

State of Texas
County of Parker

Whereas Trifecta Homes, LLC, being the sole owner of a 0.952 acre tract of land out of the S. Monk Survey, Abstract No. 906, Parker County, Texas, same being a portion of Lot 1 and Lot 5, Block 1, Oaklawn Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 75, Page 640, Deed Records, Parker County, Texas; being all of those certain tracts described as "Tract 2, Tract 3, Tract 4-A, and Tract 4-B" conveyed to Trifecta Homes, LLC in Document No. 202330521, Real Property Records, Parker County, Texas; 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 in the east line of Bullard Street (50' wide), the west line of said Lot 5, Block 1, being the southwest corner of that certain called 0.537 acre tract described in Doc. No. 202224232, Real Property Records, Parker County, Texas, same being the northwest corner of said Doc. No. 202330521, for the northwest and beginning corner of this tract. WHENCE the northwest corner of said Block 1, Oaklawn Addition (V. 75, P. 640) bears N 21°23'26" E 172.00 feet.

THENCE S 68°36'32" E 144.01 feet, to a found 1/2" iron rod in the west line of that certain called 0.998 acre tract conveyed to Garrett Sampley in Doc. No. 20170899, Real Property Records, Parker County, Texas, being the common corner of said 0.537 acre tract and said Doc. No. 202330521 tract, for the northeast corner of this tract.

THENCE S 19°10'55" W 275.85 feet, to a found 1/2" capped iron rod in the north line of that certain called 6.142 acres tract conveyed to Aubrey McClain Jr. in Volume 1765, Page 406, Real Property Records, Parker County, Texas, being the southeast corner of said Doc. No. 202330521 tract, for the southeast corner of this tract.

THENCE N 70°06'40" W 154.70 feet, to a found railroad spike in the east line of said Bullard Street, the east line of said Block 1, being the common west corner of said McClain Jr. tract and said Doc. No. 202330521 tract, for the southwest corner of this tract.

THENCE N 21°23'27" E 279.70 feet, with the east line of said Bullard Street, the west line of said Block 1, 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. 5868
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: JN131045-R7-RP
Field Date: February 9, 2024
Revised Date: February 12, 2025



Surveyor's Notes:

A) 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.

B) Currently this tract appears to be located within the following area(s):

