

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.

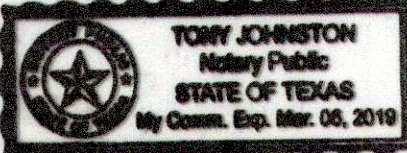
Darlene LaPointe Harrington Gaskill
Owner

SWORN TO AND SUBSCRIBED before me this 18 day of MAY, 2016.

Notary Public in and for the State of Texas

03/06/19

My Commission Expires On:



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 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

This property is located in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas.

Kevin Conway 6/6/16
Mayor, City of Weatherford Date

ATTEST:
Malinda Nowell 6/6/16
City Secretary, City of Weatherford Date

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

WATER BY M & L WATER Co.
318 SANTA FE DRIVE
WEATHERFORD, TEXAS 76086
(817) 694-0511

WASTEWATER BY PRIVATE SEPTIC SYSTEMS

NOTE:
WAIVERS GRANTED FOR EXISTING ON-SITE WATER AND WASTEWATER SYSTEMS

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
APRIL 5, 2016

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 17 day of May, 2016.

Linda Michelle Bennett
Notary Public in and for the State of Texas
April 28, 2017
My Commission Expires on:



STATE OF TEXAS) 201612314 PLAT Total Pages: 1
COUNTY OF PARKER)

WHEREAS, DARLENE (LaPointe) HARRINGTON GASKILL (Volume 1012, Page 185), is the Owner of a 2.489 acre tract of land situated in the E. H. BURKE SURVEY, ABSTRACT No. 112, in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found (iron rods found are 1/2" unless noted), said iron being called by deed to be N 89°55'00" W, 1883.29 feet and South, 748.3 feet from the northeast corner of said E. H. Burke Survey;

THENCE S 53°34'39" E, at 191.40 feet passing an iron rod set (iron rods set and 1/2" with cap Harlan 2074) and in all 218.28 feet to a PK nail found in Jane Lane;
THENCE with said Jane Lane the following courses and distances:
S 57°58'03" W, 195.04 feet to a PK nail found;
S 79°14'57" W, 238.06 feet to a PK nail found;
S 70°54'11" W, 48.48 feet to a PK nail found;
THENCE N 00°13'49" E, at 21.99 feet passing an iron rod set and in all 358.10 feet to an iron rod found;
THENCE S 89°45'58" E, 268.65 feet to an iron rod found;
THENCE S 00°37'16" W, 63.68 feet to the POINT OF BEGINNING and containing 2.489 acres (108442 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DARLENE HARRINGTON GASKILL (LaPOINTE), does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, BLOCK 1, GASKILL LOTS, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 2.489 acre tract of land situated in the E. H. BURKE SURVEY, ABSTRACT No. 112, in the extraterritorial jurisdiction of 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 18 day of MAY, 2016.

Darlene LaPointe Harrington Gaskill
Darlene (LaPointe) Harrington Gaskill

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 Darlene (LaPointe) Harrington Gaskill, 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 18 day of MAY, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

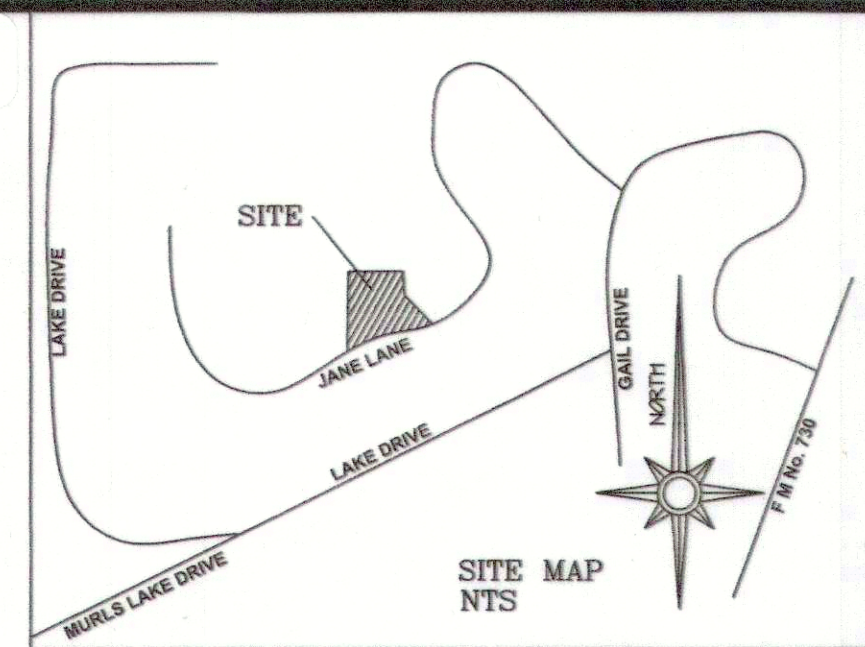
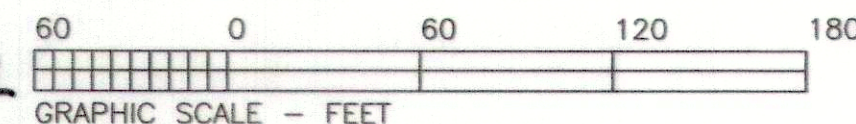
Jeanne Brunson
201612314
06/08/2016 09:46 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

MINOR PLAT
LOT 1 AND LOT 2, BLOCK 1
GASKILL LOTS
AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being 2.489 acre tract of land situated in the E. H. Burke Survey, Abstract No. 112 in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas

APRIL, 2016

Cabinet/Instrument#

D 562



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.

Steve Conway AVP

STATE OF TEXAS)
COUNTY OF PARKER)

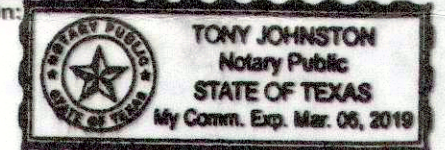
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DARLENE LaPOINTE, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6 day of JUNE, 2016.

Notary Public in and for the State of Texas

03/06/19

My Commission Expires On:



STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED BY the City of Weatherford for filing at the office of the MAP NO. Clerk of Parker County, Texas

RECOMMENDED BY: CITY PLANNER

Signature of City Planner

Date of Recommendation

APPROVED BY: Mayor/City Manager

Signature of Mayor/City Manager

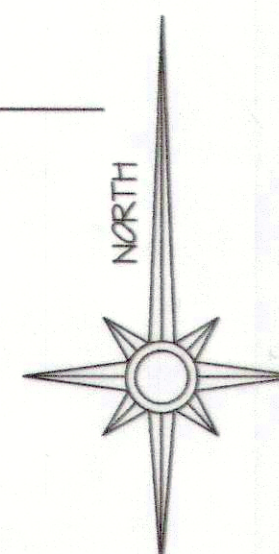
Date of Approval

ATTEST:

Malinda Nowell
City Secretary

4/6/16
Date

ACCT. NO: 12691
SCH. DIST.:
CITY: WE
MAP NO. Clerk: I-14



SCALE: 1" = 60'

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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2017. 031.000.00