

D-470

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

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: Michael Elkins
SWORN TO AND SUBSCRIBED before me this 9th day of October, 2015.

Notary Public in and for the State of Texas
Wickie L. Boudette
3-31-2017
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.

NA

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 _____, 2015.

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.

David Harlan, Jr.
Registration No. 2074
JULY 6, 2015

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 8 day of Oct., 2015.

Tanya Davis
Notary Public in and for the State of Texas

My Commission Expires on: _____



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 OF WEATHERFORD, TEXAS
[Signature] 10-12-15
Signature of City Planner Date of Recommendation

APPROVED BY: CITY OF WEATHERFORD, TEXAS
[Signature] 10-13-15
Signature of City Manager/Mayor Date Approval

ATTEST:
Melinda Nowell 10/13/15
City Secretary Date

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson

201522505
10/22/2015 01:33 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, MICHAEL ELKINS AND PHYLLIS ELKINS (DOC #201410725), are the Owners 10.19 Acres situated in and portion of the F. C. BEARD SURVEY, ABSTRACT No. 194 and the J. M. SAWYER SURVEY, ABSTRACT No. 2791, in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the south line of White Settlement Road, as it exist, said iron being called by deed to be North, 1390.6 feet and West, 613.7 feet from the southeast corner of said J. M. Sawyer Survey;

THENCE S 00°19'34" W, 769.39 feet to an iron rod found;
THENCE S 01°41'37" E, 38.66 feet to an iron rod found;
THENCE S 50°01'07" W, 104.16 feet to an iron rod found;
THENCE S 35°03'49" W, 91.26 feet to an iron rod found;
THENCE S 50°14'32" W, 106.47 feet to an iron rod found;
THENCE N 89°43'40" W, 314.78 feet to an iron rod found;
THENCE N 00°26'51" E, 747.02 feet to an iron rod found;
THENCE N 83°28'29" E, 249.11 feet to a point;
THENCE N 87°09'13" E, 9.66 feet to an iron rod found;
THENCE N 01°59'00" W, 208.75 feet to an iron rod found in the south line of said White Settlement Road;
THENCE N 83°25'37" E, with the south line of said White Settlement Road, 278.19 feet to the POINT OF BEGINNING and containing 10.19 acres (443,802 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MICHAEL ELKINS AND PHYLLIS ELKINS, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, ELKINS ADDITION, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 10.19 Acres situated in and portion of the F. C. Beard Survey, Abstract No. 194 and the J. M. Sawyer Survey, Abstract No. 2791, 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 the 9th day of October, 2015.

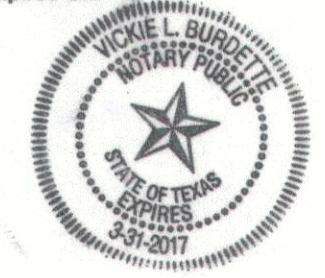
Michael Elkins Phyllis Elkins
Michael Elkins Phyllis Elkins

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 MICHAEL ELKINS, 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 9th day of October, 2015.

Wickie L. Boudette
Notary Public in and for the State of Texas
3-31-2017
My Commission Expires On:

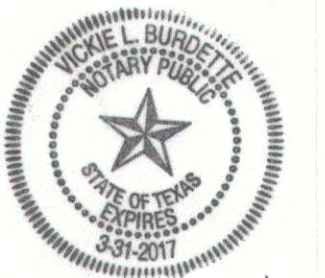


STATE OF TEXAS)
COUNTY OF PARKER)

