

State of Texas
County of Parker

Whereas FWH Apartments, LLC, being the sole owner of a 8.322 acre tract of land out of the Elizabeth Crockett Survey, Abstract No. 214, Parker County, Texas; being a portion of that certain "Tract 1" described in Clerk's File No. 201713351, Real Property Records, Parker County, Texas and all of Lot 2, Block 1, Lone Oaks Apartments Addition, according to the plat recorded in Cabinet E, Slide 460, Plat 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 east line of that certain Butler Brooks tract described in Volume 2750, Page 422, R.P.R.P.C.T., same being the south line of Lone Oak Road (a paved 60 foot right-of-way), and also being in the west line of said "Tract 1" and being the northwest corner of said Lot 2, Block 1, Lone Oaks Apartments Addition, for the northwest and beginning corner of this tract. WHENCE the Southeast corner of the Desiderio De La Cruz Survey, Abstract No. 223 is calculated to bear N 70°10'45" W 1075.50 feet.

THENCE along the south line of said Lone Oak Road the following courses and distances:
East 209.99 feet, to a found 1/2" capped iron rod, for a corner of this tract;
Southeasterly, along the arc of a curve to the right 206.02 feet, having a radius of 270.00 feet, and whose chord bears S 68°08'25" E 201.06 feet, to a found 1/2" capped iron rod, for a corner of this tract;
Southeasterly, along the arc of a curve to the left 187.87 feet, having a radius of 330.00 feet, and whose chord bears S 62°35'24" E 185.34 feet, to a found 1/2" capped iron rod, for a corner of this tract;
S 78°53'57" E 55.43 feet, to a found 1/2" capped iron rod in the west line of Cutters Way (a paved variable width right-of-way), for the northeast corner of this tract.

THENCE along the west line of said Cutters Way the following courses and distances:
Southwesterly, along the arc of a curve to the left 178.78 feet, having a radius of 1045.00 feet, and whose chord bears S 04°33'16" W 178.56 feet, to a found 1/2" capped iron rod, for a corner of this tract;
S 00°20'48" E 300.66 feet, to a found concrete monument in the north line of Fort Worth Highway (also known as US Highway No. 180, a paved 162 foot right-of-way, also being in the south line of said "Tract 1", for the southeast corner of this tract.

THENCE S 89°26'20" W 606.16 feet along the common line of said "Tract 1" and said Fort Worth Highway to a 12" wood post at the southeast corner of said Butler Brooks tract, also being the southwest corner of said "Tract 1", for the southwest corner of this tract.

THENCE N 00°15'34" E 655.46 feet along the common line of said "Tract 1" and said Butler Brooks tract 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 in accordance with the subdivision ordinance of the City of Weatherford.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@texasurveying.com - 817-594-0400
Project ID: JN61210-RP2
Field Date: October 4, 2023
Preparation Date: November 28, 2023



