

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

201313487 PLAT Total Pages: 1

"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

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.



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
MAY, 2013

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, BERO C. COLEMAN AND ANITA S. COLEMAN (Doc#201309626 - Lot 27 and Doc#201307325 - Lot 28R), being the sole owners of Lot 27, Block 4, HARMONY OAKS ESTATES, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 781 and Lot 28R, Block 4, HARMONY OAKS ESTATES, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 244, Plat Records, Parker County, Texas, in the Extra Territorial Jurisdiction of the City of Weatherford, Texas, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south right of way line of Sunny Oaks Court at the northwest corner of said Lot 28R, Block 4;
THENCE with the line of said Lot 28R, Block 4 the following courses and distances:
S 82°53'08" E, 178.86 feet to an iron rod found;
S 72°53'07" E, 254.14 feet to an iron rod found;
S 17°06'51" W, 250.80 feet to an iron rod found in the north line of said Lot 27, Block 4;
THENCE with the line of said Lot 27, Block 4 the following courses and distances:
S 49°15'32" E, 16.72 feet to an iron rod found;
S 53°07'08" W, 230.10 feet to an iron rod found;
N 30°23'24" W, 567.84 feet to an iron rod found in the south right of way line of said Sunny Oaks Court at the northwest corner of said Lot 27, Block 4;
THENCE with the south right of way line of said Sunny Oaks Court the following courses and distances:
N 81°20'24" E, 66.32 feet to an iron rod found at the beginning of a curve to the left with a radius of 115.01 feet and whose chord bears N 62°43'34" E, 110.28 feet;
With said curve to the left through a central angle of 57°18'07" and a distance of 115.01 feet to the POINT OF BEGINNING and containing 3.461 acres (180764 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BERO C. COLEMAN AND ANITA S. COLEMAN, does hereby adopt this plat designating the hereinabove described real property as LOT 28R1, BLOCK 4, HARMONY OAKS ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 27, Block 4, Harmony Oaks Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 781 and Lot 28R, Block 4, Harmony Oaks Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 244, Plat Records, Parker County, Texas in the Extra Territorial Jurisdiction of the City of Weatherford, Texas, 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 11 day of June, 2013.

Bero C. Coleman Anita S. Coleman
Bero C. Coleman Anita S. Coleman

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared BERO C. COLEMAN, 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 11 day of June, 2013.

Carla J. Bauer
Notary Public in and for the State of Texas

My Commission Expires On: Oct. 24, 2016
CARLA J. BAUER
Notary Public
STATE OF TEXAS
My Comm. Exp. Oct. 24, 2016

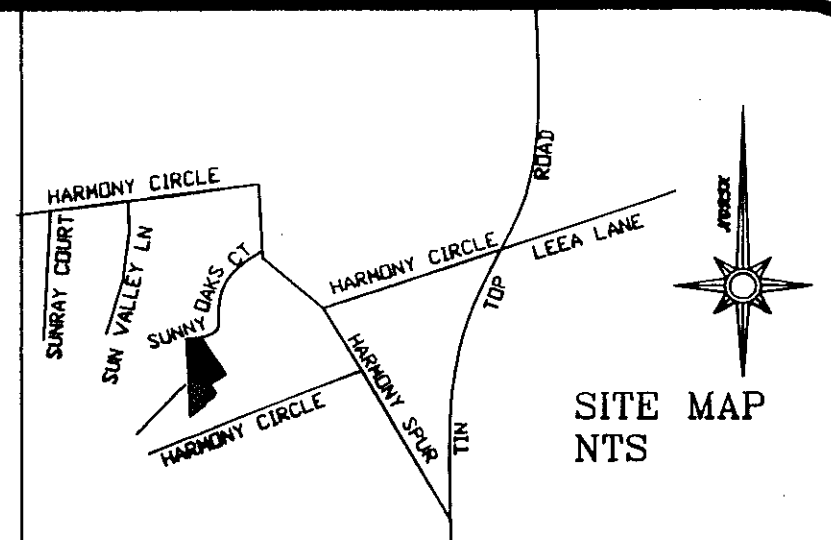
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared ANITA S. COLEMAN, 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 11 day of June, 2013.

Carla J. Bauer
Notary Public in and for the State of Texas

My Commission Expires On: Oct. 24, 2016
CARLA J. BAUER
Notary Public
STATE OF TEXAS
My Comm. Exp. Oct. 24, 2016



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.

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 person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of June, 2013.

Notary Public in and for the State of Texas,

My Commission Expires On:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
201313487
06/14/2013 01:20 PM
Fee: \$6.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

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 of City Planner: [Signature] Date of Recommendation: 6-11-13

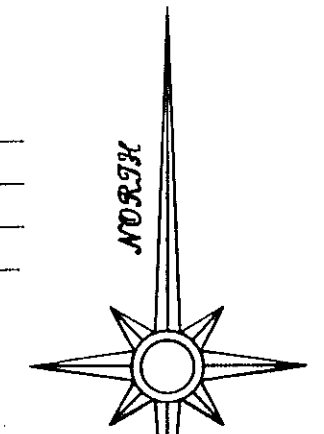
APPROVED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Manager/ Mayor: [Signature] Date Approval: 6-11-13

ATTEST:

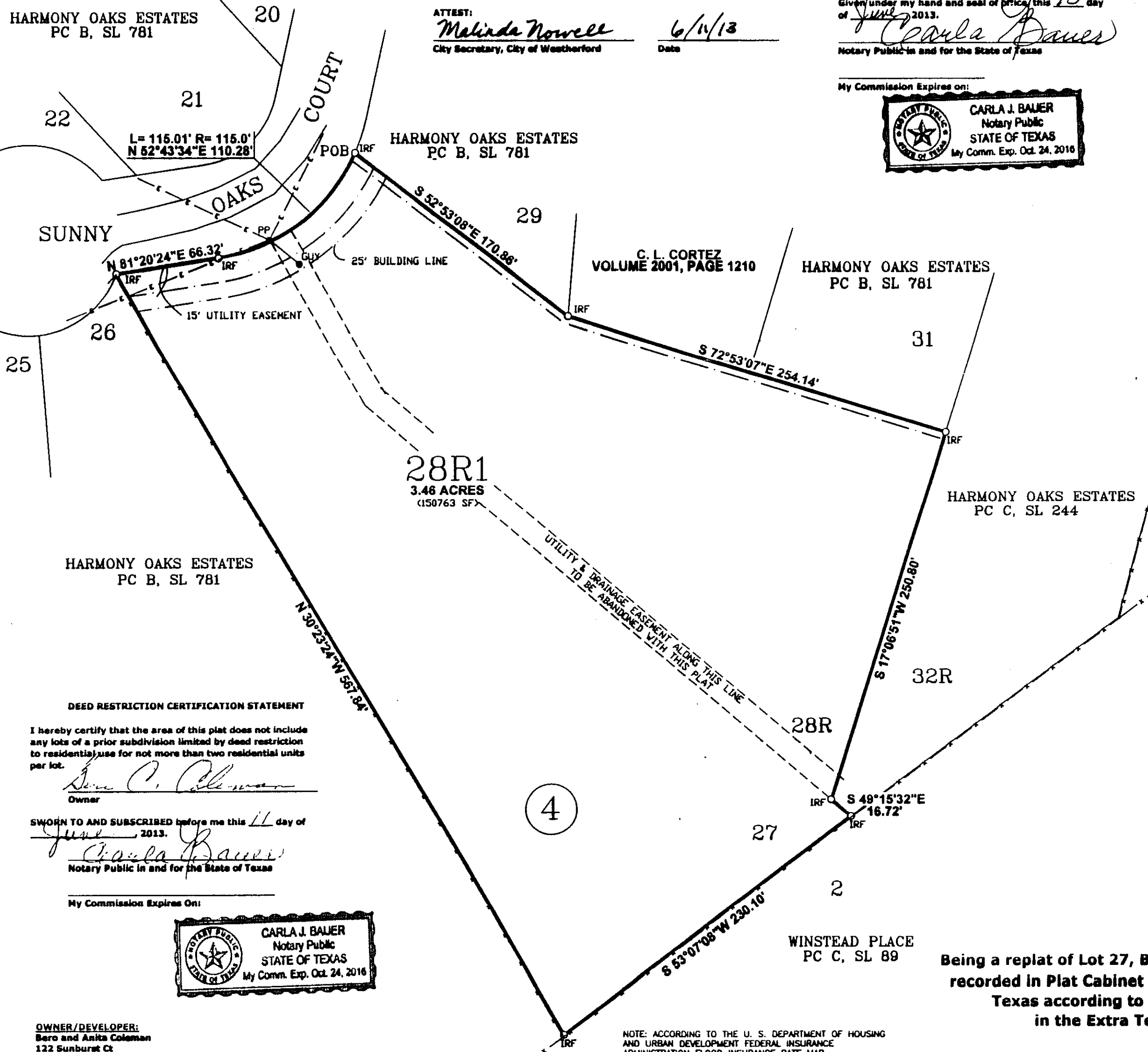
Malinda Nowell
City Secretary Date: 6/11/13

ACCT. NO.: 13095
SCH. DIST.: WE
CITY: WOOD
MAP NO.: 14-18



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



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: Bero C. Coleman

SWORN TO AND SUBSCRIBED before me this 11 day of June, 2013.

Carla J. Bauer
Notary Public in and for the State of Texas

My Commission Expires On:

My Commission Expires On: Oct. 24, 2016
CARLA J. BAUER
Notary Public
STATE OF TEXAS
My Comm. Exp. Oct. 24, 2016

OWNER/DEVELOPER:
Bero and Anita Coleman
122 Sunburst Ct
Weatherford, TX 76087
817-771-7807

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0400 E EFFECTIVE DATE: SEPTEMBER 24, 2009 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

MINOR PLAT
LOT 28R1, BLOCK 4, HARMONY OAKS ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
IN THE EXTRA TERRITORIAL JURISDICTION
OF THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Being a replat of Lot 27, Block 4, Harmony Oaks Estates, an addition to Parker County, Texas according to the plat recorded in Plat Cabinet B, Slide 781 and Lot 28R, Block 4 Harmony Oaks Estates, an addition to Parker County Texas according to the plat recorded in Plat Cabinet C, Slide 244, Plat Records, Parker County, Texas in the Extra Territorial Jurisdiction of the City of Weatherford, Texas, Parker County, Texas

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GRAPHIC SCALE - FEET