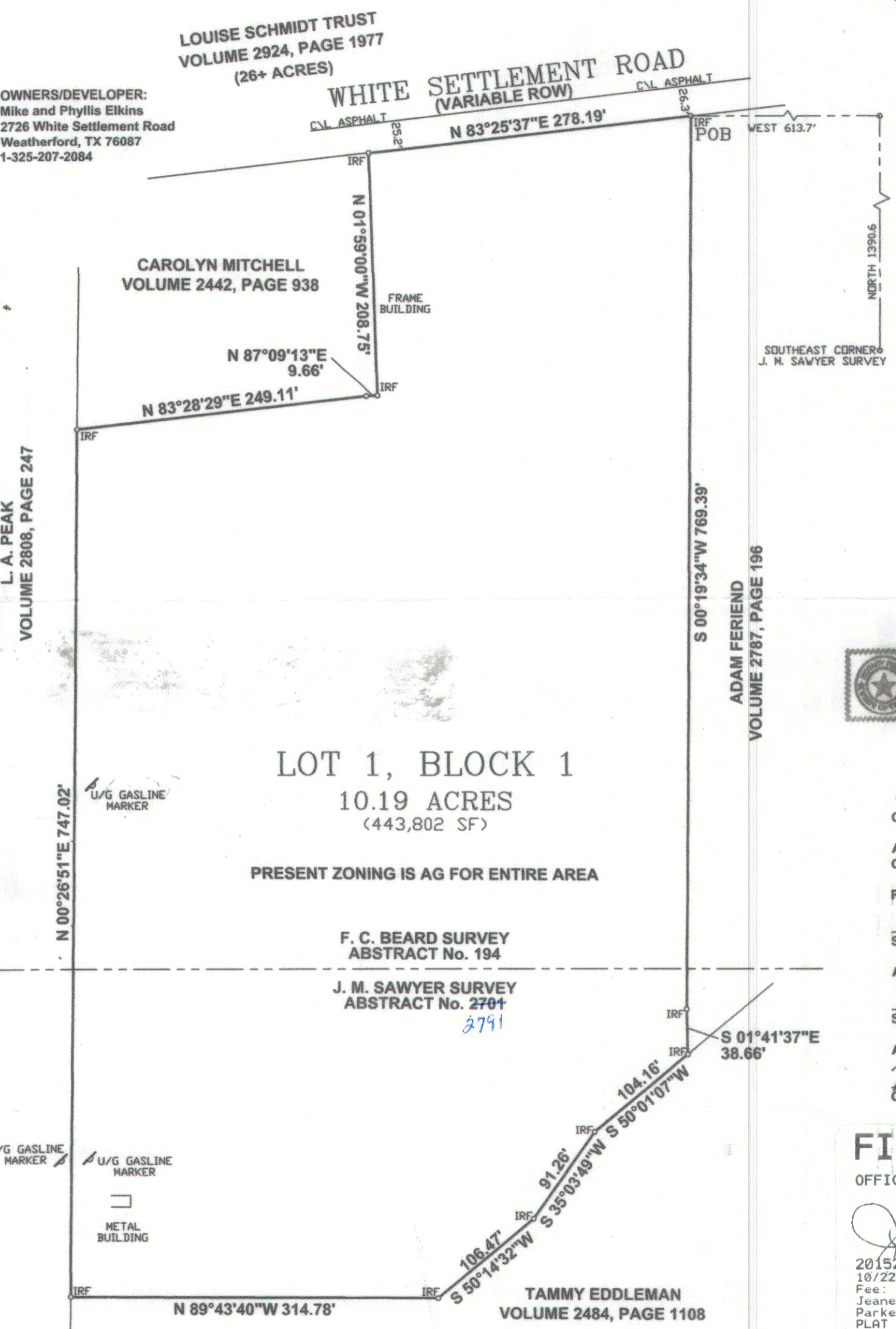
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared PHYLLIS ELKINS, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of October, 2015.

Wickie L. Boudette
Notary Public in and for the State of Texas
3-31-2017
My Commission Expires On:



ACCT. NO.: 12101
SCH. DIST.: WE
CITY: WE
MAP NO.: J-14



LOT 1, BLOCK 1
10.19 ACRES
(443,802 SF)

PRESENT ZONING IS AG FOR ENTIRE AREA

F. C. BEARD SURVEY
ABSTRACT No. 194

J. M. SAWYER SURVEY
ABSTRACT No. 2791
2791

TAMMY EDDLEMAN
VOLUME 2484, PAGE 1108

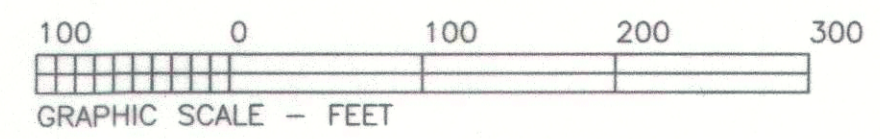
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0300 F EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

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.

Cabinet/Instrument# _____ Slide _____

MINOR PLAT
LOT 1, BLOCK 1
ELKINS ADDITION
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being 10.19 Acres situated in and portion of the F. C. Beard Survey, Abstract No. 194 and the J. M. Sawyer Survey, Abstract No. 2791, in the City of Weatherford, Parker County, Texas



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

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