

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 DEED RESTRICTION CERTIFICATION STATEMENT

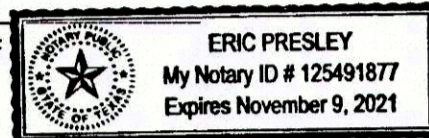
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

[Signature]
Owner

SWORN TO AND SUBSCRIBED before me this 24th day of April, 2018.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On: 11-9-21



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.

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.

N/A

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 _____, 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 _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

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.

[Signature]

David Harlan, Jr.
Registration No. 2074
January 28, 2018



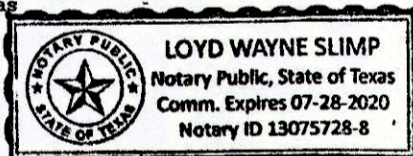
STATE OF TEXAS)
COUNTY OF PARKER)

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 24th day of April, 2018.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires on:



STATE OF TEXAS)
COUNTY OF PARKER)

201809842 PLAT Total Pages: 1

WHEREAS, REBECCA ANNE McNUTT ETHERTON (Doc No. 201618348) is the Owner of Lot 3 and Lot 4, Block 20, CARTER'S ADDITION, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 329, Page 618, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" with cap Harlan 2074) in the east right of way line of Hanover Street at the northwest corner of said Lot 3, said iron being S 0°00'17" E, 100.32 feet to a 3/8" iron rod found at the northwest corner of said Block 20 at the intersection of the south right of way line of West Third Street and the east right of way line of said Hanover Street;

THENCE N 89°51'16" E, with the north line of said Lot 3, 199.42 feet to an iron rod found at the northeast corner of said Lot 3 in the west line of a 20 foot alley;
THENCE S 0°22'37" E, with the west line of said 20 foot alley, 99.60 feet to a large nail found at the northeast corner of Lot 5, Block 20, said Carter's Addition;
THENCE S 89°53'26" W, with the north line of said Lot 5, 200.07 feet to an iron rod found in the east right of way line of said Hanover Street;
THENCE N 0°00'17" W, with the east right of way line of said Hanover Street, 99.47 feet to the POINT OF BEGINNING and containing 0.456 acres (19882 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, REBECCA ANNE McNUTT ETHERTON, does hereby adopt this plat designating the herein above described property as Lot 3R, Block 20, CARTER'S ADDITION, to the City of Weatherford, Parker County, Texas, being a replat of Lot 3 and Lot 4, Block 20, Carter's Addition, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 329, Page 618, Deed Records, 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 24th day of April, 2018.

[Signature]
Rebecca Anne McNutt Etherton

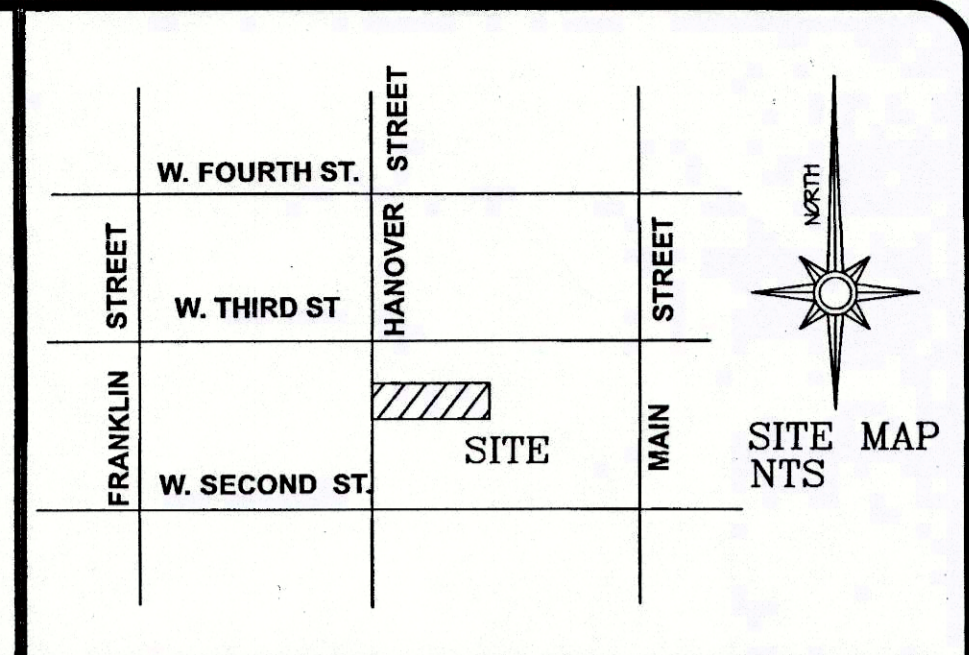
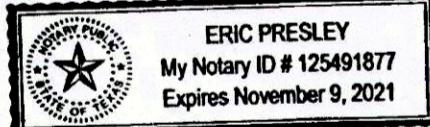
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared REBECCA ANNE McNUTT ETHERTON, 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 24th day of April, 2018.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On:



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, 2008 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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Jeane Brunson

201809842
04/30/2018 12:26 PM
Fee: 75.00
Jeane 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] 4-24-18
Signature of City Planner Date of Recommendation

