

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.

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.

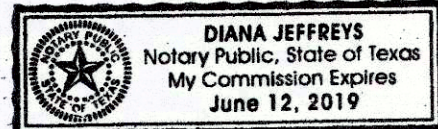
**DEED RESTRICTION CERTIFICATION STATEMENT**

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.

Pamela Helms Rhoten  
Owner

SWORN TO AND SUBSCRIBED before me this 18 day of March, 2019.

Diana Jeffreys  
Notary Public in and for the State of Texas  
June 12, 2019  
My Commission Expires On:



OWNERS/DEVELOPER:  
Pam Rhoten  
817-917-4280  
705 Terrace Drive  
Weatherford, TX 76086  
Shad and Bianca Rhoten  
709 Terrace Drive  
Weatherford, TX 76086

**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.

**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.  
David Harlan, Jr.  
Registration No. 2074  
February 13, 2019



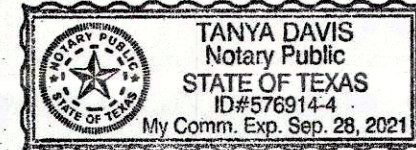
STATE OF TEXAS )  
COUNTY OF PARKER )

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 13<sup>th</sup> day of March, 2019.

Tanya Davis  
Notary Public in and for the State of Texas

My Commission Expires on: 9-28-2021



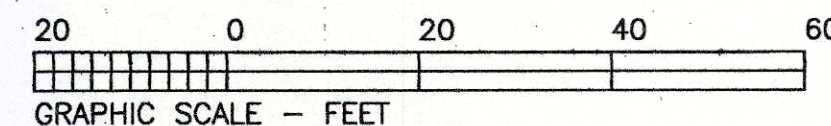
ZONING FOR PROPERTY AND THE ADJOINING PROPERTY IS R-1, SINGLE FAMILY

REASON FOR AMENDING: TO REFLECT BOUNDARY LINE AGREEMENT BETWEEN THE LOTS

AMENDED PLAT  
LOTS 11-R AND 12-R, BLOCK 7  
COLLEGE PARK ADDITION  
AN ADDITION IN THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

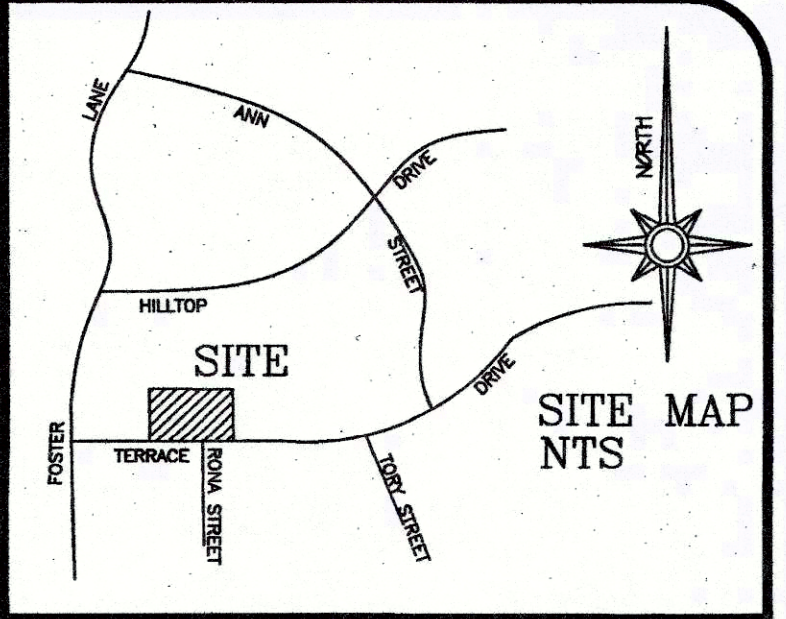
Being all of Lot 11-R and Lot 12-R Block 7  
College Park Addition an addition  
to the City of Weatherford, according to the plat recorded in  
Plat Cabinet A, Slide 228, Plat Records, Parker County, Texas

February 2019



SCALE: 1" = 20'

