

D-473

CAIN V. 729, P. 592 D.R.P.C.T. GREEN V. 1342, P. 706 R.R.P.C.T. THOMAS & HARTER V. 1404, P. 1154 R.R.P.C.T.

STATEMENT ACKNOWLEDGING EASEMENTS:

WE DO HEREBY WAIVER 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.

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 48387C0270E, DATED SEPTEMBER 26, 2008.

SPECIAL NOTES:

BEARINGS AND DISTANCES DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED), UNLESS OTHERWISE NOTED.

THIS TRACT AND THE ADJOINING PROPERTIES APPEAR TO BE CURRENTLY ZONED PD - PLANNED DEVELOPMENT DISTRICT.

A TYPICAL LOT IS 4 FEET BY 10 FEET CONSISTING OF 40 SQUARE FEET AND A TYPICAL BLOCK IS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691. 817-594-0400 - JN090311-PLA1R1

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] SIGNATURE OF CITY PLANNER

6-12-15 DATE

APPROVED BY:

[Signature] SIGNATURE OF CITY MANAGER

6-15-15 DATE

ATTEST:

[Signature] CITY SECRETARY

6/15/15 DATE

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, ROBERT WHITE, being the sole owner of a 0.804 acre tract of land (35,040 sq. ft.) out of the D. NORTON SURVEY, ABSTRACT NO. 1010, Parker County, Texas; being a portion of that certain tract of land described in Volume 1856, Page 1153, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod in the north right of way line of Water St. (a paved surface) for the southwest and beginning corner of this tract. WHENCE a found 3/8" iron rod at the southeast corner of East Greenwood Cemetery, Section 6, as recorded in Plat Cabinet C, Side 132, Plat Records, Parker County, Texas, bears N 89°01'15" W 15.00 feet.

THENCE N 00°58'45" E 292.00 feet to set 1/2" iron rod in the south right of way line of Front St. (a paved surface) for the northwest corner of this tract.

THENCE S 89°01'15" E 120.00 feet along the south right of way line of said Front St. to a set 1/2" iron rod for the northeast corner of this tract.

THENCE S 00°58'45" W 292.00 feet to a set 1/2" iron rod in the north right of way line of Water St. (a paved surface) for the southeast corner of this tract.

THENCE N 89°01'15" W 120.00 feet along the north right of way line of said Water St. to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBERT WHITE, does hereby adopt this plat designating the herein above described real property as SECTION 7, EAST GREENWOOD CEMETERY, 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 Weatherford, Parker County, Texas this 5 day of June, 2015.