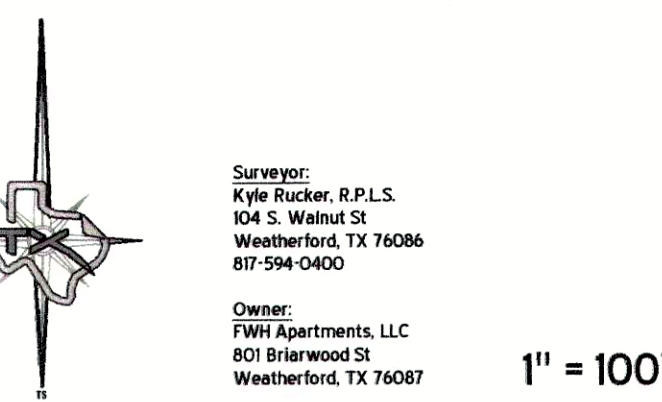
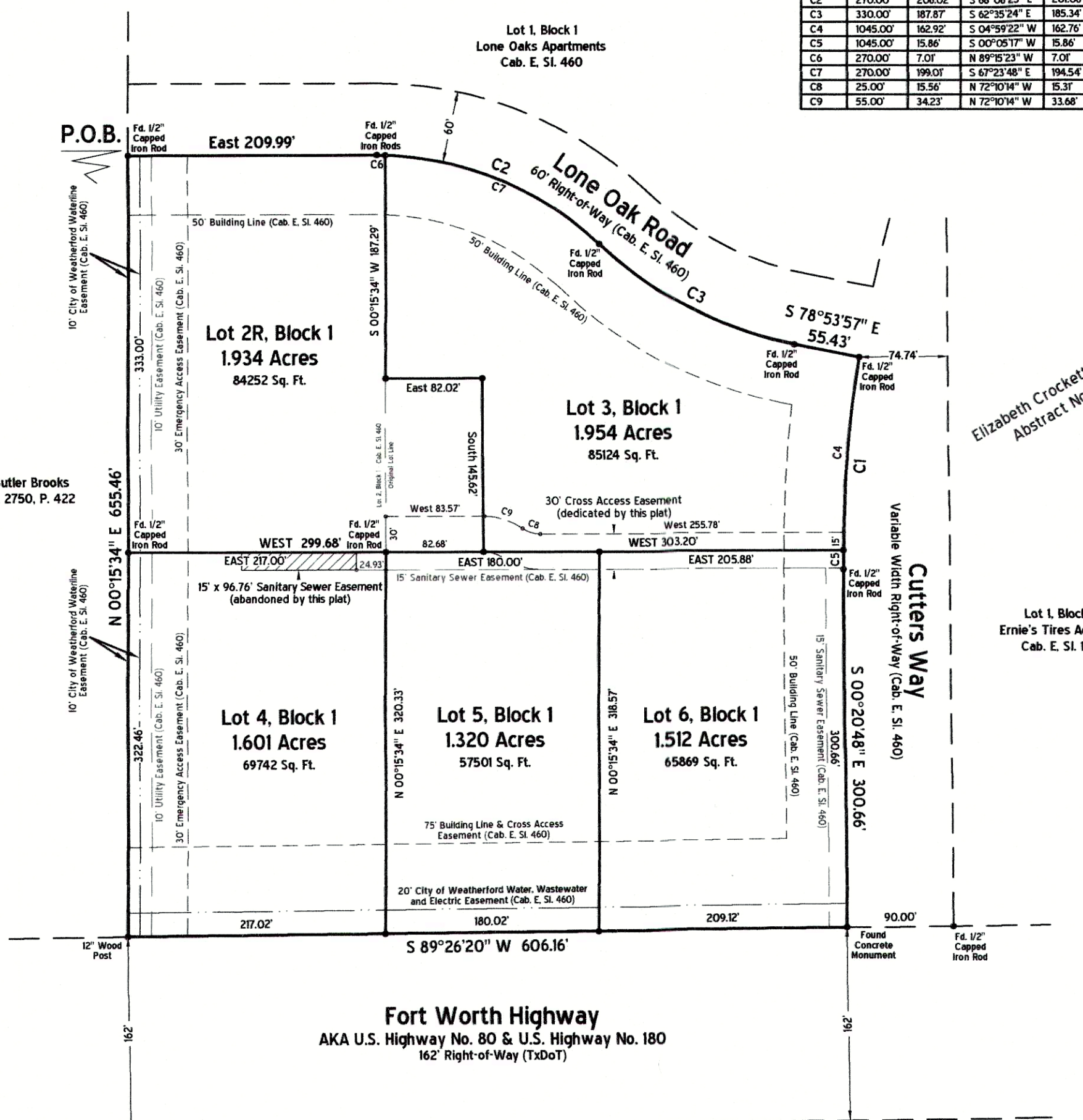
Surveyor's Notes:

- 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 FEMA 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.

