

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

NOTE: We do hereby waive all claims for damages against the City 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.

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.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

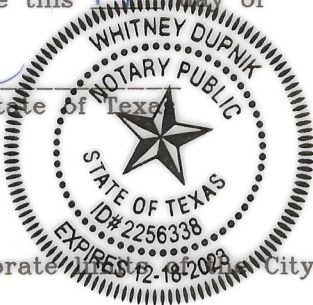
DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

BNSR Group LLC
Owner

SWORN TO AND SUBSCRIBED before me this 13th of May, 2021.

Whitney Dupnik
Notary Public in and for the State of Texas



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

NOTE: ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202120773
05/26/2021 11:31 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNERS/DEVELOPER:
BNSR Group, LLC
Bryan Dawson, Agent
817-597-0234
107 Ames Circle
Weatherford, TX 76087

ACCT NO: 10360
SCH DIST: WE
CITY: CWE

STATE OF TEXAS
COUNTY OF PARKER

202120773 PLAT Total Pages: 1

WHEREAS, BNSR GROUP, LLC (Doc No. 202001032), acting by and through its duly authorized agent is the owner of a portion of Lot 1, Block 16, BALL'S FIRST ADDITION, in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of North Merrimac Street at the northeast corner of a tract of land described by deed to Kevin Rogers recorded in Doc No. 202013533, Official Records, Parker County, Texas, said iron being N 00°23'19" W, 122.3 feet from the southeast corner of said Block 16 at the intersection of the west right of way line of said North Merrimac Street and the north right of way line of West Ball Street;

THENCE N 89°36'41" W, with the north line of said Kevin Rogers tract, 160.99 feet to an iron rod set (iron rods set are 1/2" with cap Harlan) in the east line of a tract of land described by deed to Luis F. Moreno recorded Doc No. 201500314, Official Records, Parker County, Texas;
THENCE N 00°03'29" W, with the east line of said Luis F. Moreno tract, 129.59 feet to an iron rod set in the south line of a tract of land described by deed to Bryan Eugene Johnson recorded in Volume 1510, Page 332, Real Records, Parker County, Texas;
THENCE S 89°36'41" E, with the south line of said Bryan Eugene Johnson tract, 162.00 feet to an iron rod found in the west right of way line of said North Merrimac Street;
THENCE S 00°23'19" W, with the west right of way line of said North Merrimac Street, 129.59 feet to the POINT OF BEGINNING and containing 0.480 acres (20928 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, BNSR GROUP, LLC, the undersigned, owner of the land shown on this plat, and designated herein as the LOT 1R AND LOT 1R1, BLOCK 16, BALL'S FIRST ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a portion of Lot 1, Block 16, Ball's First Addition in the City of Weatherford, Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

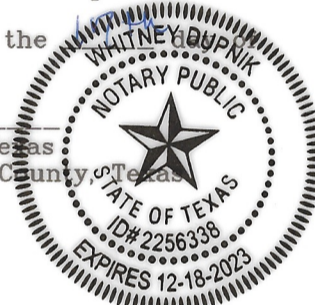
Bryan Dawson
Bryan Dawson, Agent

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 Bryan Dawson, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 13th day of May, 2021.

Whitney Dupnik
Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

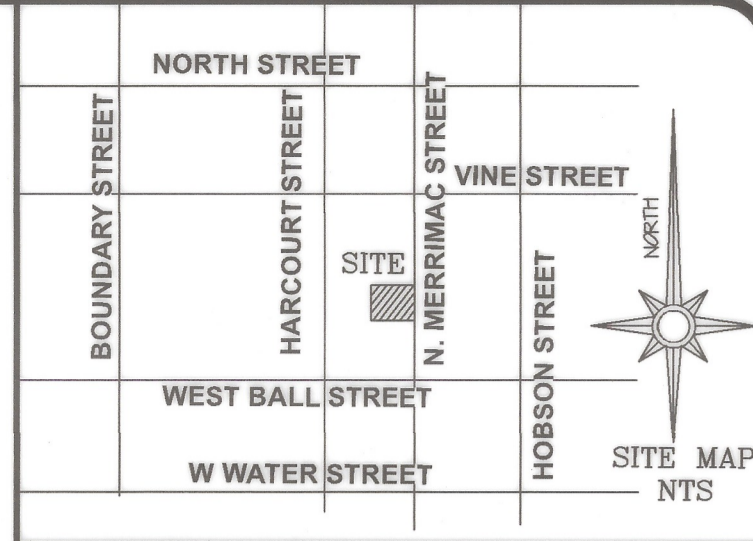
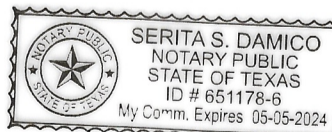
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

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 David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 13th day of May, 2021.

