State of Texas
County of Parker

Whereas, Fort Worth Area Habitat for Humanity Inc, being the owner of a 1.744 acres tract of land called out of Block 3 and 4, North West Addition, an addition to the City of Weatherford, as recorded in Volume 29, Page 638 (also known as Plat Cabinet A, Slide 94), Plat Records, Parker County, Texas; being all of that certain tract conveyed to Fort Worth Area Habitat for Humanity, Inc. in CF# 202149336, 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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod, in the north line of North Street and in the approximate centerline of a creek, for the southwest and beginning corner of this tract. WHENCE a found 1/2" iron rod, at the southeast corner of Lot 2R, Northwest Addition, as recorded in Plat Cabinet C, Slide 718, Plat Records, Parker County, Texas, bears S 89°48'24" W 197.51 feet.

THENCE along the approximate centerline of a creek as follows:
N 15°28'37" E 63.87 feet, to a point, for a corner of this tract.
N 27°47'59" E 176.57 feet, to a point, for a corner of this tract.
N 43°02'41" E 104.30 feet, to a point, for a corner of this tract.
S 62°55'46" E 54.04 feet, to a point, for a corner of this tract.
N 30°24'06" E 48.99 feet, to a point, for a corner of this tract.
S 76°17'30" E 37.71 feet, to a point, for a corner of this tract.
N 69°59'13" E 47.09 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the west line of that certain tract conveyed to Bonner in Volume 416, Page 271, for the northeast corner of this tract.

THENCE S 00°18'17" E 317.09 feet, along the west line of said Bonner tract, to a found 1/2" capped iron rod, in said north line of North Street, for the southeast corner of this tract.

THENCE S 89°41'43" W 326.07 feet, along said north line of North Street, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com · 817-594-0400
Field Date: April 15, 2022 · W2203070-RP

STATE OF TEXAS REGISTERED KYLE RUCKER 6444 PROFESSIONAL LAND SURVEYOR

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

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.

2) P.I.C. = Point in the approximate centerline of creek- unless otherwise noted.

3) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", unless otherwise noted.

4) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

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

6) 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.

7) Drainage and Utility Easements dedicated by this plat.

City of Weatherford Notes:

1) 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.

2) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

3) 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.

4) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

5) Water services and sanitary sewer services to be provided by the City of Weatherford.

6) This tract lies within the city limits of the City of Weatherford, Parker County, Texas.

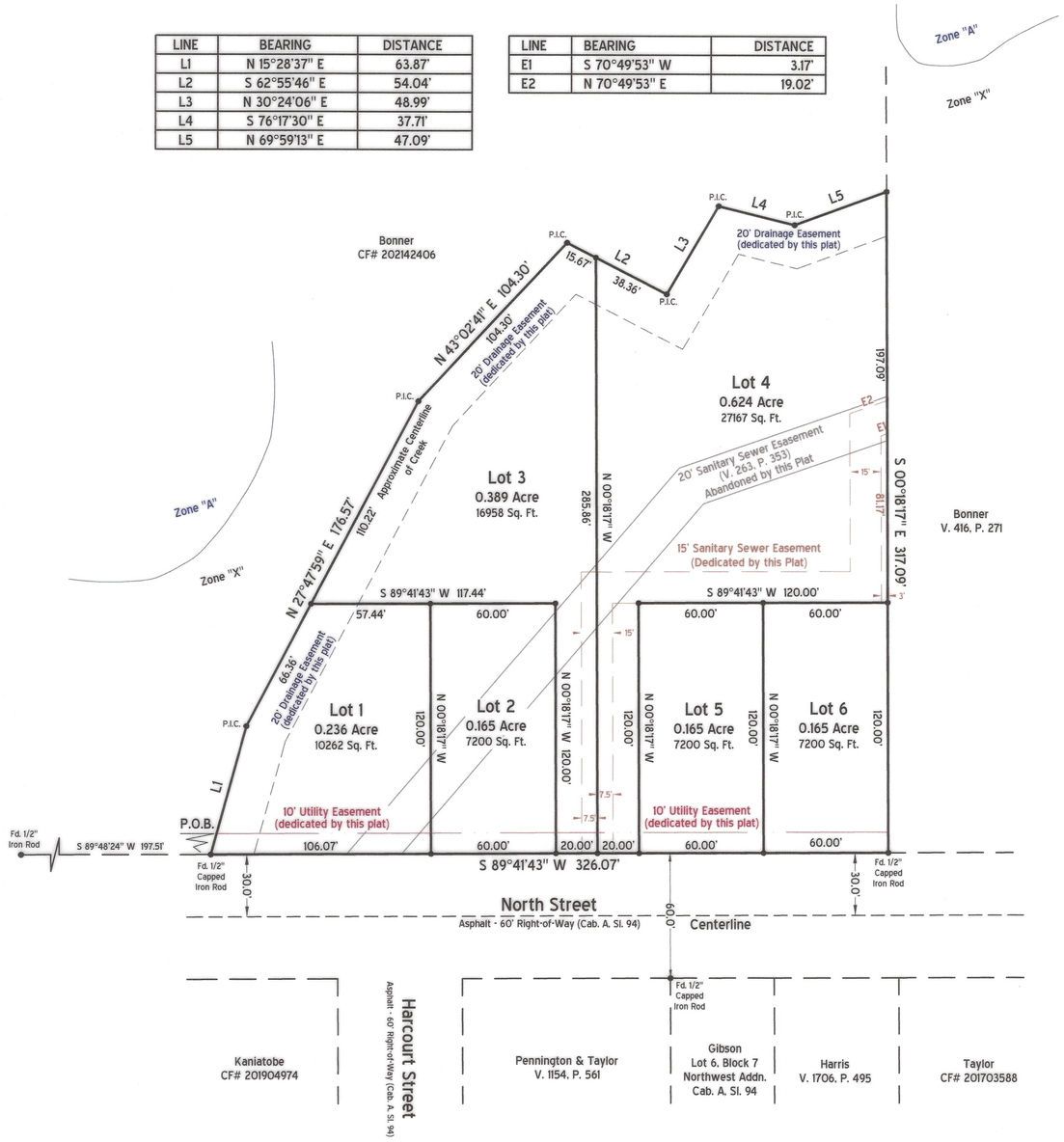
7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

