State of Texas
County of Parker

Whereas Jeremiah Wheeler, Chesney Wheeler, 92 Ventures, LLC and 316 Santa Fe, LLC, being the sole owners of a 0.357 acres tract of land out of the J. A. YEOMAN SURVEY, ABSTRACT No. 1693, Parker County, Texas; BEING a portion of Lot 12, Block 8, YEOMAN'S ADDITION, an addition to the City of Weatherford, Parker County, Texas; being a portion of that certain tract conveyed to Jeremiah Wheeler, Chesney Wheeler, and 92 Ventures, LLC, in Document No. 202305441 and being all of that certain tract conveyed to 316 Santa Fe, LLC, in Document No. 202322900, 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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" iron rod, in the south line of Baylor Street (Paved Surface), being the northeast corner of said Doc.# 202305441 and said Doc.# 202322900, and the northwest corner of Tract 1 conveyed to 316 Santa Fe, LLC, in Doc.# 202135157; R.P.R.P.C.T., for the northeast and beginning corner of this tract. WHENCE a found 1" iron pipe, for the northeast corner of said Tract 1 bears S 89°16'24" E 184.23 feet.

THENCE S 00°41'25" W 74.53 feet, with the west line of said Tract 1 and the east line of said Doc.# 202305441, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 00°15'14" W 148.47 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", in the north line of East Lee Avenue, being the southeast corner of said Lot 12, Block 8 and said Doc.# 202305441, for the southeast corner of this tract.

THENCE N 89°15'56" W 70.00 feet, with the north line of said East Lee Avenue, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", being the southeast corner of that certain tract conveyed to THS Real Property, LLC, in Doc.#201614270; R.P.R.P.C.T., for the southwest corner of this tract. WHENCE a found 1/2" iron rod, for the southwest corner of said Doc.#201614270 bears N 89°36'02" W 67.00 feet.

THENCE N 00°23'58" E 222.59 feet, with the west line of said Doc.# 202305441, to a set PK nail, in the south line of said Baylor Street, being the northeast corner of that certain tract conveyed to Garner and Prator in Doc.#201613564; R.P.R.P.C.T., for the northwest corner of this tract.

THENCE S 89°36'02" E 70.00 feet, with the south line of said Baylor Street, 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 in accordance with the subdivision ordinance of the City of Weatherford.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com · 817-594-0400
W230201I-RP
Field Date: February 23, 2023
Preparation Date: September 15, 2023

STATE OF TEXAS · REGISTERED · MICAH HAMILTON · 5865 · 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) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped TEXAS SURVEYING INC - unless otherwise noted.

3) 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).

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

5) No abstract of title or title commitment was provided to this surveyor. record research done 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.

City of Weatherford Notes:

6) 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.

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 city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

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

10) 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.

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

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

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400

Owners:
Jeremiah Wheeler
Chesney Wheeler
92 Ventures, LLC
104 S. Walnut St.
Weatherford, TX 76086

316 Santa Fe, LLC
72 Harbour Point Cir.
Fort Worth, TX 76179

0 30 60 90

1" = 30'

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 11th day of October, 2023.