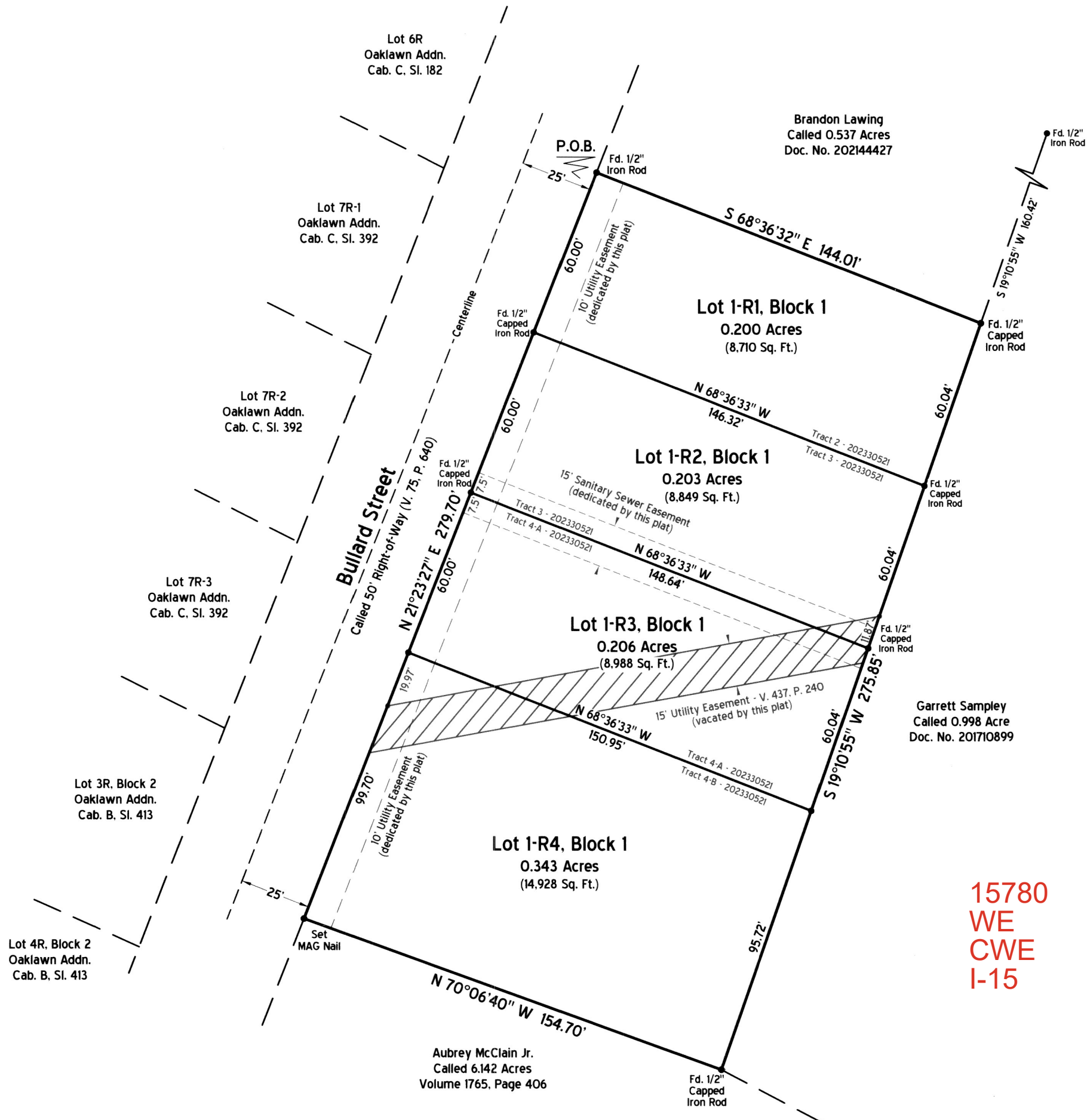
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

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.

C) 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).

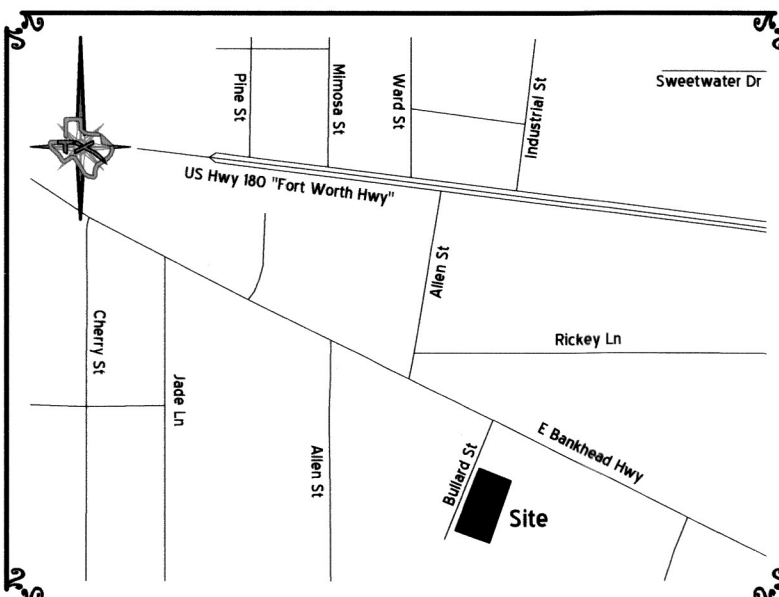
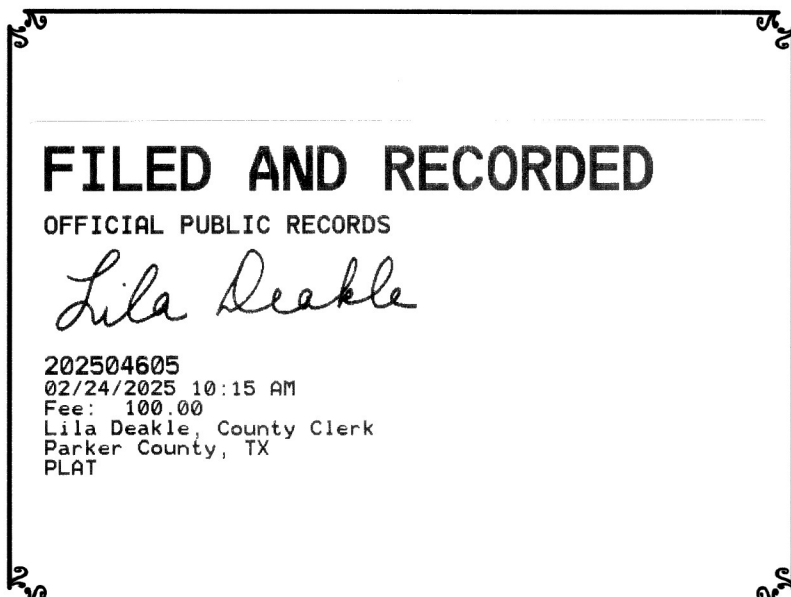
D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) All corners are C.I.R.S. (set 1/2" capped iron rod with plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted.