Serita S. Damico
Notary Public in and for the State of Texas



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 E EFFECTIVE DATE: SEPTEMBER 26, 2009 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

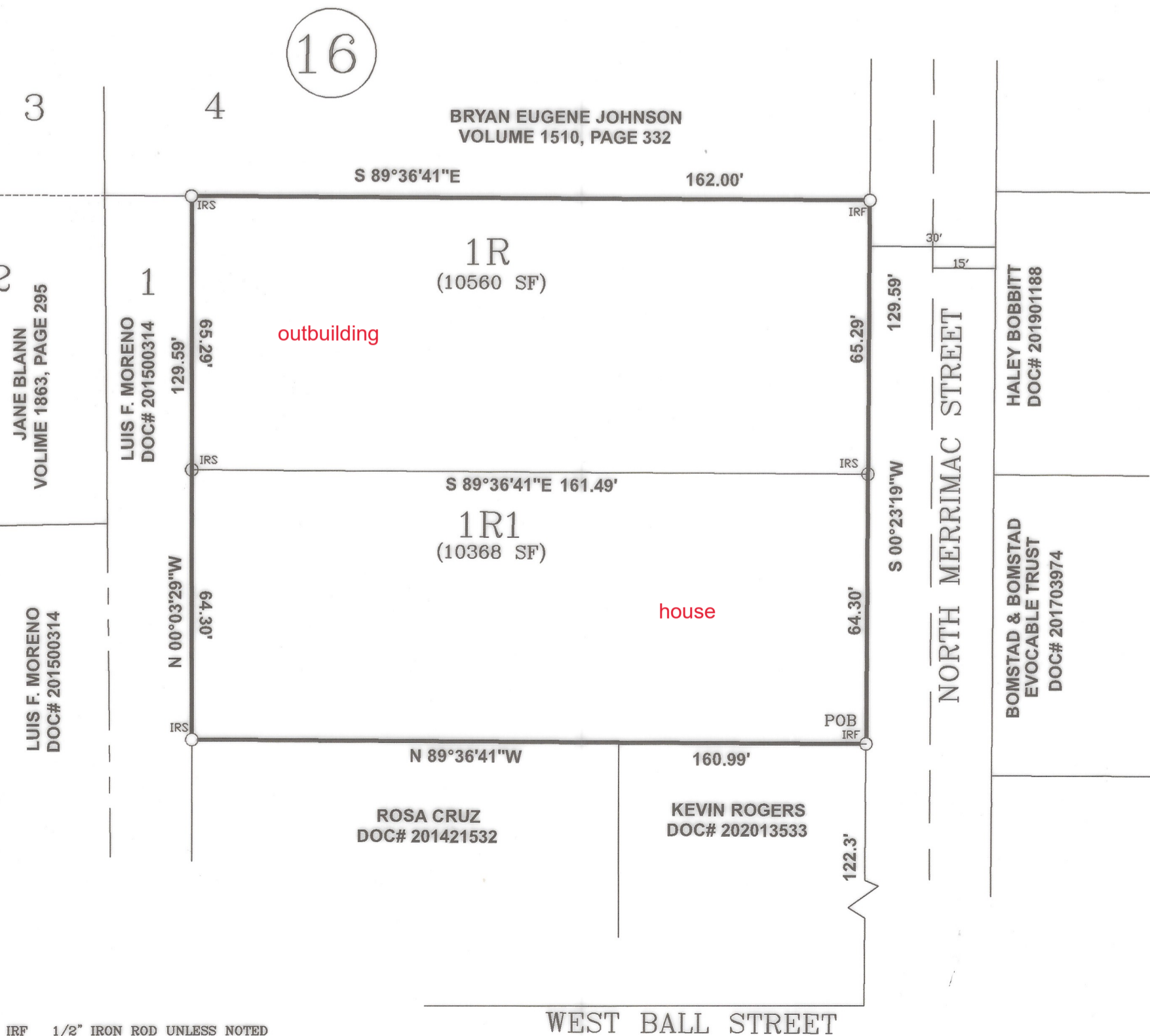
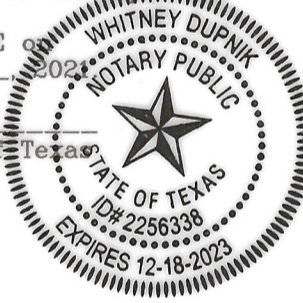
NA

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 Bryan Dawson, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

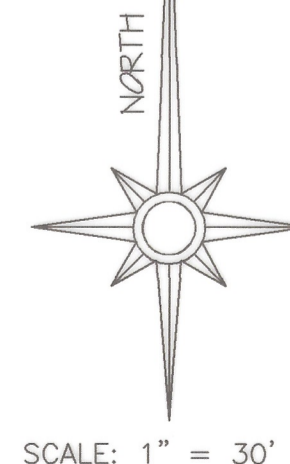
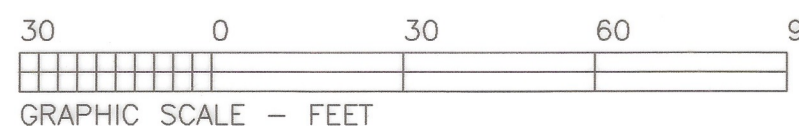
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of May, 2021.

Whitney Dupnik
Notary Public in and for the State of Texas



IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument# E, Slide 765



SCALE: 1" = 30'

10360.016.001.10

REPLAT
LOT 1R AND LOT 1R1, BLOCK 16
BALL'S FIRST ADDITION
IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
0.48 Acres a portion of Lot 1, Block 16, Ball's First Addition
in the City of Weatherford, Parker County, Texas
APRIL 2021

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
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FAX: METRO (817) 341-2833
FIRM #10088500 harlanland@yahoo.com