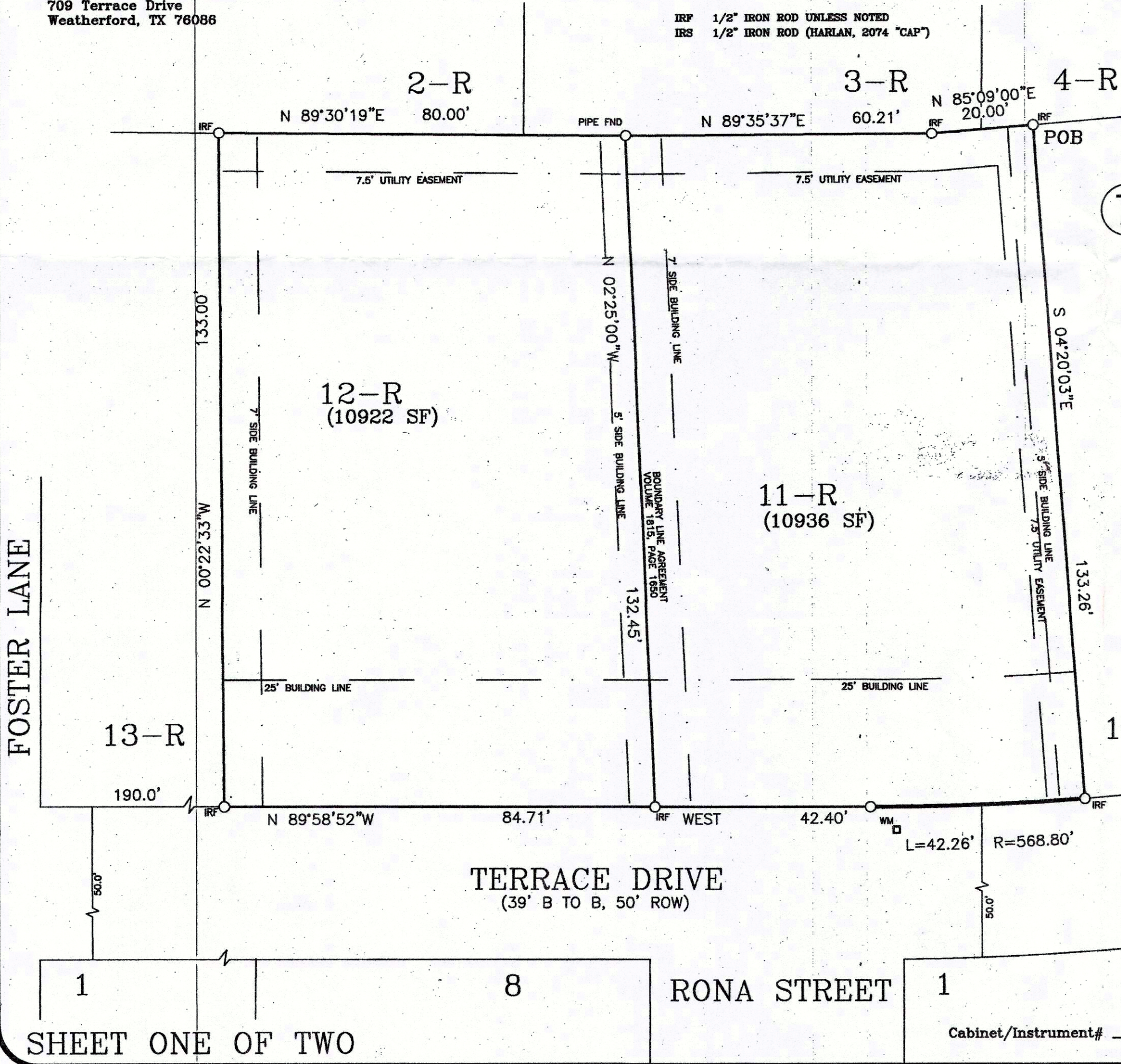
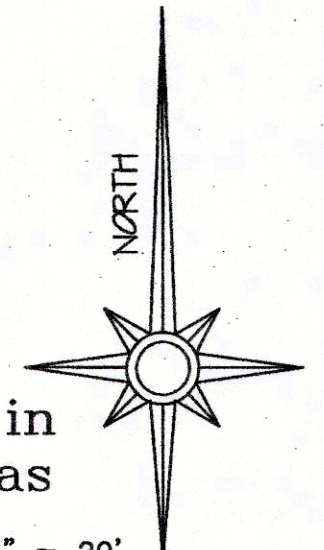
HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0385 E EFFECTIVE DATE: SEPTEMBER 28, 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

ACCT. NO.: 11380  
SCH. DIST.: WF  
CITY: CWF  
MAP NO.: H-16



SHEET ONE OF TWO

Cabinet/Instrument# E 265 Slide