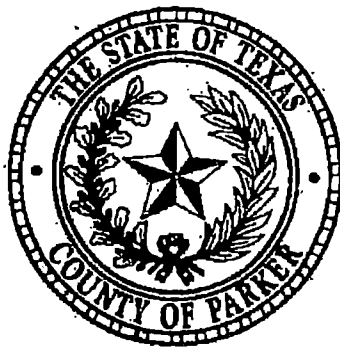




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name MILLIKEN ADDITION

Description LOT 7-R, BLOCK 19

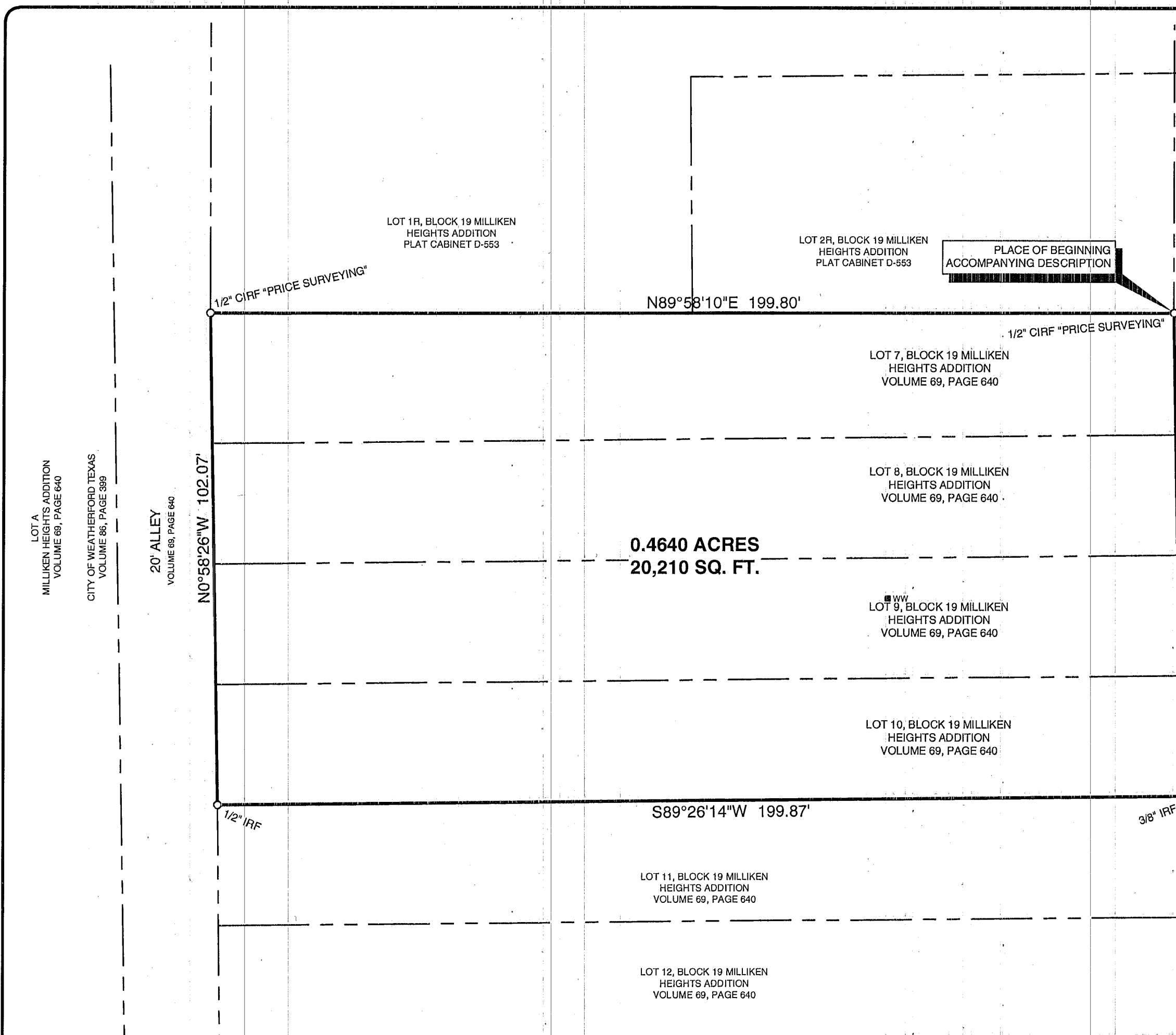
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File Date 5/22/20 Instrument Date 05/22/20

