202324478 PLAT Total Pages: 1

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

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

NOTE: We do hereby waiver 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.

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.

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.

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

SWORN TO AND SUBSCRIBED before me this 5th day of September, 2022. 2023

Notary Public in and for the State of Texas

LAURIE A BALL
Notary Public, State of Texas
Comm. Expires 03-28-2024
Notary ID 619254-0

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS TED WRIGHT (Doc No. 201705969), is the owner of a portion of Lot 1, Block 1, OLD FAIR GROUNDS ADDITION, in the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 171, Page 611, Deed Records, Parker County, Texas and being all those certain lots, tracts or parcels of land described as Tracts 1, 2 and 3 and being more particularly described as follows:

BEGINNING at an iron rod set (iron rods set are ½" with cap Harlan 2074) in the south right of way line of Jameson Street, as it exists being the most northerly northeast corner of said Lot 1;

THENCE S 45°35'56" E, 21.46 feet to an iron rod found (iron rods found are ½" unless noted) in the west right of way line of North Denton Street, as it exists;
THENCE S 01°15'54" E, with the west right of way line of said North Denton Street, 182.38 feet to an iron rod found;
THENCE S 44°18'39" W, 35.36 feet to an iron rod set in the north right of way line of Johnson Street, as it exits;
THENCE S 89°33'09" W, with the north right of way line of said Johnson Street, 145.82 feet to an iron rod found at the southeast corner of a tract of land described by deed to Richard Buck recorded in Doc No. 201923432, Official Records, Parker County, Texas;
THENCE with the line of said Richard Buck tract the following courses and distances;
N 01°00'55" W, 110.79 feet to an iron rod found;
S 89°58'17" W, 1.39 feet to an iron rod found at the southeast corner of a tract of land described by deed to Christopher Coffey recorded in Doc No. 202203098, Official Records, Parker County, Texas;
THENCE N 00°52'35" W, with the east line of said Christopher Coffey tract, 113.61 feet to an iron rod set in the south line of said Jameson Street;
THENCE S 89°47'13" E, with the south line of said Jameson Street, 156.25 feet to the POINT OF BEGINNING 0.868 acres (37824 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, owner of the land shown on this plat and designated herein as LOTS 1, 2, 3 AND 4, BLOCK 1, KENNEDY JADE IN 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.

Ted Wright

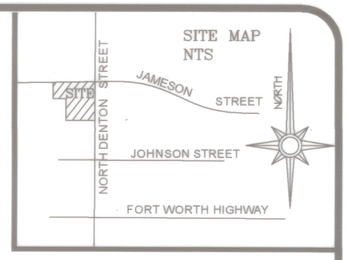
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Teddy Wright, 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 5th day of September 2023. 2022.

Notary Public in and for the State of Texas

M-JO MALONE
Notary Public, State of Texas
My Commission Expires
August 31, 2024



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 01270 E 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

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.

EVP First Bank Texas

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 Greg Edwards, 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 on this the 17 day of August, 2023 ~~2022~~.

Notary Public in and for the State of Texas

Linda Edwards
My Commission Expires
11/22/2025
Notary ID
10059269

15925.001.001.10

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202324478
09/18/2023 02:39 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

This plat has be[illegible] submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby appro[illegible]d by such City Council.

Dated this the 12th day of September, 20 23.

By: [illegible]
Mayor

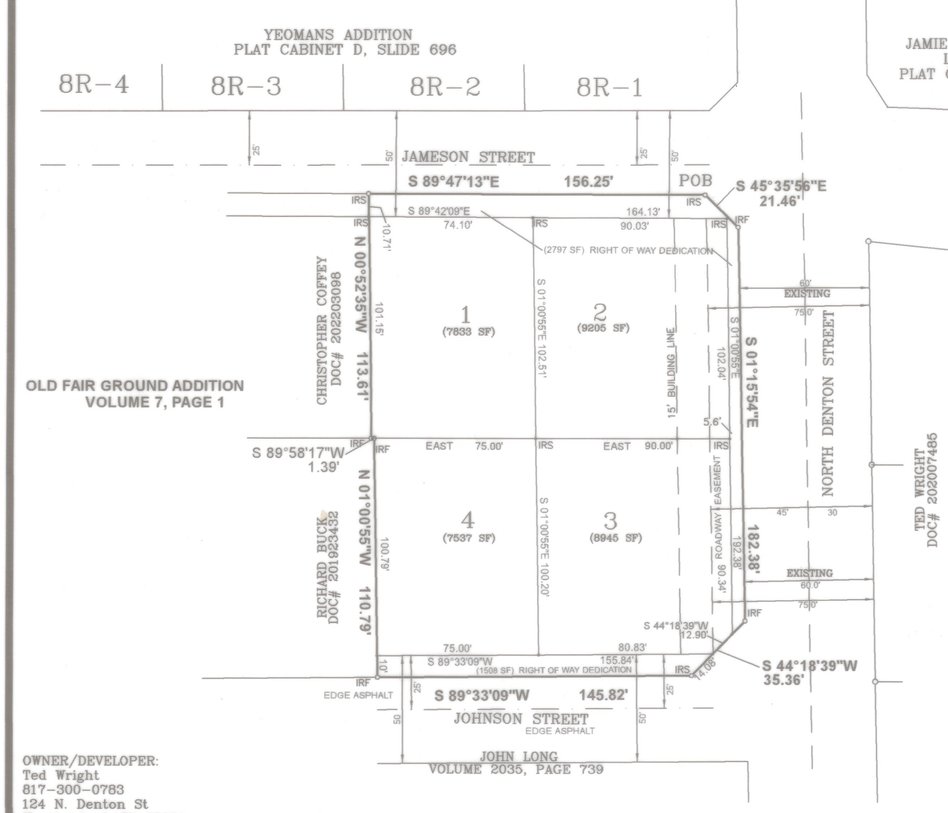
ATTEST:
Andrea McDonald
Secretary

This pl[illegible] [illegible]itted to and considered by the Planning & Zoning Commi[illegible] of Weatherford, Texas, and is hereby approved by Such Comm[illegible] passed to the City Council for its consideration for Approval.

Dated this the 12th day of September ~~2022~~. 2023

By: [illegible]
Chairman

ATTEST: Andrea McDonald
Secretary



OWNER/DEVELOPER:
Ted Wright
817-300-0783
124 N. Denton St
Weatherford, TX 76086

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.
Texas Registered Professional Land Surveyor, No. 2074

STATE OF TEXAS
REGISTERED
DAVID HARLAN, JR.
2074
PROFESSIONAL
LAND SURVEYOR

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 22 day of August, 2022.

Tanya Davis
Notary Public in and for the State of Texas

TANYA DAVIS
NOTARY PUBLIC
STATE OF TEXAS
ID # 576914-4
My Comm. Expires 09-28-2025

14101
WE
CWE
H-15

FINAL PLAT
LOTS 1, 2, 3 AND 4, BLOCK 1
KENNEDY JADE
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being 0.868 Acres, being a portion of Lot 1, Block 1, Old Fair Grounds Addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 171, Page 611, Deed Records Parker County, Texas

SCALE: 1" = 50'

February 2022

Cabinet/Instrument# F, Slide 515

50 0 50 100 150
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 harlanland@yahoo.com

2022020