

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.

NOTE: NO NEW ROADS WATER BY PRIVATE WELLS WASTEWATER BY PRIVATE SEPTIC SYSTEMS

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.

22 ACRES RUBY PEACOCK VOLUME 461, PAGE 69

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

STATE OF TEXAS COUNTY OF PARKER

202136205 PLAT Total Pages: 1

WHEREAS MIKE HEMBY (Doc #201502509), is the owner of Lot 1, Block 1, HEMBY LOT, an addition in the ETJ of the City of Weatherford, according to the plat recorded in Plat Cabinet D, Slide 507, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a post in the south line of North Bend Road, as it exists at the northwest corner of said Lot 1;

THENCE with the south line of said North Bend Road the following courses and distances; S 87°51'25" E, 63.07 feet to an iron rod found (iron rods found are 1/2" unless noted) at the beginning of a non-tangent curve to the right with a radius of 116.54 feet and whose chord bears S 47°27'57" E, 162.15 feet;

With said curve to the right through a central angle of 88°10'12" and a distance of 179.33 feet to an iron rod found;

S 02°01'14" W, 384.72 feet to an iron rod found; THENCE West, 176.51 feet to an iron rod found;

THENCE N 00°29'53" W, 81.26 feet to a post;

THENCE N 01°08'26" E, 415.29 feet to the POINT OF BEGINNING and containing 2.0 acres (87120 square feet) of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, MIKE HEMBY, the undersigned, owner of the land shown on this plat and designated herein as the AMENDING PLAT, LOT 1, BLOCK 1, HEMBY LOT, AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

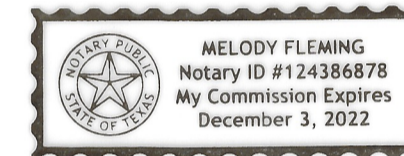
Mike Hemby (Signature) Mike Hemby

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 MIKE HEMBY, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 7 day of September, 2021.

Melo (Signature) Notary Public in and for the State of Texas



13258.001.001.00

13258 WE I-13

This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Date this the 9 day of September, 2021.

By: (Signature) Development & Neighborhood Services Staff

ATTEST: (Signature) Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle (Signature)

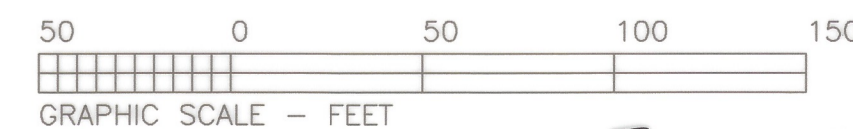
202136205 09/14/2021 02:19 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

REASON FOR AMENDING IS TO DELETE THE 40' BUILDING LINE ALONG THE NORTH PORTION OF THE PLAT.

AMENDING PLAT LOT 1, BLOCK 1 HEMBY LOT

AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS Lot 1, Block 1, Hemby Lot, an addition in the ETJ of the City of Weatherford, according to the plat recorded in Plat Cabinet D, Slide 507 Plat Records, Parker County, Texas

