

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.

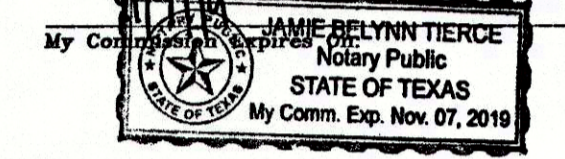
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS DEED RESTRICTION CERTIFICATION STATEMENT

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.

Owner: Paula Robinson

SUBSCRIBED before me this 12th day of December 2017.

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.

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
November 3, 2017

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 12th day of December 2017.

Notary Public in and for the State of Texas

My Commission Expires on: 1-28-2020



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, PARKER COUNTY CENTER OF HOPE, INC. (Doc No. 20118973), acting by and through its duly authorized agent, are the Owners of 7,056 acres situated in and being a portion of the JOEL WALKER SURVEY, ABSTRACT No. 1589; J. BONHAM SURVEY, ABSTRACT No. 2606 and the J. E. MILLER SURVEY, ABSTRACT No. 890 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 Clear Lake Road in a curve to the left with a radius of 1030.00 feet and whose chord bears S 17°56'41" E, 79.45 feet at the northeast corner of said 7.056 acre tract at the southeast corner of Timot Addition, an addition in the City of Weatherford, Parker County, according to the plat recorded in Plat Cabinet C, Slide 648, Plat Records, Parker County, Texas;

THENCE with the west right of way line of said Clear Lake Road the following courses and distances;

With said curve to the left through a central angle of 04°25'14" and a distance of 79.47 feet to an iron rod found;

S 20°09'37" E, 655.76 feet to an iron rod found at the southeast corner of said 7.056 acre tract and the northeast corner of a tract of land described by deed to Billy Hamilton, recorded in Volume 650, Page 665, Deed Records, Parker County, Texas;

THENCE S 88°55'39" W, passing the northwest corner of said Billy Hamilton tract and the northeast corner of a tract of land described by deed to Kenneth Conrad recorded in Volume 2754, Page 33, Official Records, Parker County, Texas, 573.98 feet to an "X" found in concrete at the southwest corner of said 7.056 acre tract in the east line of Sante Fe Square, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 602, Plat Records, Parker County, Texas;

THENCE N 01°14'35" E, 705.41 feet to an iron rod found in the south line of said Timot Addition;

THENCE S 89°23'34" E, with the south line of said Timot Addition, 308.29 feet to the POINT OF BEGINNING and containing 7.056 acres (307,376 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PARKER COUNTY CENTER OF HOPE, INC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, CENTER OF HOPE, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 7.056 acres situated in and being a portion of the Joel Walker Survey, Abstract No. 1589; J. Bonham Survey, Abstract No. 2606 and the J. E. Miller Survey, Abstract No. 890 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 12th day of December 2017.

Paula Robinson, CEO

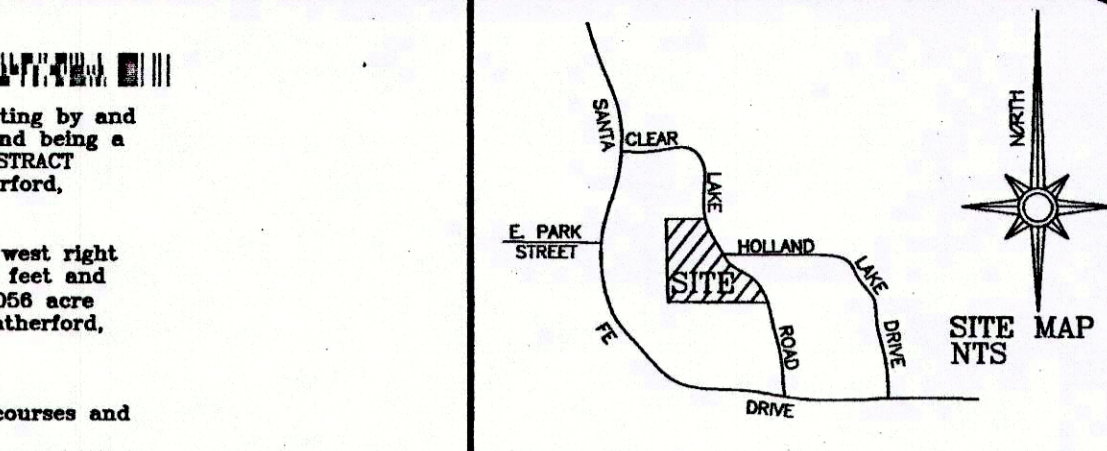
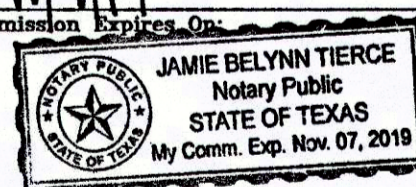
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared PAULA ROBINSON, 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 12th day of December 2017.

Notary Public in and for the State of Texas

My Commission Expires On:



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.