8) Special Notice: selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

9) The impact fees are being waived for this property under Chapter 395 of the Texas Local Government Code for Affordable Housing under 42 US Code Section 12745. If the property should ever cease to meet this requirement, then impact fees will be immediately due to the City of Weatherford in the amount currently in effect at the time this plat is filed.

LINE	BEARING	DISTANCE
L1	N 15°28'37" E	63.87'
L2	S 62°55'46" E	54.04'
L3	N 30°24'06" E	48.99'
L4	S 76°17'30" E	37.71'
L5	N 69°59'13" E	47.09'

LINE	BEARING	DISTANCE
E1	S 70°49'53" W	3.17'
E2	N 70°49'53" E	19.02'



Now, Therefore, Know All Men By These Presents:

that Christine Panagopoulos, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-6, Block 3, North West 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 the 5th day of July, 2023.

By: _____
Fort Worth Area Habitat for Humanity Inc. - Christine Panagopoulos (Chief Operating Officer)

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 Christine Panagopoulos, 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 5th day of July, 2023.

Teresa Jo McGee
Notary Public in and for the State of Texas

TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 7th day of July, 2023.

By: _____
Chairman

Attest: Andrea McDonald
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 17th day of July, 2023.

By: _____
Mayor

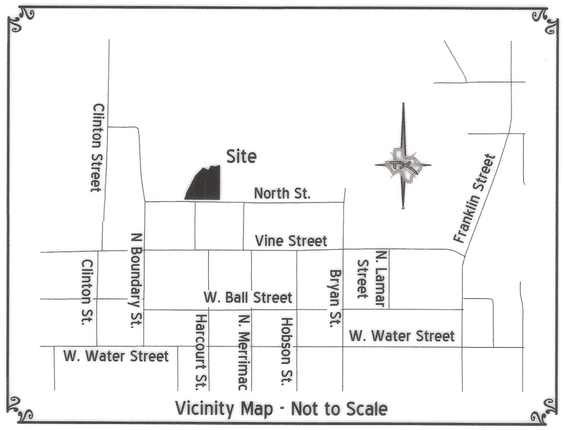
Attest: Andrea McDonald
Secretary

15640
WE
CWE
H-15 Final Plat
Lots 1-6, Block 3
North West Addition
an addition to the City of Weatherford, Parker County, Texas

Being a 1.744 acre replat out of Block 3 and 4, North West Addition, an addition to the City of Weatherford, according to the plat recorded in Cabinet A, Slide 94, Plat Records, Parker County, Texas

July 2023

15640.003.004.00



Vicinity Map - Not to Scale

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
Fort Worth Area Habitat for Humanity Inc.
9333 N. Normandale Street
Fort Worth, TX 76116

1" = 50'

0 50 100 150

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202318510
07/17/2023 02:38 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 524

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM