

State of Texas
County of Parker

Whereas Double L Property Operations, LLC, being the sole owner of that certain 0.861 acre tract, being all of Lot 21R, Block 15, Milliken Heights, according to the plat recorded in Cabinet B, Slide 509, Plat Records, Parker County, Texas, (P.R.P.C.T.); conveyed to Double L Property Operations, LLC, recorded in Clerk's File No. 202427431, Real Property Records, Parker County, Texas, (R.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" iron rod at the southwest corner of said Lot 21R and at the northwest corner of a certain tract of land conveyed to Worden in Clerk's File No. 202505177, R.P.R.P.C.T., for the southwest corner of this tract; WHENCE a found 1/2" capped iron rod at the southwest corner of said Worden tract bears S 00°08'01" E, 62.50 feet;

THENCE N 00°08'01" W, 187.52 feet, to a found 5/8" iron rod at the southwest corner of a certain tract of land conveyed to Glass in Volume 1579, Page 458, R.P.R.P.C.T., and at the northwest corner of said Lot 21R for the northwest corner of this tract;

THENCE N 89°51'59" E, at 99.94 feet, passing a found 5/8" iron rod at the southerly common corner of said GLASS tract and of a certain tract of land conveyed to Sell to Angel, LLC in Clerk's File No. 202514365, R.P.R.P.C.T., and in all 200.00 feet, to a found 5/8" iron rod in the west right-of-way of Van Winkle Street, at the southeast corner of said Sell to Angel, LLC tract and at the northeast corner of said Lot 21R, for the northeast corner of said tract;

THENCE S 00°08'01" E, 187.52 feet, with said right-of-way to a found 1/2" iron rod at the northeast corner of said WORDEN tract and at the southeast corner of said Lot 21R, for the southeast corner of this tract;

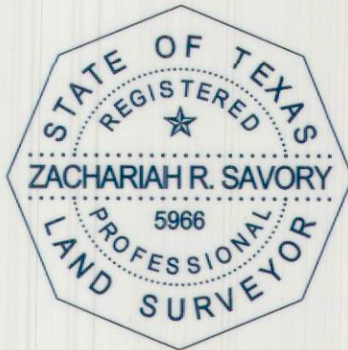
THENCE S 89°51'59" W, 200.00 feet, to the POINT OF BEGINNING, and containing 0.861 acres, more or less.

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 Street, Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2506045-RP
Field Date: September 18, 2025
Revised Date: April 1, 2026



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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. 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 performed by Texas Surveying & Engineering, Inc. and reflect Surface Adjusted, 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) C.I.R.S. = set 1/2" capped iron rod with plastic cap stamped "TEXAS SURVEYING INC"

