This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

NOTE: SENDING A PORTION OF THIS ADDITION BY MOTES AND BOUNDARIES IS A VIOLATION OF THE DESIGN AND BUILDING CODE.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, visibility, access and maintenance (VAM) easement in accordance with the standards and requirements of the Subdivision Ordinance of the City."

NOTE: We hereby declare all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

VELOCITY, ACCESS AND MAINTENANCE EASEMENTS:

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain and keep all the lines of sight within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements on the VAM Easement. The City shall have the right to remove any landscaping improvements on the VAM Easement which may interfere with the visibility as shown on the plat.

The City shall have the right but not the obligation to add any landscaping improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction therefrom. The City, its successors, assigns, or agents shall have the right and privilege of entering the VAM Easement or any part thereof for the purpose and with all rights and privileges set forth herein.

MINOR PLAT
LOT 1, BLOCK 1
THE SHIRE
AN ADDITION IN THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS

Being 1.423 Acres situated in and being in the Sarah Monk Survey Abstract No. 906 in the City of Weatherford, Parker County, Texas

March, 2017

Owner/Developer:
Rocky and Connie Towle
120 Estate Drive
Weatherford, TX 76086
617-232-1462

Graphic Scale - Feet

D-769

Scale: 1" = 40'

Harlan Land Surveying, Inc.
3332 Green Street
Weatherford, TX 76086

MID: T2S R010300

FAX: 817-232-2833

Filing No: 10855200