of pages 1

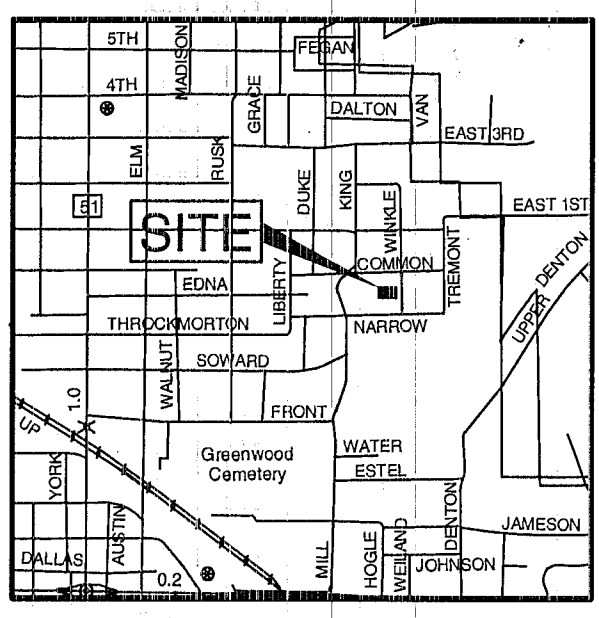
Official Public Record Filed
Recorded on: 05/22/2026 09:33:03 AM
Doc # 202614561
Lila Deakle, County Clerk
Parker County Texas



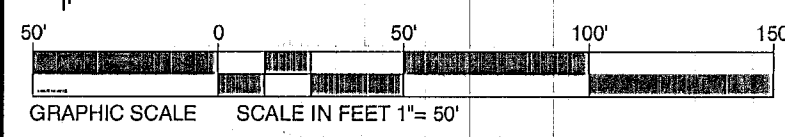


GENERAL NOTES

- 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.
- 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, no part of this property is 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 survey.
- 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:** 1
LOT SIZE: 0.4640 of an acre
- All pre-existing easements and or dedications have been vacated or incorporated into the creation of this plat.



LOCATION MAP
SCALE 1"=2000'



A-WARD PROJECT NO: 2026-1242 VAN WINKLE PLAT

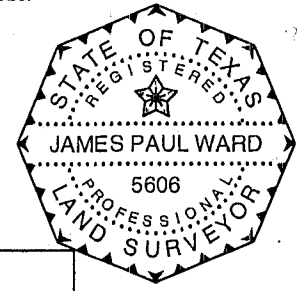
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SURVEYOR'S CERTIFICATE

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. April, 2026.

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



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 20 day of May, 2026.

By: *[Signature]*
Development and Neighborhood Services Staff

ATTEST:
[Signature]
Development and Neighborhood Services Staff

OWNER/DEVELOPER:
MARIO CARRILLO
12800 TAYLOR FRANCES LANE
HASLET TX 76052
972-358-0940

15120.019.009.00

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, **MARIO CARRILLO**, is the owner of a Lots 7 through 10 in Block 19 of MILLIKEN ADDITION, an addition to the City of Weatherford Parker County, Texas according to the plat thereof recorded in Volume 69, Page 640 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod found marked "PRICE SURVEYING" (whose Northing is 6963057.3 and whose Easting is 2187800.4) for the common east corner of said Lot 7 and Lot 6 in said Block 19, and being the west right-of-way line of Van Winkle Street, having a 50 foot right-of-way as dedicated in said Volume 69, Page 640;

THENCE South 1°1'29" East, along the common line of said Lot 7 and Van Winkle Street, to and along the east line of said Lots 8 through 10, a distance of 100.21 feet to a 3/8" iron rod found for the common east corner of said Lot 10 and Lot 11 in said Block 19;

THENCE South 89°26'14" West, along the common line of said Lots 10 and 11, a distance of 199.87 feet to a 1/2" iron rod found for the common west corner of said Lot 10 and 11, and being the east line of a 20' alley as dedicated in said Volume 69, Page 640;

THENCE North 0°58'26" West, along the common line of said Lot 10 and said 20 foot alley, to and along the west line of said Lots 9 through 7, a distance of 102.07 feet to a capped iron rod found marked "PRICE SURVEYING" for the common west corner of said Lots 7 and 8;

THENCE North 89°58'10" East, along the common line of said Lots 7 and 8, a distance of 199.80 feet to the POINT OF BEGINNING and containing 0.4640 of an acre;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **MARIO CARRILLO**, does hereby adopt this replant designating the herein above described property as

LOT 7-R in BLOCK 19
MILLIKEN HEIGHTS ADDITION

an addition in the City of Weatherford, Texas, and does 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas. 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 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, Texas.

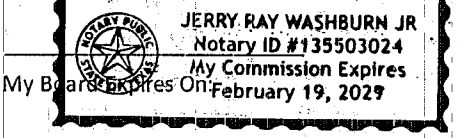
WITNESS, my hand, this 22 day of May, 2026.

[Signature]
MARIO CARRILLO

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MARIO CARRILLO, 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 22 day of May, 2026.

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



15120
WE
CWE
H-14

MINOR RE-PLAT
Lot 7-R, Block 19
MILLIKEN ADDITION,
being a replat of Lots 7 through 10 in Block 19 of MILLIKEN ADDITION, an addition to the City of Weatherford, Parker County, Texas according to the plat thereof recorded in Volume 69, page 640 of the Plat Records of Parker County, Texas.

0.4640 of an acre
April, 2026

SURVEYOR:
Award Surveying, Inc.,
252 West Main Street, Suite F
Azle, TX 76020
817-332-9273
Attn: Paul Ward
paul@awardsurveying.com

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