

State of Texas
County of Parker

Whereas Tony Miller, being the sole owner of a 5.572 acres tract of land out of the BENJAMIN THOMAS SURVEY, ABSTRACT No. 1563, Parker County, Texas, being all of that certain tract of land conveyed to Miller in Clerk File No. 202018400, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), 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 Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 - for ground conversion, use Texas Department of Transportation Surface Adjustment Factor of 1.00012):

BEGINNING at a found 1/2" iron rod in the west right of way line of Ric Williamson Memorial Highway, at a corner of that certain tract of land conveyed to Parker County in Volume 2811, Page 835, O.P.R.P.C.T., same being the easterly common corner of said Miller tract and that called 17.01 acres tract of land conveyed to R. Atwood in Clerk File No. 201316184, O.P.R.P.C.T., for the southeast and beginning corner of this tract. WHENCE northwest corner of the F. EMMA SURVEY, ABSTRACT No. 421 is called by deed to bear North 2327.63 feet, West 1042.75 feet and North 778.50 feet.

THENCE S 79°55'20" W 290.49 feet along the common line of said Miller tract and said Atwood tract to a found 1/2" iron rod in the east line of Lot 6, WEST RANCH ESTATES, according to the plat as recorded in Plat Cabinet B, Slide 639, Plat Records, Parker County, Texas, for the southwest corner of this tract.

THENCE N 00°10'23" E 653.71 feet to a found 100d nail at the apparent southwest corner of that called 7.35 acres tract of land conveyed to T. Gonzales in Volume 1975, Page 155, O.P.R.P.C.T., for the northwest corner of this tract.

THENCE along the common line of said Miller tract and said Gonzales tract as follows:

S 87°18'13" E 393.90 feet to a set 1/2" iron rod with plastic cap, for an ell corner of this tract:

N 04°41'47" E 35.29 feet to a 2" steel fence corner post, for the northerly northwest corner of this tract:

N 77°55'59" E 96.54 feet to a found 100d nail:

S 88°50'13" E 17.44 feet to a found 1/2" iron rod with yellow plastic cap, in the west right of way line of said Ric Williamson Memorial Highway, for the northeast corner of this tract.

THENCE along the west right of way line of said Ric Williamson Memorial Highway as follows:

Southwesterly along the arc of a curve to the right, having a radius of 2396.33 feet, an arc length of 66.57 feet, and whose chord bears S 12°45'34" W 66.57 feet to a found 1/2" iron rod with yellow plastic cap:

N 76°30'48" W 16.01 feet to a found 1/2" iron rod with yellow plastic cap:

Southwesterly along the arc of a curve to the right, having a radius of 2380.00 feet, an arc length of 292.31 feet, and whose chord bears S 16°59'25" W 292.12 feet to a point:

S 20°27'10" W 200.00 feet to a found disturbed 1/2" iron rod:

Southwesterly along the arc of a curve to the left, having a radius of 2620.00 feet, an arc length of 117.91 feet, and whose chord bears S 19°08'11" W 117.90 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.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: MR310-P (19312-GRID.CRD)
Field Date: August 6, 2024
Preparation Date: October 9, 2024



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 578693 the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in V. 1655, P. 691; O.P.R.P.C.T.,

Subject to the following Easement(s) and/or Document(s):

Aledo Gas Co. Esm't. - V. 767, P. 243 (Blank)
20' Enbridge Pipeline Esm't. - V. 2301, P. 344 (Shown)
20' Crosstex North Texas Pipeline Esm't. - V. 2609, P. 104 & V. 2902, P. 1462 (Shown)

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 166, P. 90, V. 172, P. 364; V. 460, P. 657; V. 759, P. 695; D.R.P.C.T.; V. 1011, P. 378; V. 2312, P. 626; V. 1004, P. 1009; O.P.R.P.C.T.,

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 (TexasU) and the surveyor's professional opinion.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, 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 performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) All property corners are points, 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) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

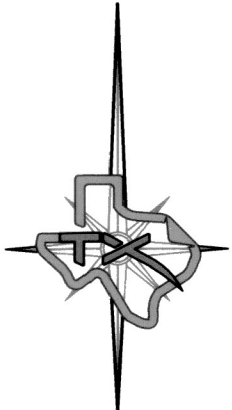
E) The owner/developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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 private on-site sewage facilities (OSSF).