APPROVED BY: Mayor/City Manager

[Signature] 4-25-18
Signature of Mayor/City Manager Date of Approval

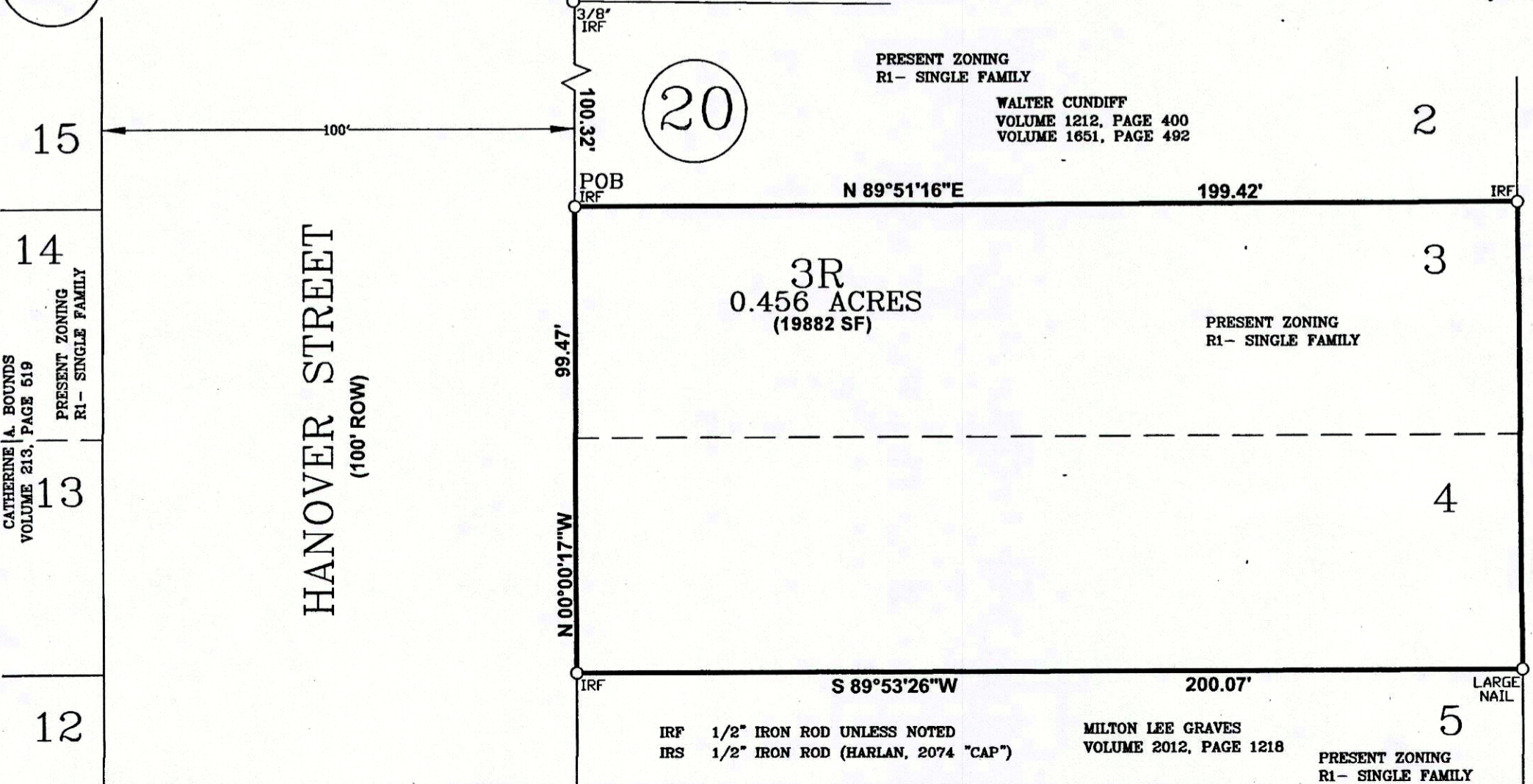
ATTEST:

[Signature] 4/25/18
City Secretary Date

OWNERS/DEVELOPER:
Rebecca Etherton
1112 Hanover Street
Weatherford, TX 76086
817-629-5227

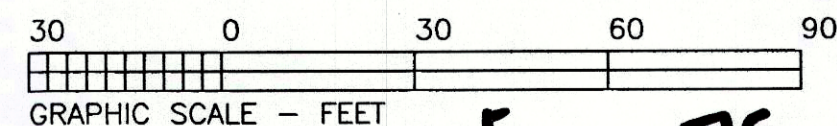
IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

33



MINOR PLAT
Lot 3R, Block 20
CARTER'S ADDITION
to the City of Weatherford, Parker County, Texas
Being a replat of Lot 3 and Lot 4, Block 20, Carter's Addition, to the City of Weatherford, Parker County Texas, according to the plat recorded in Volume 329 Page 618, Deed Records, Parker County, Texas

January 2018 11020.020.003.00



Cabinet/Instrument# E Slide 75

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WEATHERFORD, TX 76086
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FIRM# 10088500