

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.

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.

WATER: PRIVATE INDIVIDUAL WATER WELLS
WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

DEED RESTRICTION CERTIFICATION STATEMENT

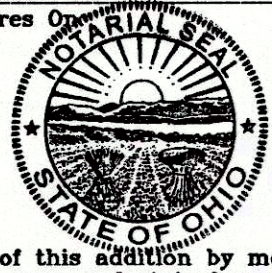
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: Gail Hooper

SWORN TO AND SUBSCRIBED before me this 19th day of September, 2019.

Notary Public in and for the State of Texas OHIO

My Commission Expires On 06-14-2023



BRIDGETTE A. RAMOS
Notary Public, State of Ohio
My Commission Expires 06-14-2023

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.

This property is located in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas.

Mayor, City of Weatherford Date 9/23/19

ATTEST: Malinda Howell 9/23/19
City Secretary, City of Weatherford Date

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 PLANNER 9-20-19
Signature of City Planner Date of Recommendation

APPROVED BY: Mayor/City Manager 9-23-19
Signature of Mayor/City Manager Date of Approval

ATTEST: Malinda Howell 9/23/19
City Secretary Date

STATE OF TEXAS }
COUNTY OF PARKER }

201925707 PLAT Total Pages: 1

WHEREAS, GAIL A. HOOPER (Doc No. 201915990) is the owner 9.976 acres situated in and being a portion of the JOHN DAVIS SURVEY, ABSTRACT No. 349, Parker County, Texas in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at a post in the north line of Lee Lane, as it exists, at the most southerly southeast corner of a tract of land described by deed to Gail Hamilton recorded in Volume 1948, Page 782, Real Records, Parker County, Texas, said post being called by deed to be N 89°17'31" W, 609.86 feet from the southeast corner of said John Davis Survey;
THENCE with the north line of said Lee Lane the following courses and distances:
N 89°08'31" W, 24.30 feet to an iron rod set (iron rods set are 1/2" with cap Harlan);
N 62°17'24" W, 27.37 feet to an iron rod set;
N 85°12'29" W, 96.00 feet to an iron rod set;
N 89°04'22" W, 784.89 feet to a nail set in said Lee Lane;
N 71°46'06" W, 46.10 feet to an iron rod found at the southeast corner of a tract of land described by deed to Thomas Holmes recorded in Volume 2459, Page 52, Official Records, Parker County, Texas;
THENCE N 00°08'23" E, with the east line of said Thomas Holmes tract, 432.51 feet to a nail found at the most westerly southwest corner of said Gail Hamilton tract;
THENCE with the line of said Gail Hamilton tract the following courses and distances:
S 89°05'36" E, 970.86 feet to a post;
S 00°07'07" E, 464.23 feet to the POINT OF BEGINNING and containing 9.976 acres (434,561 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GAIL A. HOOPER, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, HOOPER LEE LANE, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 9.976 acres situated in and being a portion of the John Davis Survey, Abstract No. 349 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas, 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 19th day of Sept., 2019.

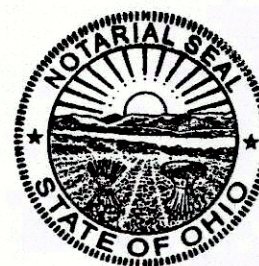
Gail Hooper
Gail A. Hooper

OHIO
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 GAIL A. HOOPER, 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 19 day of September, 2019.

Bridgette A. Ramos
Notary Public in and for the State of Texas OHIO
My Commission Expires On 06-14-2023



BRIDGETTE A. RAMOS
Notary Public, State of Ohio
My Commission Expires 06-14-2023



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.