I) Encroachment Agreement Clerk File No. 202423614, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) allows the owner of this tract a 20 foot wide Right of Way and Easement for access over the Crosstex North Texas Gathering Pipeline Easement listed in Volume 2609, Page, 1462 O.P.R.P.C.T.



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut Street
Weatherford, TX 76086
weatherford@txsurveying.com

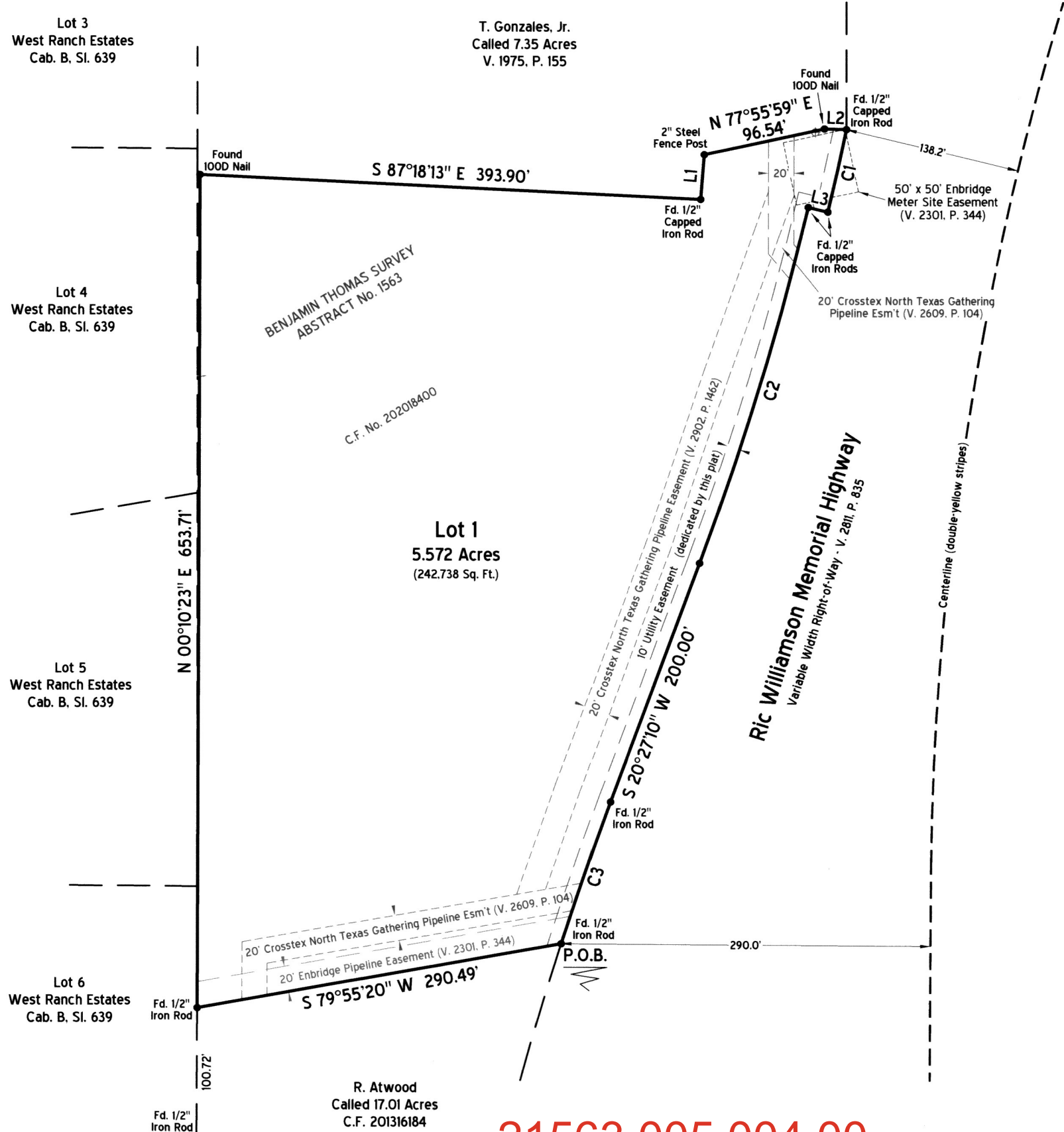
Owner:
Tony Miller
808 N. Main St
Weatherford, TX 76086