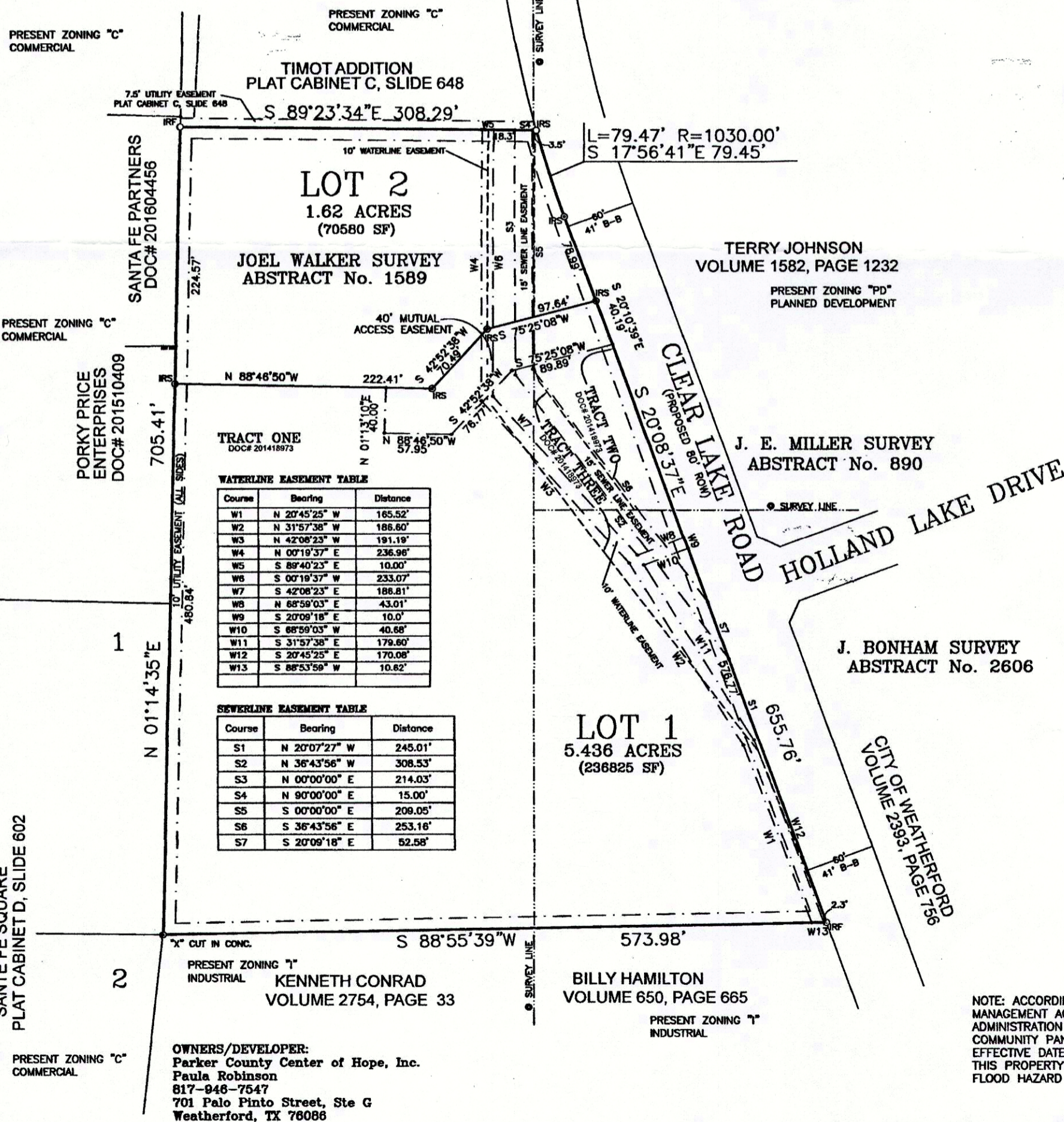
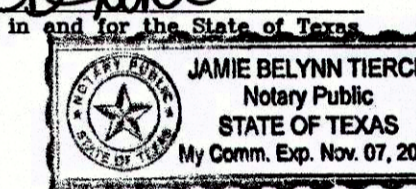
N/A

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 Paula Robinson, 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 12th day of December 2017.

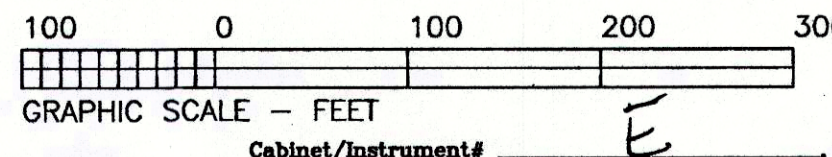
Notary Public in and for the State of Texas



AN ADDITION IN THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS Being 7.056 acres situated in and being a portion of the Joel Walker Survey Abstract No. 1589; J. Bonham Survey, Abstract No. 2606 and the J. E. Miller Survey, Abstract No. 890 in the City of Weatherford Parker County, Texas

November 2017

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.



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FIRM# 10088500

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