

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

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.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City."

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.

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



KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, 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.

David Harlan, Jr.
Registration No. 2074
May 4, 2016

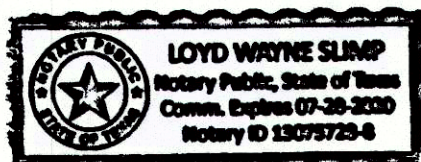
STATE OF TEXAS)
COUNTY OF PARKER)

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 foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1st day of September, 2016.

Lloyd Wayne Slump
Notary Public in and for the State of Texas

7/28/2020
My Commission Expires on:



STATE OF TEXAS)
COUNTY OF PARKER)

201620261 PLAT Total Pages: 1

WHEREAS, WILLIAM E. JORDAN (Volume 2688, Page 1674), is the Owner of 0.516 acres situated in the SARAH MONK SURVEY, ABSTRACT No. 906, in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set (iron rod set are 1/2" with cap Harlan 2074) at the northeast corner of a tract of land described by deed to Rex Anderson, recorded in Volume 2243, Page 891, Official Records, Parker County, Texas in the west right of way line at the end of Henry Lane;

THENCE N 79°37'19" W, with the north line of said Rex Anderson tract, 150.00 feet to an iron rod set;
THENCE N 10°22'41" E, 150.00 feet to an iron rod set;
THENCE S 79°37'19" E, 150.00 feet to an iron rod set;
THENCE S 10°22'41" W, 150.00 feet to the POINT OF BEGINNING and containing 0.516 acres (22,500 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WILLIAM E. JORDAN, does hereby adopt this plat designating the herein above described property as LOT 1, BEN JACOB JORDAN HOME SITE, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 0.516 acres situated in the Sarah Monk Survey, Abstract No. 906, in the City of Weatherford, Parker County, Texas, and does 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, Texas

WITNESS, my hand, this the 1st day of Sept, 2016.

William E. Jordan
William E. Jordan

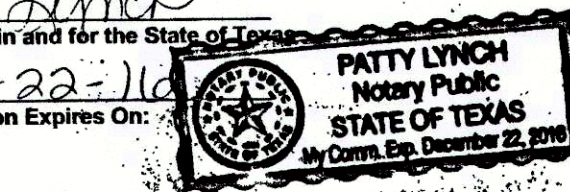
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM E. JORDAN, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of September, 2016.

Patty Lynch
Notary Public in and for the State of Texas

12-22-16
My Commission Expires On:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201620261
09/07/2016 10:05 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

THE 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

RECOMMENDED BY CITY PLANNER
Signature of City Planner
Date of Recommendation 9-1-16

APPROVED BY: Mayor/City Manager
Signature of Mayor/City Manager
Date of Approval 9-6-16

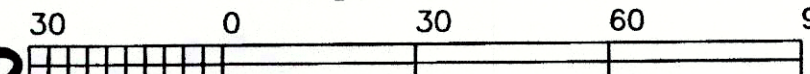
ATTEST:
Malinda Nowell
City Secretary
Date 9/6/16

MINOR PLAT
LOT 1

BEN JACOB JORDAN HOME SITE
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Being 0.516 acres situated in the Sarah Monk Survey, Abstract No. 906
in the City of Weatherford, Parker County, Texas

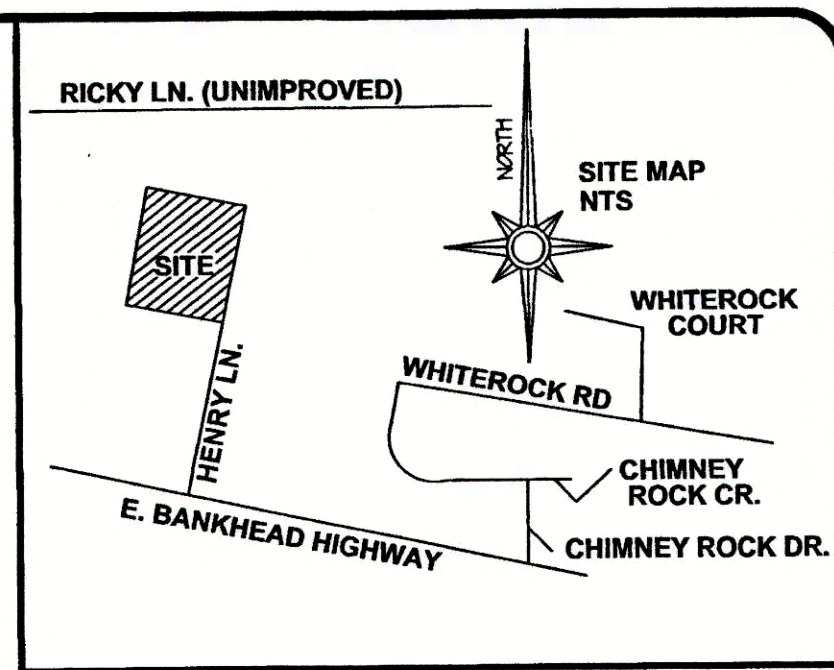
July, 2016



Cabinet/Instrument

D 603

GRAPHIC SCALE - FEET



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.

