

LINE	BEARING	DISTANCE
L1	S87°24'11"E	15.65
L2	N00°19'23"E	5.67

NOTES

1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 48507C0270E, DATED SEPTEMBER 30, 2008 FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

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

3) 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.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS 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.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

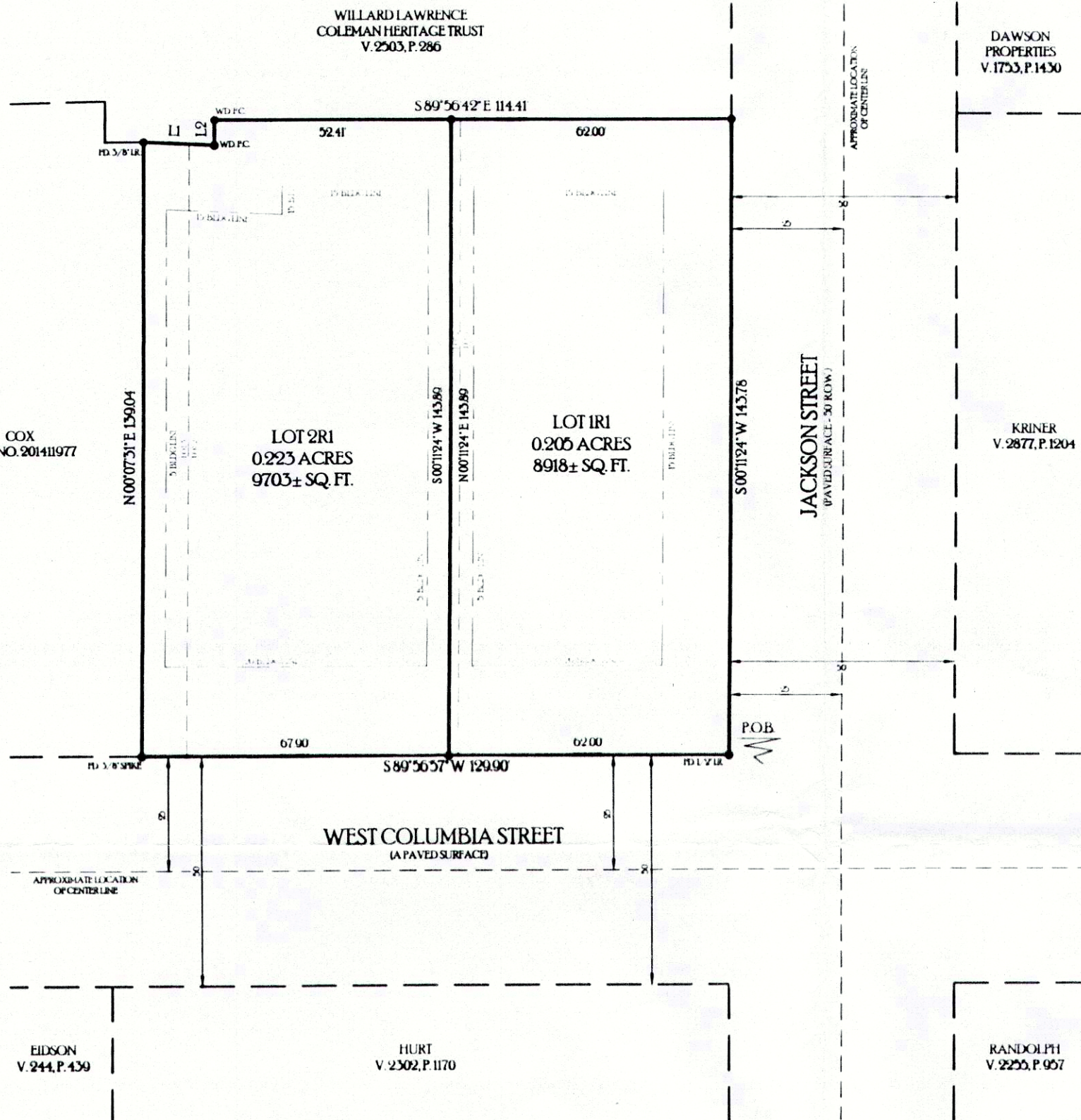
6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY (IE ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

8) THIS TRACT IS CURRENTLY ZONED ONE-FAMILY RESIDENTIAL.

9) VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS 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 VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM 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 TEXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM 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 VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERCT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM 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 VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

10) BEARINGS DERIVED FROM GPS OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.



D-419

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BILL CROWDER, BEING THE SOLE OWNER OF A CERTAIN 0.428 ACRES (96,621± SQ. FT.) TRACT OF LAND BEING A PORTION OF LOTS 1, 2 AND 3, FARMERS ADDITION, AS RECORDED IN VOLUME 115, PAGE 642, DEED RECORDS, PARKER COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CROWDER IN DOCUMENT NO. 201508733, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE WEST LINE OF JACKSON STREET (A PAVED 50' RIGHT OF WAY) AND THE NORTH LINE OF WEST COLUMBIA STREET (A PAVED SURFACE) FOR THE SOUTH WEST AND BEGINNING CORNER OF THIS TRACT, SAID IRON ROD BEING THE SOUTH EAST CORNER OF SAID LOT 1, FARMERS ADDITION TO THE CITY OF WEATHERFORD.