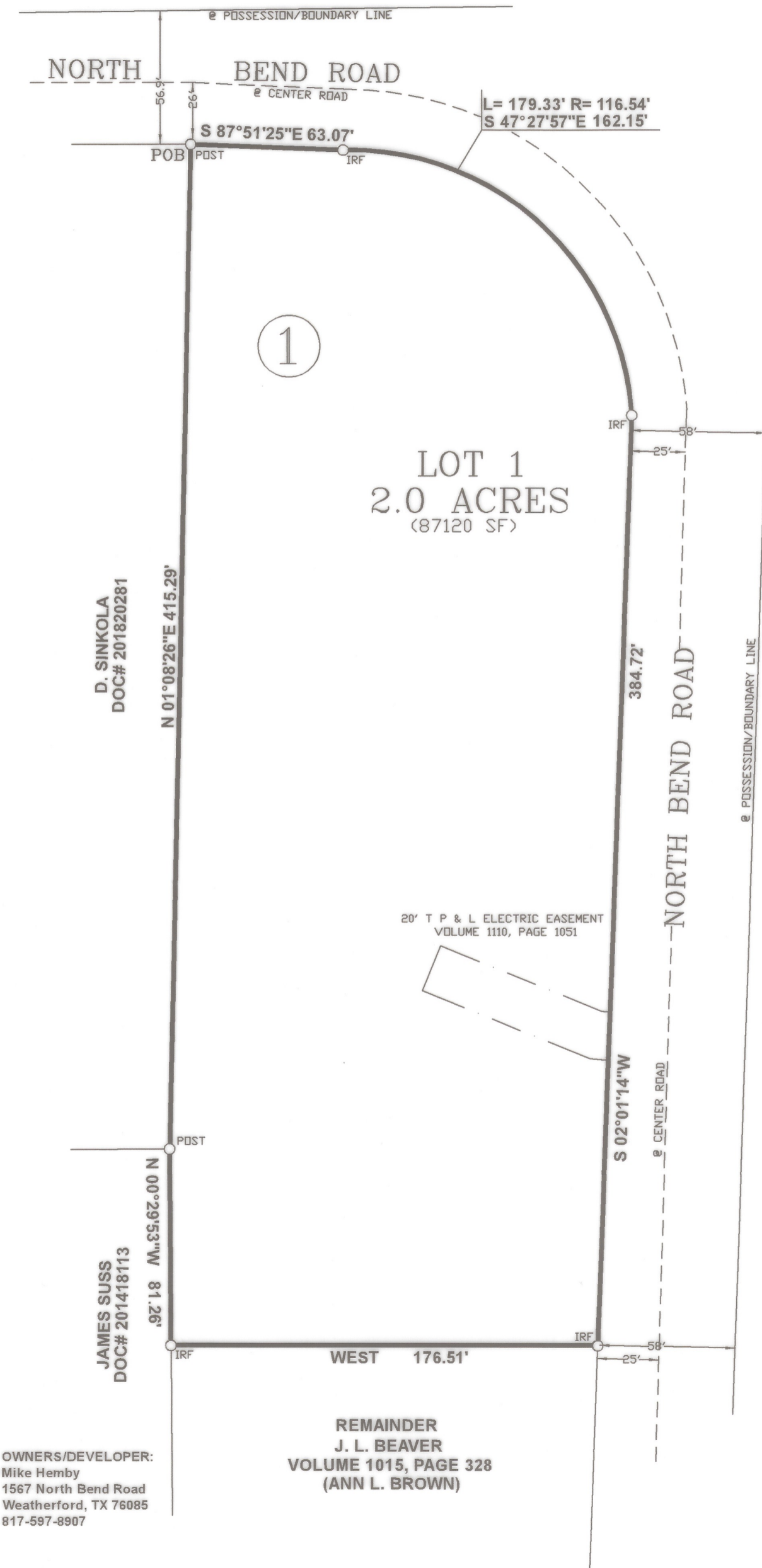
JULY 2021



Cabinet/Instrument# F Slide 50

SCALE: 1" = 50'

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



ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 G 0270 E EFFECTIVE DATE: SEPTEMBER 26, 2009 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83

47.2 ACRES A. B. PRICE VOLUME 1253, PAGE 235



KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

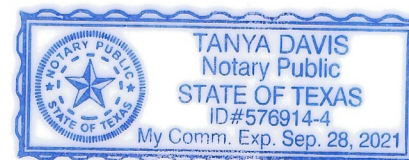
David Harlan, Jr. (Signature) Texas Registered Professional Land Surveyor, No. 2074 July 2021

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 above and foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 7th day of September, 2021.

Tanya Davis (Signature) Notary Public in and for the State of Texas



OWNERS/DEVELOPER: Mike Hemby 1567 North Bend Road Weatherford, TX 76085 817-597-8907

REMAINDER J. L. BEAVER VOLUME 1015, PAGE 328 (ANN L. BROWN)