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 [Name], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

ACCT. NO.: 10472
SCH. DIST.: WE
MAP NO.: H-15

SCALE: 1" = 30'

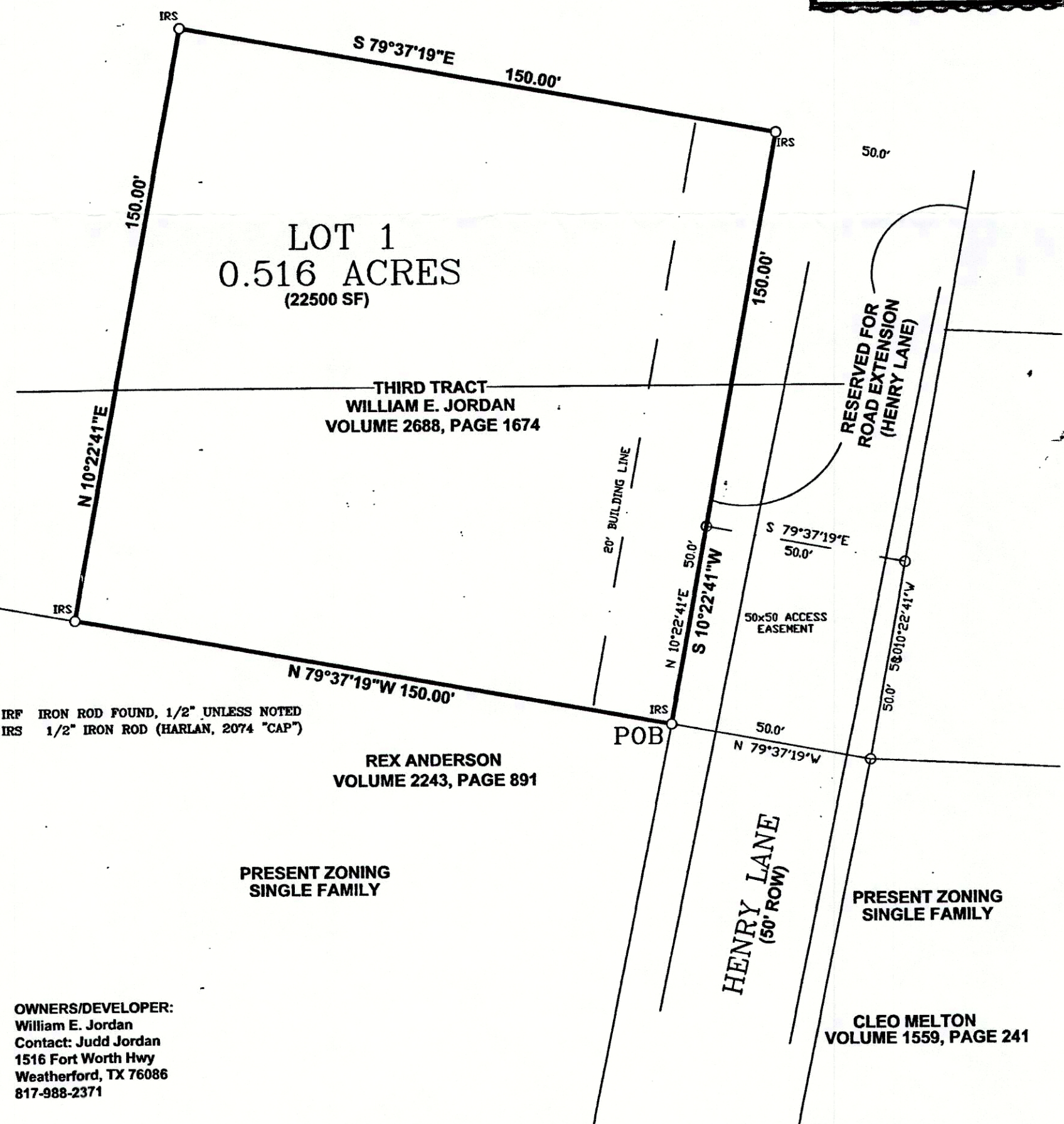
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

20906.079.000.50

16128A

PRESENT ZONING
SINGLE FAMILY

FUTURE DEVELOPMENT



PRESENT ZONING
SINGLE FAMILY

DEED RESTRICTION CERTIFICATION STATEMENT

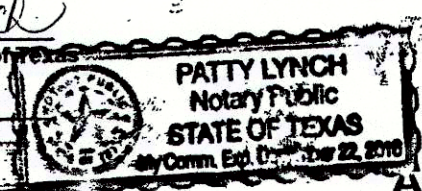
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

William E. Jordan
Owner

SWORN TO AND SUBSCRIBED before me this 1st day of September, 2016.

Patty Lynch
Notary Public in and for the State of Texas

12-22-16
My Commission Expires On:



PRESENT ZONING
SINGLE FAMILY

PRESENT ZONING
SINGLE FAMILY

CLEO MELTON
VOLUME 1559, PAGE 241

OWNERS/DEVELOPER:
William E. Jordan
Contact: Judd Jordan
1516 Fort Worth Hwy
Weatherford, TX 76086
817-988-2371