North Side Baptist Church
CF# 202218586

Lots 4-6, Block 15
Milliken Heights
Cab. C, Sl. 464

Robert & Shannon Boyd
CF# 201617097

Lot 7R, Block 15
Milliken Heights
Cab. C, Sl. 464

Lila Mae Glass
Vol. 1579, Pg. 458

Lot 14R
Milliken Heights
Cab. D, Sl. 328

Lila Glass
V. 1579, P. 458

West 100' of Lots 17, 18, 19 & 20, Block 15
Milliken Heights
V. 69, P. 640

Sell to Angel, LLC
CF# 202514365

Portion of Lots 17, 18 & 19, Block 15
Milliken Heights
V. 69, P. 640

Triwig Corp
V. 1883, P. 663

Lots 4, 5 & 6, Block 16
Milliken Heights
V. 69, P. 640

Noe & Julia Bautista
CF# 201821110

Lot 7, Block 16
Milliken Heights
V. 69, P. 640

E.J. Bowman
V. 235, P. 188

Lot 8, Block 16
Milliken Heights
V. 69, P. 640

Casey & Jennifer Hartman
V. 2529, P. 809

Lot 9R, Block 16
Milliken Heights
Cab. C, Sl. 466

Matthew Wright
& Breanna Joseph
CF# 202330927

Lot 12R, Block 16
Milliken Heights
Cab. C, Sl. 466

Found R.R. Spike

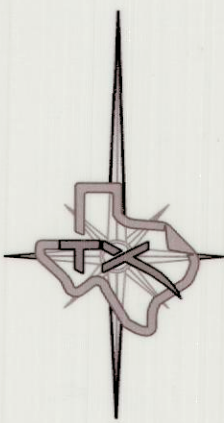
Found R.R. Spike

Karolyn Havener
CF# 202233124

Portion of Lots 13, 14,
15 & 16, Block 16
Milliken Heights
V. 69, P. 640

15120.015.021.00

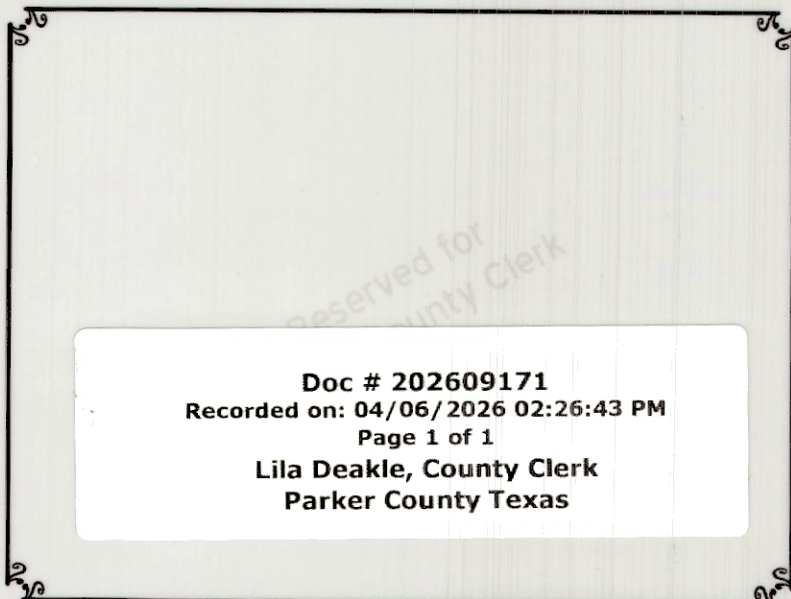
15120
WE
CWE
H-14



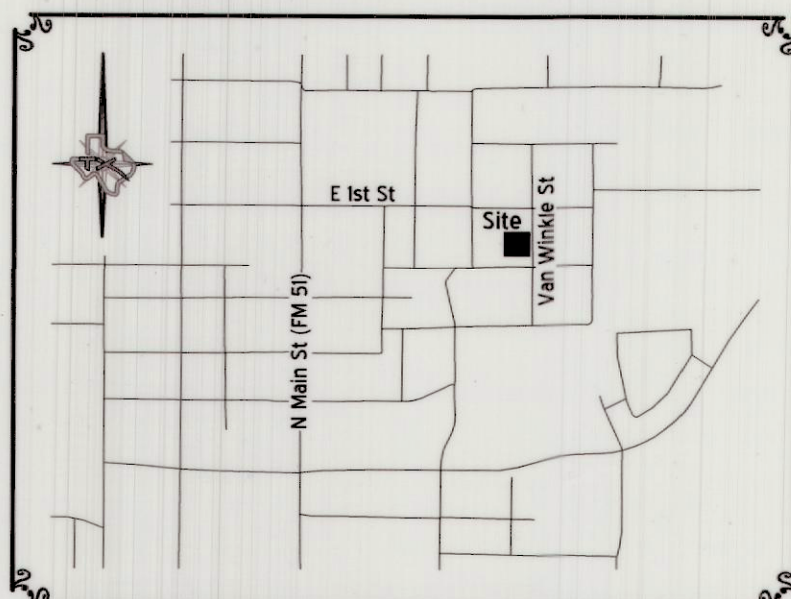
Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s)
Double L Property Operations, LLC
Attn: Greg Hellings
1109 Cardinal Ct
Midlothian, TX 76065
greg@thehellings.com

1" = 30'



Plat Cabinet G Slide 263



Vicinity Map (not to scale)

Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Double L Property Operations, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 21R-1, 21R-2 and 21R-3, Block 15, Milliken Heights, 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 3 day of April, 2026.

By:

Greg Hellings
Double L Property Operations, LLC (Owner)
Greg Hellings (Manager)

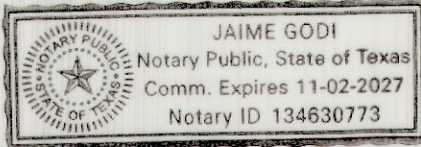
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Greg Hellings, 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 3 day of April, 2026.

Jaime Godi
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:

Jaime Godi
Development & Neighborhood Services Staff

4-6-2026
Date of Approval

Attest:

Jaime Godi
Development & Neighborhood Services Staff

4-6-2026
Date of Approval

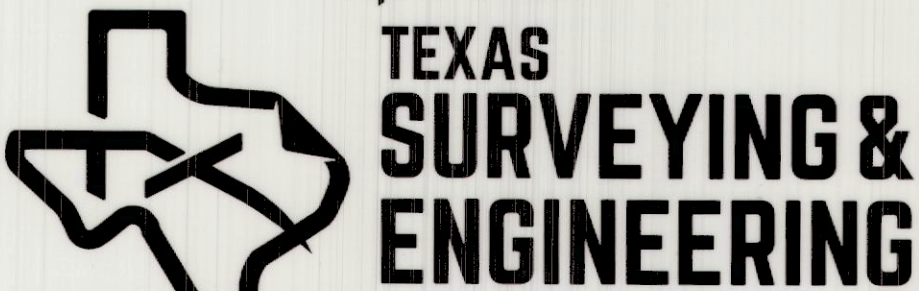
City of Weatherford Notes:

- 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.
- 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.).
- 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.
- All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- 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.
- All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Water services to be provided by the City of Weatherford.
- Sanitary sewer services to be provided by the City of Weatherford.
- Developer shall be required to install water and wastewater connections for the residential lots. Per Ordinance 759-2016-05, pavements cuts on Van Winkle Street are not permitted within 60 months of July 2025. If pavement cuts are proposed prior, repaving from intersection to intersection, or escrow, will be required.

Minor Replat
Lots 21R-1, 21R-2 and 21R-3, Block 15
Milliken Heights
an addition to the City of
Weatherford, Parker County, Texas

Being 0.861 acres, all of Lot 21R, Block 15, Milliken Heights, according to the plat recorded in Cabinet B, Slide 509, Plat Records, Parker County, Texas

April 2026



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