STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"They shall be provided at the intersections of public streets. Visibility, Access and Maintenance (VAM) examination required to be made in accordance with the Traffic Engineering Design Standards Section 3.4 of the Subdivision Ordinance of the City." 

NOTE: The developer shall ensure all claims for damages against the City of Weatherford are resolved through the construction or in accordance with the regulations of the City of Weatherford, Parker County, Texas.

APPROVED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Planner Date of Recommendation
9-10-15

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Manager Date of Approval
9-10-15

ATTEN: Melissa Nowell
City Secretary
9-11-15

STATE OF TEXAS |
COUNTY OF PARKER |

APPROVED by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

WHEREAS, DUAL FINANCIAL SERVICES, INC. acting by and through its duly authorized officer, David Harlan, Jr., Registered Public Land Surveyor, knows to the best of its knowledge, information, and belief that the parcel of real estate described in the plat of Lot 36A and Lot 36B, Original Town of Weatherford, Parker County, Texas, which is being described in this plat, is free and clear of all liens, encumbrances, and restrictions for the purpose of conveying, transferring, assigning, or transferring the same, including all easements, reservations, covenants, conditions, and restrictions of record.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DUAL FINANCIAL SERVICES, INC., acting by and through its duly authorized officer, David Harlan, Jr., Registered Public Land Surveyor, hereby warrants to the grantee and to the successors and assigns of the grantee, that the parcel of real estate described in the plat of Lot 36A and Lot 36B, Original Town of Weatherford, Parker County, Texas, which is being conveyed hereby, is free and clear of all liens, charges, encumbrances, and restrictions for the purpose of conveying, transferring, assigning, or transferring the same, including all easements, reservations, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, the said David Harlan, Jr., Registered Public Land Surveyor, has hereunto set his hand and caused his seal to be affixed this 30th day of August, 2015.

David Harlan, Jr.
Registered Public Land Surveyor

FILED AND RECORDED

MINOR PLAT
LOT 36A AND LOT 36B
SHANNON'S SUBDIVISION OF BLOCK 56, ORIGINAL TOWN OF WEATHERFORD, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

LOT 36A AND LOT 36B
SHANNON'S SUBDIVISION OF BLOCK 56, ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS

PLAT PREPARED JULY 2015