

STATEMENT ACKNOWLEDGING EASEMENTS:

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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 easement. 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, without the necessity at any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:

"The area or areas shown on the plat as "V.A.M." (Visibility, Access and Maintenance) Easement(s) 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 V.A.M. Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the V.A.M. Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the V.A.M. Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the V.A.M. Easement or any part thereof for the purposes and with all rights and privileges set forth herein."

SPECIAL 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.

FLOOD HAZARD ZONE:

This tract does not appear to be in a flood hazard zone according to the F.I.R.M. Community Panel 48367C0270E dated September 26, 2008.

SPECIAL NOTES:

This tract is currently Zoned SF-6.5.
All corners are set 1/2" iron rods, unless otherwise noted.

AMENDED PLAT STATEMENT:

THE PURPOSE OF THE AMENDED PLAT IS TO MEET CITY REGULATIONS FOR LOT SIZES AND FOR RIGHT OF WAY DEDICATION PURPOSES.

SURVEYORS CERTIFICATE

THAT I, PATRICK CARTER, 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.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JND90517-PLAT

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:

SIGNATURE OF CITY PLANNER

CITY OF WEATHERFORD, TEXAS
8/24/2009
DATE OF RECOMMENDATION

APPROVED BY:

SIGNATURE OF CITY MANAGER

CITY OF WEATHERFORD, TEXAS
8/24/2009
DATE OF APPROVAL

SIGNATURE OF MAYOR

8/24/2009
DATE OF APPROVAL

ATTEST:

SIGNATURE OF CITY SECRETARY

8/24/2009
DATE

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, Habitat for Humanity, being the sole owner of a 0.511 acre tract of land (22,275 sq. ft.) being the west half of Lots 4, 5, 6, 7, and 8, Block 5, Mutual Realty Company Subdivision of Carter's Addition, an addition to the City of Weatherford, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod at the northwest corner of Lot 4 of said Carter's Addition and in the east right of way line of North Elm St. (a paved surface) for the northwest and beginning corner of this tract.

THENCE EAST 135.00 feet along the north boundary line of said Lot 4 to a found 1/2" iron rod at the northwest corner of that certain tract of land conveyed to Elders in Volume 2524, Page 578, Real Records, Parker County, Texas, for the northeast corner of this tract.

THENCE SOUTH 165.00 feet along the west boundary line of said Elders tract to a found 1/2" iron rod in the south line of said Lot 8 and in the north right of way line of East Sixth St. (a paved surface) for the southeast corner of this tract.

THENCE WEST 135.00 feet along the south line of said Lot 8 and the north right of way line of said East Sixth St. to a "X" cut in concrete at the southwest corner of said Block 5, same being at the intersection of the north right of way line of said East Sixth St. and the east right of way line of said North Elm St. for the southwest corner of this tract.

THENCE NORTH 165.00 feet along the west line of said Block 5 and the east right of way line of said North Elm St. to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Habitat for Humanity, does hereby adopt this plat designating the herein above described real property as Lot 4R, 6R, and 8R, Block 5, MUTUAL REALTY COMPANY SUBDIVISION OF CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas
this the 18 day of August, 2009.

Linda Tingle
Name

Board Member
Title

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 Linda Tingle, 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 he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of August, 2009.

Laura Nichols
Notary Public in and for the State of Texas

ACCT. NO.: 11020
SCH. DIST.: WE
CITY: WE
MAP NO.: H-14



CABINET _____, SLIDE _____

AMENDED PLAT
LOT 4R, 6R, AND 8R
BLOCK 5,
MUTUAL REALTY COMPANY
SUBDIVISION OF CARTER'S ADDITION
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS
BEING AN AMENDED PLAT OF A
PORTION OF LOTS 4 - 8, BLOCK 5
MUTUAL REALTY COMPANY SUBDIVISION
OF CARTER'S ADDITION, AN ADDITION
TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
MAY 2009

CARTER SURVEYING
& MAPPING
110 A PALO PINTO
WEATHERFORD, TX 76086
817-594-0400

SANDERSON
V. 1509, P. 1749
R.R.P.C.T.
PT. LOTS 14 & 15
BLK. 10, CARTER'S ADD.
ZONE SF-8.4

THOMPSON
PT. LOTS 11, 12, & 13
BLK. 10, CARTER'S ADD.
ZONE SF-8.4

TIFFIN
V. 1775, P. 1025
R.R.P.C.T.
PT. LOTS 9 & 10
BLK. 10, CARTER'S ADD.
ZONE SF-8.4

BLANKENSHIP-COFFEE
V. 2309, P. 1461
R.R.P.C.T.
ZONE SF-8.4

BRITTON
V. 1803, P. 1595
R.R.P.C.T.
PT. BLK 11 &
PT. ORIGINAL NORTH ELM ST.
CARTER'S ADD.
ZONE SF-8.4

FLANIGAN
V. 2698, P. 136
R.R.P.C.T.
PT. LOTS 1 & 2
BLK. 4, CARTER'S ADD.
ZONE SF-8.4

MARTIN
V. 1487, P. 430
R.R.P.C.T.
LOTS 2, 3, & 15' ALLEY
BLK 5, MUTUAL REALTY
SUBDIVISION OF CARTER'S ADD.
ZONE SF-8.4

NORTH ELM ST.
(PAVED SURFACE - 50' R.O.W.)

EAST SIXTH ST.
(PAVED SURFACE - VARIABLE WIDTH R.O.W.)

NORTH ELM ST.
(PAVED SURFACE)

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

DEVELOPER:
TRINITY HABITAT FOR HUMANITY
3345 SOUTH JONES ST.
FORT WORTH, TEXAS, 76110
817-926-9219