1" = 100'



CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	2396.33'	66.57'	S 12°45'34" W	66.57'
C2	2380.00'	292.31'	S 16°59'25" W	292.12'
C3	2620.00'	117.91'	S 19°08'11" W	117.90'

LINE	BEARING	DISTANCE
L1	N 04°41'47" E	35.29'
L2	S 88°50'13" E	17.44'
L3	N 76°30'48" W	16.01'

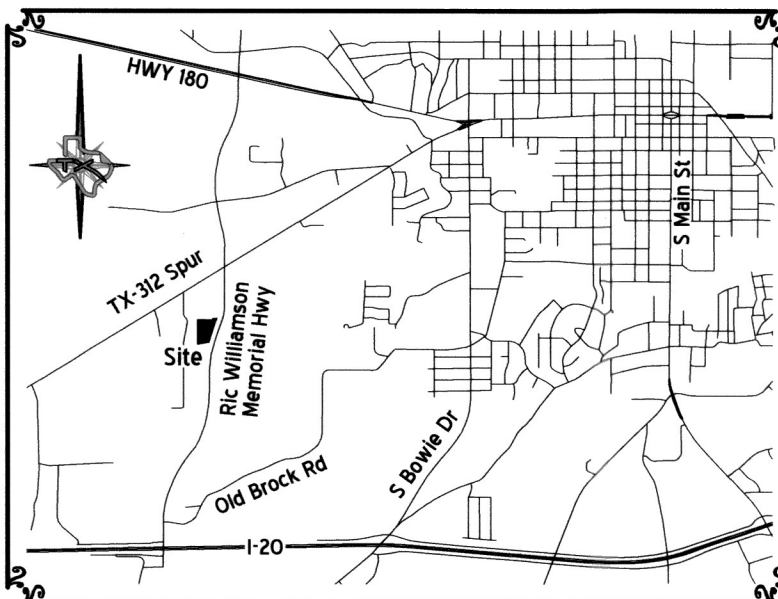


21563.005.004.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202428702
11/01/2024 03:36 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 001



Vicinity Map (1" = 5,000')

202428702 PLAT Total Pages: 1
Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Tony Miller, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Miller's DBA, 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 24th day of October, 2024.

By:

Tony Miller
Tony Miller (Owner)

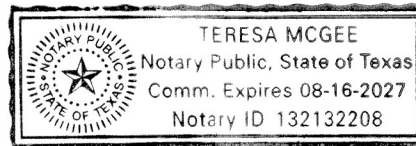
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Tony Miller, 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 24th day of October, 2024.

Teresa McGee
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:

Monica Johnson 10-31-24
Development & Neighborhood Services Staff Date of Approval

Attest:

Monica Johnson 10/31/24
Development & Neighborhood Services Staff Date of Approval

ACCT. NO: 15116
SCH. DIST: WE
CITY: CWE
MAP NO: G-15

Minor Plat
Lot 1
Miller's DBA
an addition to the City of
Weatherford, Parker County, Texas

Being a 5.572 acres tract of land out of the Benjamin
Thomas Survey, Abstract No. 1563, Parker County, Texas

October 2024