David Harlan, Jr.
Registration No. 2074
JULY 25, 2019

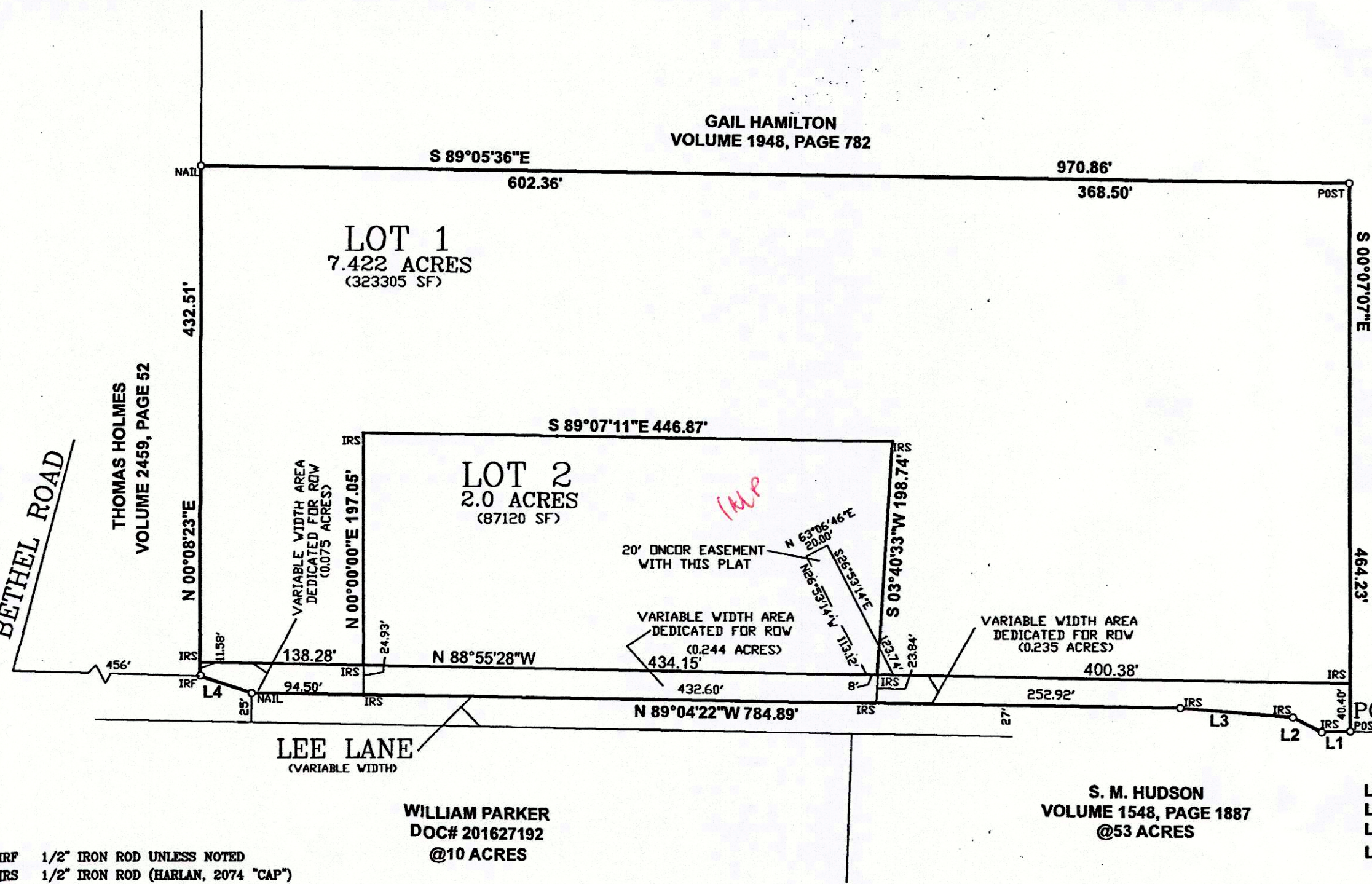
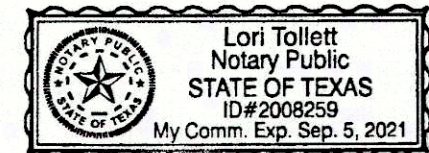
STATE OF TEXAS }
COUNTY OF PARKER }

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 11th day of Sept., 2019.

Lori Tollett
Notary Public in and for the State of Texas

My Commission Expires on:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

OWNER/DEVELOPER:
Gail A. Hooper
1-256-606-4796
4895 Co. Rd 87
Moulton, AL 36560

201925707
09/27/2019 02:41 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 13627
SCH. DIST.: WF
CITY: G-17
MAP NO.: SWE

MINOR PLAT
LOT 1 AND LOT 2
HOOPER LEE LANE
AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF
THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being 9.976 acres situated in and being a portion of
the John Davis Survey, Abstract No. 349 in the
extra-territorial jurisdiction of the
City of Weatherford, Parker County, Texas

July 2019

20349.059.000.00
100 0 100 200 300
GRAPHIC SCALE - FEET

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

Cabinet/Instrument# E Slide 388