

Survey Plat  
106 Eureka Street  
0.335 acre, being a portion of  
Lot 2, Block 1,  
ANDERSON'S ADDITION TO  
THE CITY OF WEATHERFORD,  
City of Weatherford, Parker County, Texas.

FIELD NOTES:

0.335 acre, being a portion of Lot 2, Block 1, ANDERSON'S ADDITION TO THE CITY OF WEATHERFORD, an Addition to the City of Weatherford, Parker County, Texas, being the tract described in deed to David Harlan and Joan Harlan by deed recorded in Document Number 202233068, Official Public Records, Parker County, Texas, and being more particularly described, as follows:

Commencing at a P.K. Nail found, the northwest corner of the tract described in deed to Washed Up II, Ltd. by deed recorded in Volume 1924, Page 1473, Official Public Records, Parker County, Texas, for the southwest corner of the tract described in deed to Sunjata M. Mali by deed recorded in Document Number 202205547, Official Public Records, Parker County, Texas, from which, the northwest corner of said Lot 2 bears, per deed (Vol. 1924, Pg. 1473) call, NORTH, 131.2 feet;

THENCE S 89°33'51" E, along the north line of said Washed Up II, Ltd. tract, 120.14 feet for the southeast corner of said Mali tract;

THENCE N 00°39'03" E, 2.17 feet for the southwest corner of said Harlan tract, the Point of Beginning of the herein described tract;

THENCE N 00°39'03" E, along the west line of said Harlan tract, 128.70 feet to a 1/2" iron rod capped MIZELL 6165 set for the northwest corner of said Harlan tract, for the south line of EUREKA STREET;

THENCE S 89°20'57" E, along the north line of said Harlan tract, 105.00 feet to a 1/2" iron rod found, the most northerly northeast corner of said Harlan tract, for the northwest corner of the tract described in deed to Texas Gas Company by deed recorded in Volume 2069, Page 335, Official Public Records, Parker County, Texas, being further described in Volume 351, Page 589, Deed Records, Parker County, Texas;

THENCE S 00°39'03" W, along the east line of said Harlan tract, 75.00 feet to a 1/2" iron rod found, an ell corner of said Harlan tract, for the southwest corner of said Texas Gas Company tract;

THENCE S 89°20'57" E, along the northerly line of said Harlan tract, 20.00 feet to a 1/2" iron rod found, the most easterly northeast corner of said Harlan tract, for the southeast corner of said Texas Gas Company tract, for the west line of SOUTH ELM STREET;

THENCE S 00°39'03" W, along the east line of said Harlan tract, 53.70 feet to a 1/2" iron rod capped MIZELL 6165 set for the southeast corner of said Harlan tract, from which, a P.K. Nail found, the southeast corner of said Washed Up II, Ltd. tract, bears S 00°43'26" W, 129.26 feet;

THENCE N 89°20'57" W, along the south line of said Harlan tract, 125.00 feet to the POINT OF BEGINNING and containing 0.335 acre (14,587 square feet) of land.

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0385F DATED APRIL 05, 2019, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

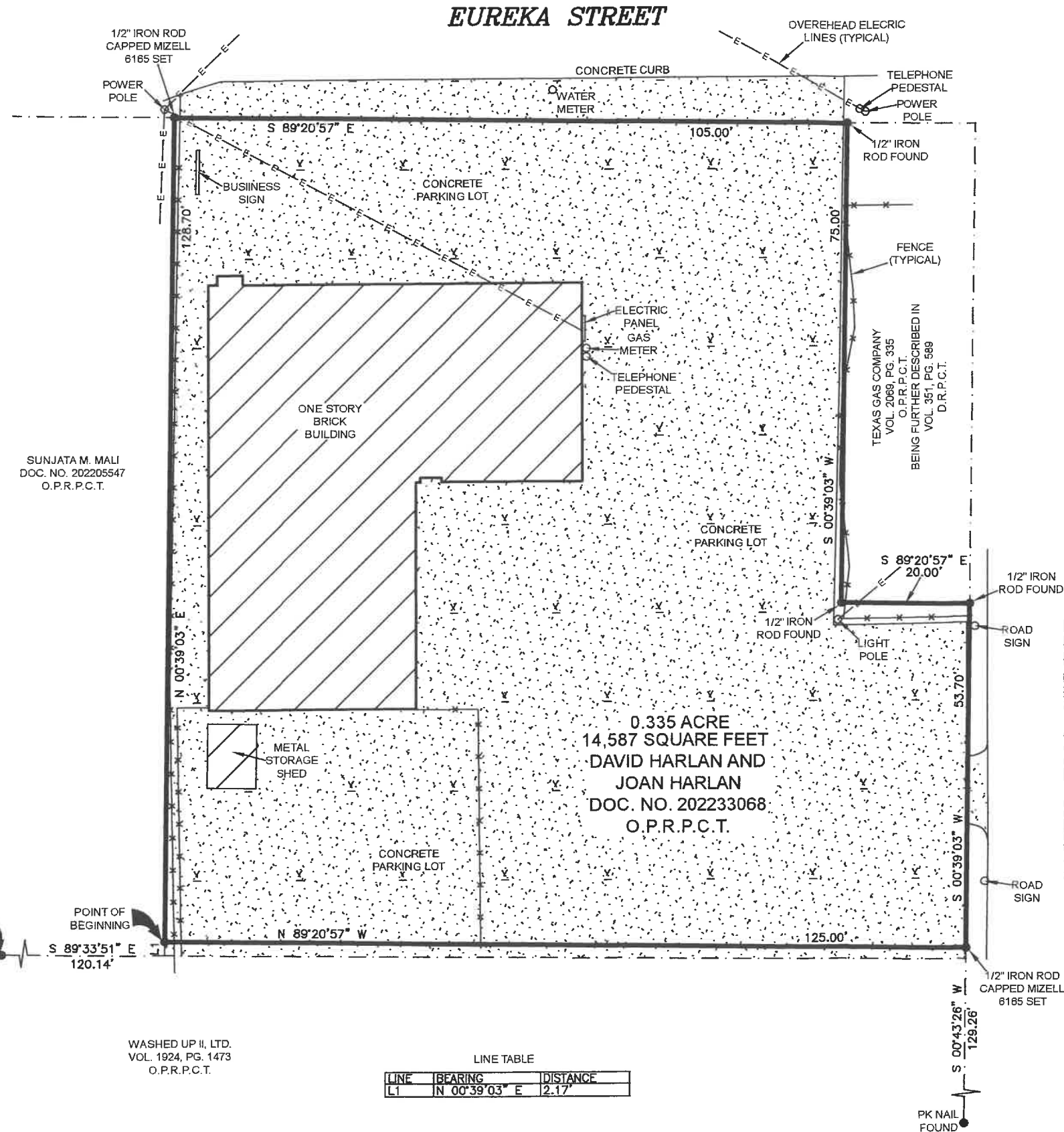
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF WEATHERFORD BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
PROPERTY SHOWN HEREON.  
*Stephen Mizell*  
STEPHEN MIZELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6165  
SURVEYED ON THE GROUND DECEMBER 01, 2022



TEXAS GEOSPATIAL  
LAND SURVEYING, LLC  
STEPHEN@TXGEO.COM  
P.O. BOX 2598  
GLEN ROSE, TX 76043  
817-819-7987  
TBPELS FIRM NO. 10083300