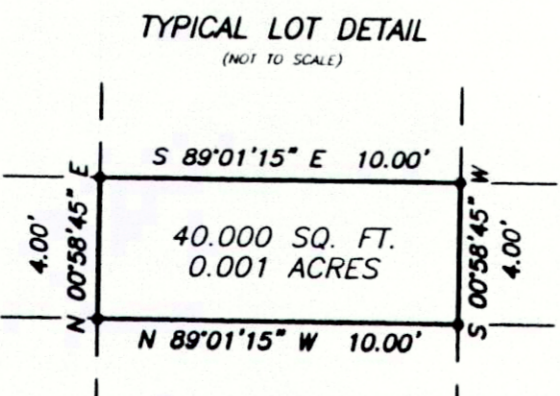
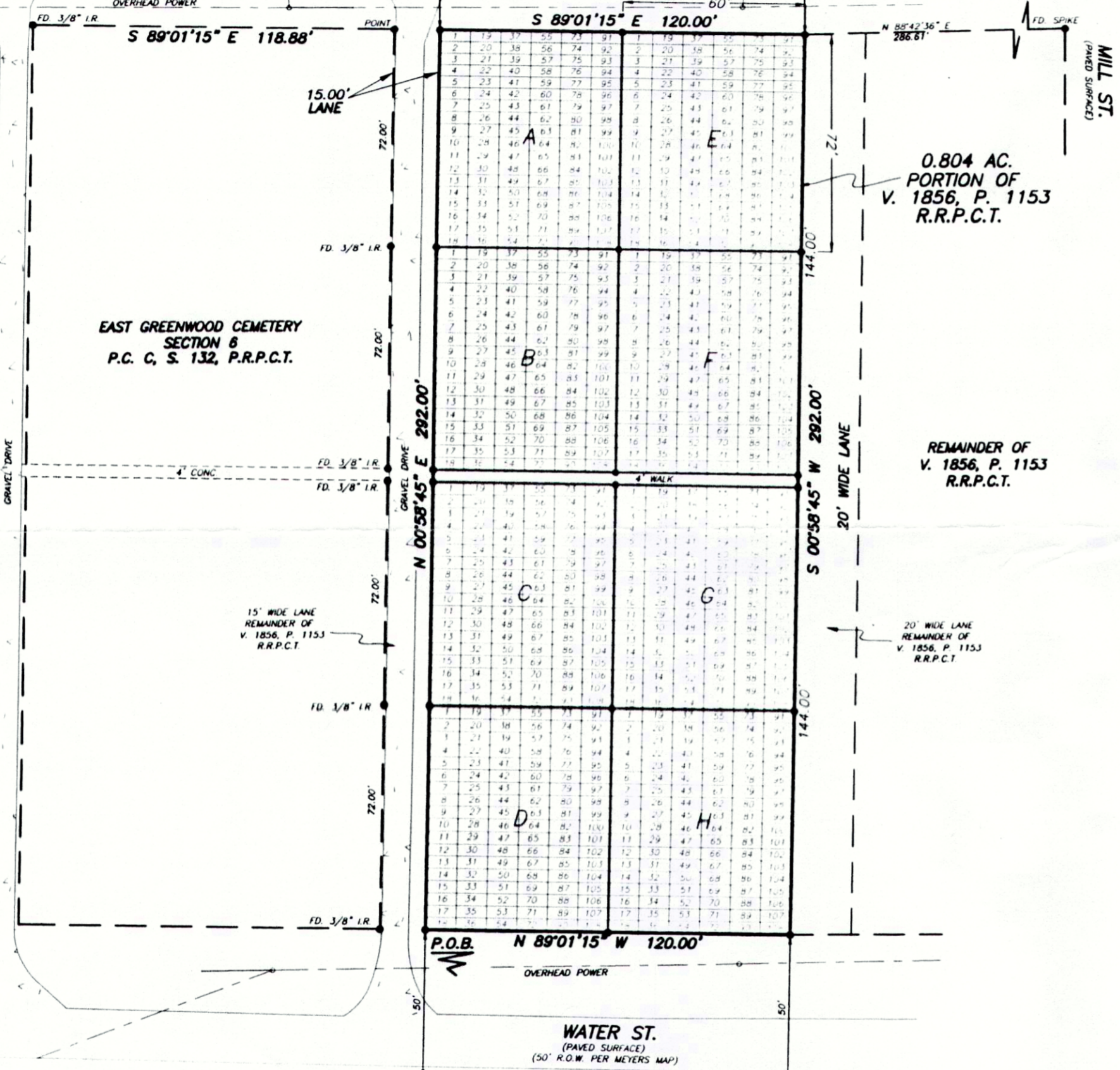
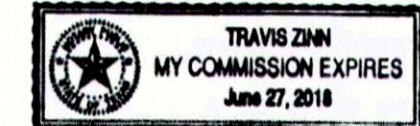
[Signature] Robert White

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Robert White, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5 day of June, 2015.

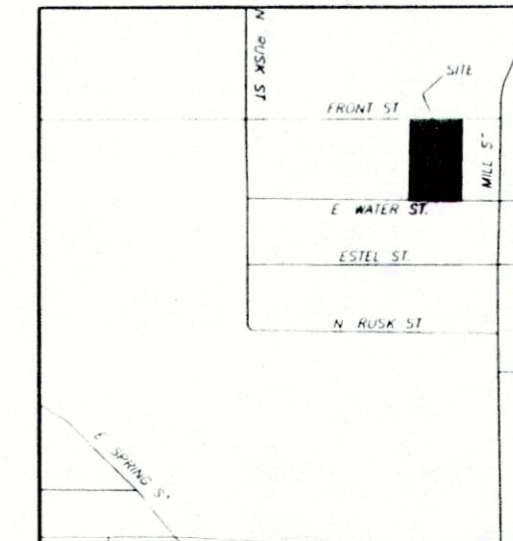
[Signature] Notary Public in and for the State of Texas



FILED AND RECORDED OFFICIAL PUBLIC RECORDS

[Signature] Jeane Brunson

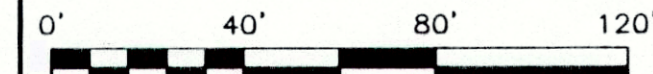
201512805 06/24/2015 12:00 PM Fee: 76.00 Jeane Brunson, County Clerk Parker County, Texas PLAT



MINOR PLAT SECTION 7 EAST GREENWOOD CEMETERY AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS BEING A 0.804 ACRE SUBDIVISION OUT OF THE D. NORTON SURVEY, ABSTRACT NO. 1010 PARKER COUNTY, TEXAS APRIL 2009

CARTER SURVEYING & MAPPING

SURVEYOR: PATRICK CARTER, R.P.L.S. 110 A PALO PINTO WEATHERFORD, TEXAS 76086 817-594-0400 DEVELOPER: ROBERT WHITE 130 HOUSTON AVE. WEATHERFORD, TEXAS, 76086 817-596-4811



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