15780.001.001.10
15780.001.001.30

The purpose of this replat is to establish the four tracts described as portions of Lot 1 and Lot 5, Block 1, Oaklawn Addition, conveyed in Document No. 202330521, into four new lots as shown.



Now, Therefore, Know All Men By These Presents:

Arch C (18" x 24")

That Trifecta Homes, 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 1-R1, 1-R2, 1-R3 and 1-R4, Block 1, Oaklawn 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 18 day of February, 2025.

By: *Amir S.*

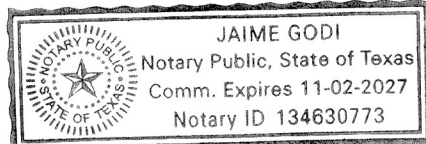
Trifecta Homes, LLC (Owner)
Tejas Naik (Registered Agent)

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 Tejas Naik, 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 18 day of February, 2025.

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:

Monica Johnson
Development & Neighborhood Services Staff

02-20-25
Date of Approval

Attest:

Keith Johnson
Development & Neighborhood Services Staff

02-24-25
Date of Approval

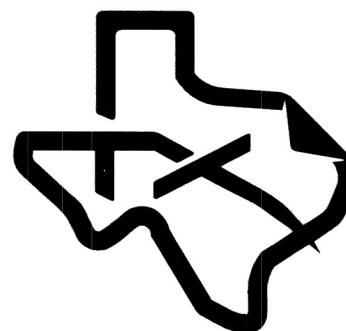
City of Weatherford Notes:

- 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 & 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.

Minor Plat Lots 1-R1, 1-R2, 1-R3 and 1-R4, Block 1 Oaklawn Addition an addition to the City of Weatherford, Parker County, Texas

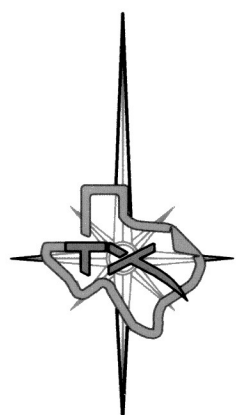
Being a 0.952 acre tract of land out of the S. Monk Survey, Abstract No. 906, Parker County, Texas, same being a portion of Lot 1 and Lot 5, Block 1, Oaklawn Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 75, Page 640, Deed Records, Parker County, Texas

February 2025



TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100800 - ENGINEERING FIRM NO. F-17586



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

Owner(s)
Trifecta Homes, LLC
2504 W. Park Row Dr., B5-199
Pantego, TX 76013

1" = 40'



Plat Cabinet *G* Slide *066*

Vicinity Map (1" = 800')