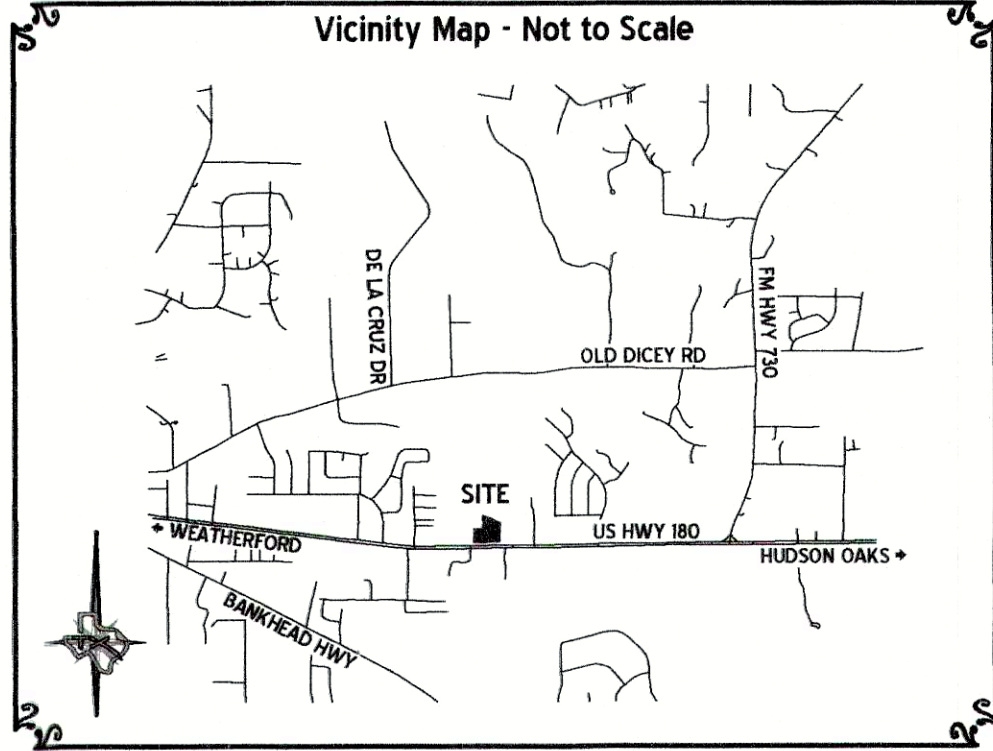
City of Weatherford Notes:

- 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) 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.)
- 3) Special Notice: Setting 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.
- 4) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- 5) 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.
- 6) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- 7) All lands shown hereon are subject to the private utility easement as recorded in Clerk's File No. 201812601, R.P.R.P.C.T.

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	1045.00'	178.78'	S 04°33'16" W	178.56'
C2	270.00'	206.02'	S 68°08'25" E	201.06'
C3	330.00'	187.87'	S 62°35'24" E	185.34'
C4	1045.00'	182.92'	S 04°33'16" W	182.78'
C5	1045.00'	15.88'	S 00°20'48" W	15.86'
C6	270.00'	7.01'	N 89°16'23" W	7.01'
C7	270.00'	199.01'	S 67°23'48" E	194.54'
C8	25.00'	15.56'	N 72°10'14" W	15.31'
C9	55.00'	34.23'	N 72°10'14" W	33.68'



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202402101
01/26/2024 03:03 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Plat Cabinet **F** Slide **658**

Now, Therefore, Know All Men By These Presents:
that FWH Apartments 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 2R, 3, 4, 5 and 6, Block 1, Lone Oaks Apartments Addition, Phase 2, 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 11th day of December, 2023.

By: *[Signature]*
FWH Apartments, LLC - C. Ryan Voorhees (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 C. Ryan Voorhees 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 11th day of December, 2023.
By: *[Signature]*
Notary Public in and for the State of Texas

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 5th day of January, 2024.

By: *[Signature]*
Chairman

Attest: *[Signature]*
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 12th day of December, 2023.

By: *[Signature]*
Mayor

Attest: *[Signature]*
Secretary

Final Plat
Lots 2R, 3, 4, 5 and 6, Block 1
Lone Oaks Apartments Addition, Phase 2
an addition to the City of Weatherford,
Parker County, Texas

Being a 8.322 acre tract out of the
Elizabeth Crockett Survey, Abstract No. 214,
Parker County, Texas

December 2023

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