By:
Chairman

Attest:
Secretary

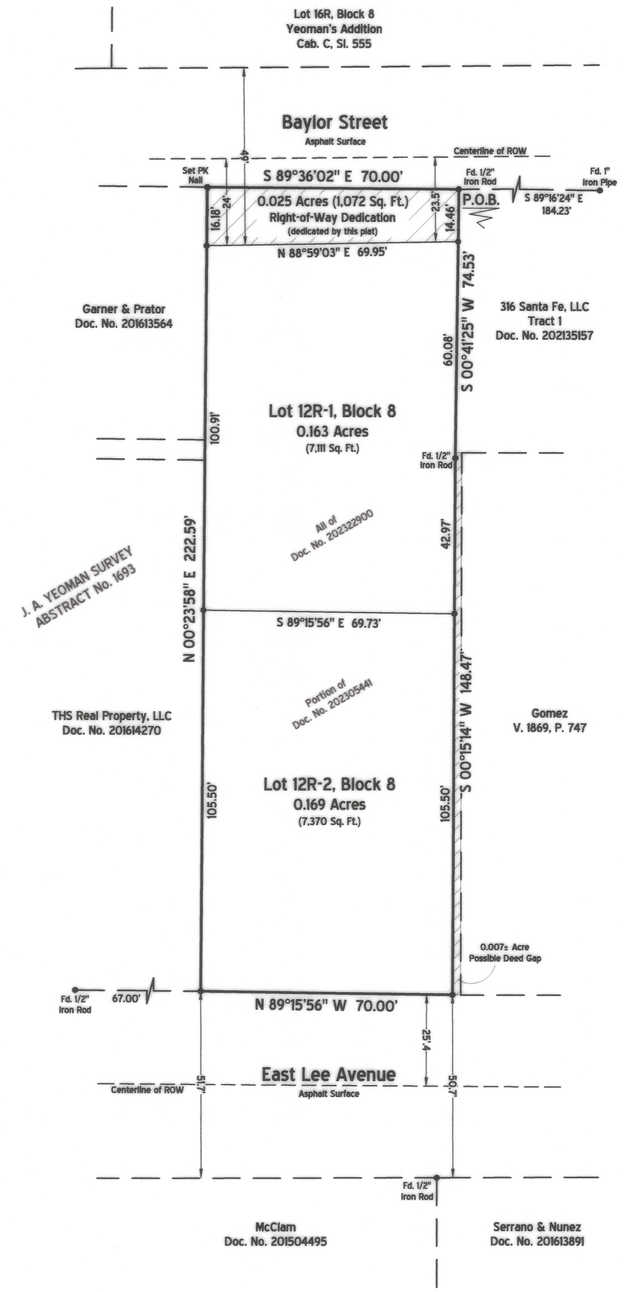
This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 10th day of October, 2023.

By:
Mayor

Attest:
Secretary

19925.008.012.20

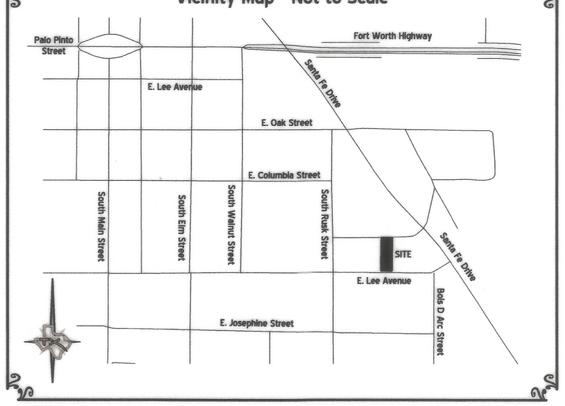


19925
WE
CWE
H-15

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202326810
10/12/2023 01:22 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 585

Vicinity Map - Not to Scale



202326810 PLAT Total Pages: 1

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Jeremiah Wheeler, Chesney Wheeler, 92 Ventures, LLC and 316 Santa Fe, 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 12R-1 and 12R-2, Block 8, Yeoman's 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 3rd day of October, 2023.

By:

Jeremiah Wheeler

Chesney Wheeler

92 Ventures, LLC · Heather Murdock (Manager)

316 Santa Fe, LLC · Murry Adams (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 Heather Murdock, 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 3rd day of October, 2023.

Notary Public in and for the State of Texas

TERESA MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2027
Notary ID 132132208

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 Chesney & Jeremiah Wheeler, 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 3rd day of October, 2023.

Notary Public in and for the State of Texas

TERESA MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2027
Notary ID 132132208

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 Murry Adam, 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 4th day of October, 2023.

Notary Public in and for the State of Texas

JESYE BRABSON
Notary Public, State of Texas
Comm. Expires 06-15-2026
Notary ID 131607279

Final Plat
Lots 12R-1 and 12R-2, Block 8
Yeoman's Addition

an addition to the City of Weatherford, Parker County, Texas

Being a 0.357 acre replat of
Lot 12, Block 8, Yeoman's Addition and being out of the J. A. YEOMAN SURVEY, ABSTRACT No. 1693, Parker County, Texas

September 2023

TEXAS SURVEYING INC.
WEATHERFORD BRANCH · 817-594-0400
FIRM No. 10100000 · WEATHERFORD@TXSURVEYING.COM