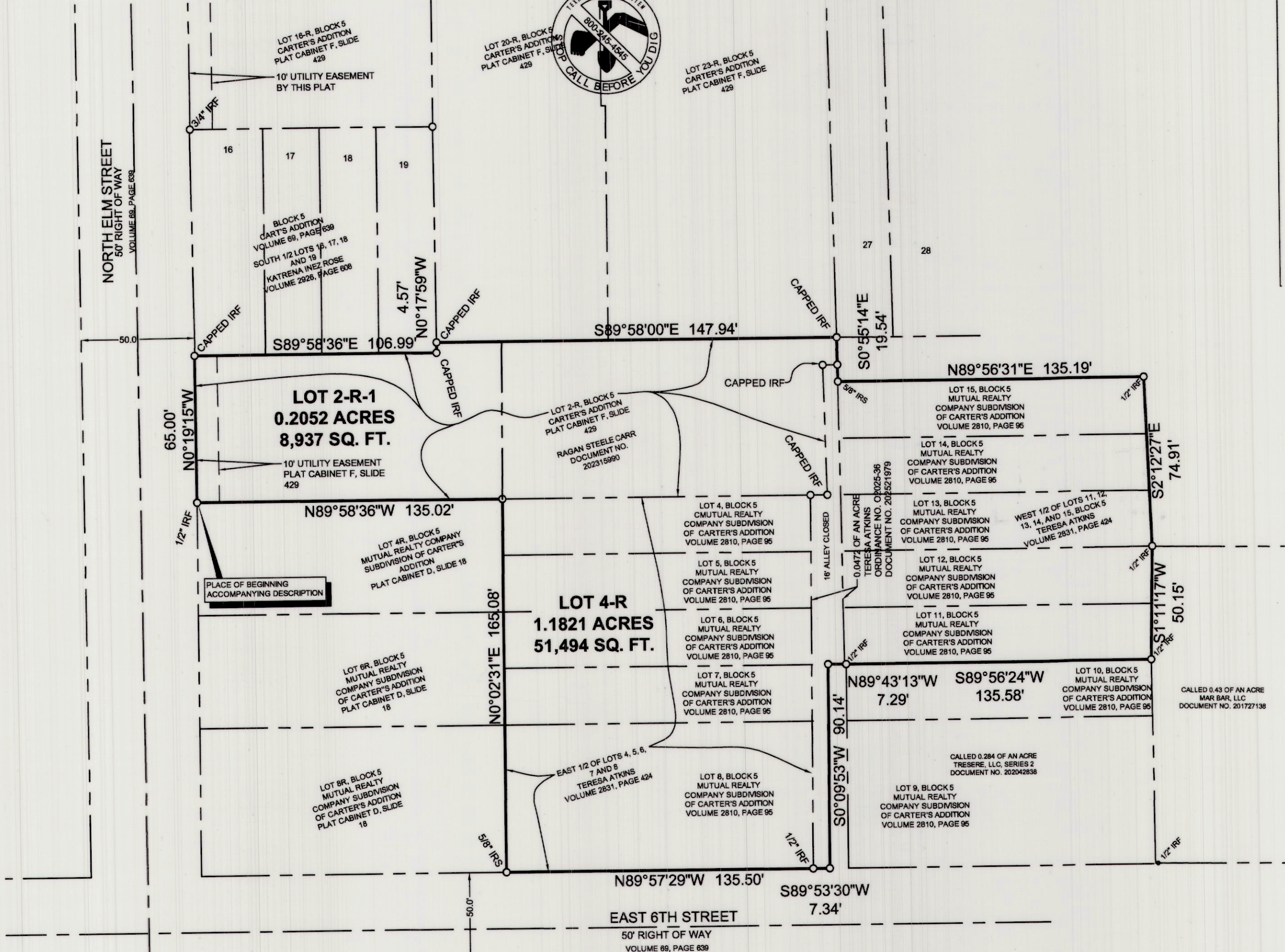




LOCATION MAP

SCALE 1"=2000'

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

GRAPHIC SCALE SCALE IN FEET 1" = 40'
A-WARD PROJECT NO: 2022-1795 EAST 7TH REPLAT

REPLAT
LOT 2-R-1, IN BLOCK 5 CARTER'S ADDITION
AND

**LOT 4-R, in BLOCK 5 MUTUAL REALITY COMPANY
SUBDIVISION OF CARTER'S ADDITION**

an addition to the City of Weatherford Parker County, Texas being a replat of Lot 2-R, Block 5 of **CARTER'S ADDITION**, an addition to the City of Weatherford Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 429 of the Plat Records of Parker County, Texas

and the east half of Lots 4, 5, 6, 7 and 8 in Block 5 of **MUTUAL REALTY COMPANY SUBDIVISION OF CARTER'S ADDITION**, an addition to the City of Weatherford, Parker County, Texas according to the Plat thereof recorded in Volume 2810, Page 95, of the Deed Records of Parker County, Texas
2 Lots containing 1.3873 acres

OWNER:
LOT 2-R-1
RAGAN STEELE CARR
136 EAST AYCOCK COURT
WEATHERFORD TX 76088

September, 2025

SHEET 1 OF 2

LOT 4-R
TERESA ATKINS
207 EAST 6TH STREET
WEATHERFORD, TX 76086

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435

11020
WE
CWE
H-14

GENERAL NOTES

- NOTICE:** Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- OWNER AT TIME OF PLATTING:**
 - LOT 2-R-1
RAGAN STEELE CARR
136 EAST AYCOCK COURT
WEATHERFORD TX 76088
 - LOT 2-R-2
TERESA ATKINS
207 EAST 6TH STREET
WEATHERFORD, TX 76086
- FLOOD ZONE:** According to Map No. 48367C0270E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and or the structures thereon will be free from flooding or flood damage. On rare occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- BUILDING SETBACK LINES:** Per City of Weatherford Zoning Ordinance, at the time of platting the building setback lines for buildings within R1 Zoning are as follows:
 - Front Yard: 20 Feet
 - Side Street: 15 Feet
 - Side Yard: 5 Feet
 - Rear Yard: 15 Feet
- VISIBILITY, ACCESS, AND MAINTENANCE EASEMENTS:**

The area or areas shown on the plat at "VAM" (visibility, access, and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility shall be constructed in, on, over, or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- CONSTRUCTION OVER EASEMENTS:**

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. 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.
- We hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surfaces of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
- Additional easements will be provided as a separate instrument at the time of construction, if necessary.
- Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances and area shown hereon are surface distances.
- MONUMENTATION:** Unless as shown hereon all corners are capped 5/8" iron rod set marked "AWARD SURV RPLS 5606"
- NUMBER OF LOTS:** 2
LARGEST LOT SIZE: 1.1821 ACRES
SMALLEST LOT SIZE: 0.2052 OF AN ACRE
- All pre-existing easements and or dedications have been vacated or incorporated into the creation of this plat.

11020.005.002.00
11020.005.008.00



FILED AND RECORDED

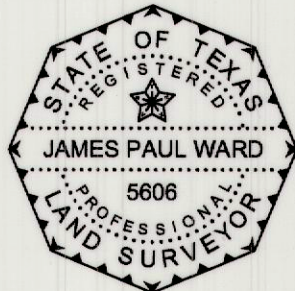
OFFICIAL PUBLIC RECORDS

Lula Deakle
202526574
10/01/2025 10:01 AM
Fee: 110.00
Lula Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR'S CERTIFICATE

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision. December, 2024 and June 2025

James Paul Ward, R.P.L.S. No. 5606



40' 0' 40' 80' 120'
GRAPHIC SCALE SCALE IN FEET 1" = 40'

A-WARD PROJECT NO: 2022-1795 EAST 7TH REPLAT

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, **Ragan Steele Carr** is the owners Lot 2-R, Boock 5 of **CARTER'S ADDITION**, an addition to the City of Weatherford Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 429 of the Plat Records of Parker County, Texas and as referenced in the deed to Regan Steele Carr as recorded in Document No. 202315990 of the of the Official Public Records of Parker County, Texas; and **Teresa Atkins** is the owner of Tract One, being the east half of Lots 4, 5, 6, 7 and 8 and Tract Two, being the west half of Lots 11, 12, 13, and 15 in Block 5 of **MUTUAL REALTY COMPANY SBIDIVISION OF CARTER'S ADDITION**, an addition to the City of Weatherford, Parker County, Texas according to the Plat thereof recorded in Volume 2810, Page 95, of the Deed Records of Parker County, Texas, and as referenced in the deed to Teresa Atkins as recorded in Volume 2831, Page 424 of said Deed Records, and situated in the J. VEASEY, Abstract No. 1585, and that portion of an alley closed by the City of Weatherford Ordinance No. 02025-36 and being conveyed to Teresa Atkins being a called 0.0472 of an acre tract as recorded in Document No. 202521979 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found (whose Northing is 6967070.72 and whose Easting is 2183937.84) for the southwest corner of said Lot 2-R and the northwest corner of Lot 4R in CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas according to the plat thereof recorded in Plat Cabinet D, Slide 18 of said Plat Records and being in the east right-of-way line of North Elm Street, having a 50' right-of-way as dedicated in Volume 69, Page 639 of said Deed Records;

THENCE North 0°19'15" West, along the common line of said Lot 2-R and North Elm Street, a distance of 65.00 feet to a capped iron rod found marked "HARLAN" for the northwest corner of said Lot 2-R and the southwest corner of a tract of land described in the deed to Katrena Inez Rose as recorded in Volume 2926, Page 608 of said Deed Records;

THENCE easterly and northerly along the along the common line of said Lot 2-R and said Rose tract the following:

South 89°58'36" East, a distance of 106.99 feet to a capped iron rod found marked "HARLAN";
North 0°17'59" West, a distance of 4.57 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for a northwest corner of said Lot 2-R and the southwest corner of Lot 20-R in said Plat Cabinet Slide F, Page 429;

THENCE South 89°58'00" East, along the common line of said Lots 2-R and 20-R, to and along the south line of Lot 23-R, a distance of 176.92 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common east corner of said Lots 2-R and 23-R;

THENCE South 0°55'14" East, along the easterly line of said Lot 2-R, to and along the easterly line of said 0.0472 acre tract, a distance of 19.54 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said Lot 15 and the northwest corner of said Tract Two;

THENCE North 89°56'31" East along the north line of said Lot 15, a distance of 135.19 feet to a ½" iron rod found for the ostensible northeast corner of Lot 15 and the northeast corner of said Tract Two;

THENCE southerly along the east line of said Tract Two the following:

South 02°12'27" East along the east line of said Tract Two, a distance of 74.91 feet to a ½" iron rod found for an angle point in the east line of said Tract Two and the northwest corner of a called 0.43 of an acre tract of land described in the deed to Mar Bar, LLC as Document No. 201727138 Official Public Records;

THENCE South 01°11'17" West along the common line of said Tract Two and said 0.43 of an acre tract, a distance of 50.15 feet to a ½" iron rod found for the southeast corner of said Tract Two, and the common east corner of Lot 11 and Lot 10 in said Block 10;

THENCE South 89°56'24" West, along the common line of said Lot 11 and 10 a distance of 135.58 feet to a ½" iron rod found for the common west corner of said Lot 11 and 10 and being a southeast corner of said 0.0472 of an acre;

THENCE westerly and southerly along said 0.0472 of an acre tract the following:

North 89°43'13" West, a distance No. 7.29 feet to a point;

South 00°09'53" West, a distance of 90.17 feet to a point for the southeast corner of said 0.0472 of an acre tract and being in the north right-of-way line of East 6th/ Street;

South 89°53'30" West, along the south line of said 0.0472 of an acre tract and said north right-of-way line of East 6th/ Street, a distance of 7.34 feet to a ½" iron rod found for the southeast corner of Lot 8 and the southeast corner of said Tract One;

THENCE North 89°57'29" West, along the common line of said Tract One and said East 6th Street, a distance of 135.50 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southwest corner of said Tract One and the southeast corner of Lot 8R in said Plat Cabinet D, Slide 18;

THENCE North 0°2'31" East, along the common line of said Tract One and Lot 8R, to and along the easterly line of Lot 6R in said Plat Cabinet D, Slide 18, a distance of 165.08 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said Tract One, the northeast corner of said Lot 4R and being in the south line of said Lot 2-R;

THENCE North 89°58'36" West, along the common line of said Lots 2-R and 4R, a distance of 135.02 feet to the POINT OF BEGINNING and containing 1.3873 acres of land.

State of Texas §
County of Parker §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we **Ragan Steele Carr** and **Teresa Atkins** owners of the land shown on this plat, and designated herein as

LOT 2-R-1, IN BLOCK 5 CARTER'S ADDITION

LOT 4-R, in BLOCK 5 MUTUAL REALITY COMPANY SUBDIVISION OF CARTER'S ADDITION

subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, 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.

Lot 2-R-1

Ragan Steele Carr

Lot 4-R

Teresa Atkins

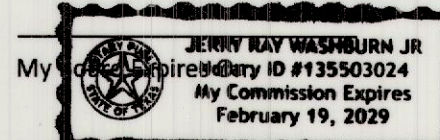
Teresa Atkins

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ragan Steele Carr, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 30th day of Sept, 2025.

Jerry Ray Washburn Jr.

Notary Public in and for the State of Texas



Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Teresa Atkins, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

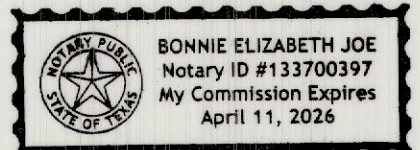
Given under my hand and seal of office, this 30th day of Sept, 2025.

Bonnie Elizabeth Joe

Notary Public in and for the State of Texas

April 11, 2026

My Board Expires On:



APPROVAL BLOCK

This plat has been submitted to and considered by the Development and Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Dated this 30th day of Sept, 2025

By: Monica Johnson
Development and Neighborhood Services Staff

ATTEST:

Development and Neighborhood Services Staff

REPLAT

LOT 2-R-1, IN BLOCK 5 CARTER'S ADDITION

AND

LOT 4-R, in BLOCK 5 MUTUAL REALITY COMPANY SUBDIVISION OF CARTER'S ADDITION

an addition to the City of Weatherford Parker County, Texas being a replat of Lot 2-R, Block 5 of **CARTER'S ADDITION**, an addition to the City of Weatherford Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 429 of the Plat Records of Parker County, Texas

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2 Lots containing 1.3873

September, 2025

SHEET 2 OF 2

OWNER:
LOT 2-R-1
RAGAN STEELE CARR
136 EAST AYCOCK COURT
WEATHERFORD TX 76088

LOT 4-R
TERESA ATKINS
207 EAST 6TH STREET
WEATHERFORD, TX 76086

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