THENCE S 89°50'57" W 129.90 FEET ALONG THE NORTH LINE OF SAID WEST COLUMBIA STREET TO A FOUND 3/8" SPIKE AT THE SOUTH EAST CORNER OF A TRACT OF LAND CONVEYED TO COX AS TRACT 2 IN DOCUMENT NO. 20141977, R.R.P.C.T., FOR THE SOUTH WEST CORNER OF THIS TRACT.

THENCE N 00°07'31" E 15.65 FEET TO A FOUND 3/8" CAPPED IRON ROD IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO WILLIAM LAWRENCE COLEMAN HERITAGE TRUST IN VOLUME 2903, PAGE 286, REAL RECORDS, PARKER COUNTY, TEXAS AND AT THE NORTH EAST CORNER OF SAID COX TRACT, FOR THE NORTH WEST CORNER OF THIS TRACT.

THENCE FOLLOWING THE FENCED SOUTH LINE OF SAID WILLIAM LAWRENCE COLEMAN HERITAGE TRUST TRACT THE FOLLOWING COURSES AND DISTANCES: S 87°24'11" E 15.65 FEET TO A WOOD FENCE CORNER FOR A CORNER OF THIS TRACT; N 00°19'23" E 5.67 FEET TO A WOOD FENCE CORNER FOR A CORNER OF THIS TRACT; S 89°50'42" E 114.41 FEET PASSING THE END OF A WOOD FENCE, IN ALL 114.41 FEET TO A POINT IN THE WEST LINE OF SAID JACKSON STREET FOR THE NORTH EAST CORNER OF THIS TRACT.

THENCE S 00°12'24" W 143.78 FEET ALONG THE WEST LINE OF SAID JACKSON STREET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BILL CROWDER, ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R1 AND LOT 2R1, FARMERS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, 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 PUBLICS, 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 2nd DAY OF June, 2015.

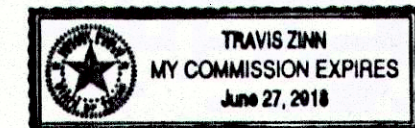
BY: *Bill Crowder*
BILL CROWDER

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 BILL CROWDER 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 2nd DAY OF June, 2015.

BY: *Travis Zinn*
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



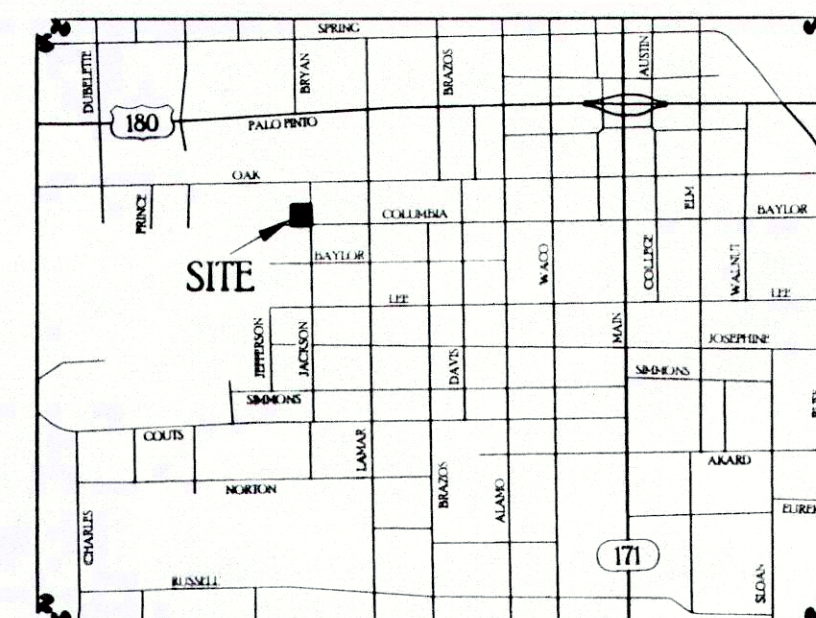
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT KYLE RUCKER, 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.

BY: *Kyle Rucker*
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
CARTER SURVEYING AND MAPPING, 110-A PALO PINTO ST. WEATHERFORD, TX 76086
APRIL 2015 - JN150447P

ACCT. NO.: 12223
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15



MINOR REPLAT
LOT 1R1 & LOT 2R1
FARMERS ADDITION
BEING A 0.428 ACRES REPLAT OF LOTS 1, 2 AND 3, FARMERS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD AS RECORDED IN VOLUME 115, PAGE 642, REAL RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN DOC. NO. 201508733, REAL RECORDS, PARKER COUNTY, TEXAS.

APRIL 2015
CARTER SURVEYING & MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0100 - (F) 817-594-0103

FILED AND RECORDED

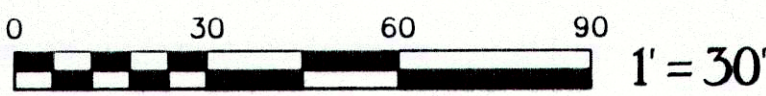
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201511779
05/11/2015 03:58 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

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

OWNER/DEVELOPER: BILL CROWDER
P.O. BOX 427
WEATHERFORD, TX 76086



STATE OF TEXAS
COUNTY OF PARKER

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

RECOMMENDED BY:

[Signature]
CITY PLANNER

6-2-15
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
CITY MANAGER

6-5-15
DATE OF APPROVAL

ATTEST:

Malinda Nowell
CITY SECRETARY

6/5/15
DATE

16040-006-003-00