

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

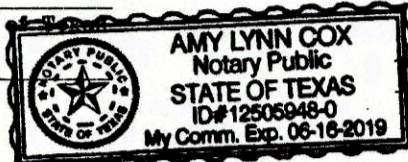
DEED RESTRICTION CERTIFICATION STATEMENT

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.

Owner: *Larry R. Reed, Jo C. Reed*

SWORN TO AND SUBSCRIBED before me this 13th day of September, 2018.

Notary Public in and for the State of Texas
Amy Lynn Cox
 My Commission Expires On: 10-16-19



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

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0400 E EFFECTIVE DATE: SEPTEMBER 28, 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) 201823607 PLAT Total Pages: 1
 COUNTY OF PARKER)

WHEREAS, LARRY R. REED AND JO C. REED (V. 1768, P. 1296 - Lot 20, and V. 1808, P. 1141 - Lot 19), being the sole owners of LOT 19 AND LOT 20, KINBROOK ESTATES, an addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 362-A, Page 57, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the north right of way line of Kinbrook Lane, a 60 foot right of way at the southeast corner of said Lot 20 at the southwest corner of Lot 21, Block 1, said Kinbrook Estates;
 THENCE with the north right of way line of said Kinbrook Lane the following courses and distances;
 S 87°23'55" W, 23.86 feet to an iron rod found (iron rods found are 1/2" unless noted);
 S 89°12'07" W, 238.09 feet to an iron rod found at the southwest corner of said Lot 19 and the southeast corner of Lot 18 said Block 1;
 THENCE N 00°13'13" E, with the common line of said lots at 450.66 feet passing a post and in all 464.26 feet to a point at the northwest corner of said Lot 19 and the northeast corner of said Lot 18;
 THENCE with the line of said Lots 19 and 20 the following courses and distances;
 N 73°02'50" E, 228.86 feet to a point;
 N 49°49'16" E, 54.23 feet to a point at the northeast corner of said Lot 20 and the northwest corner of Lot 23, Block 1;
 THENCE S 00°13'37" W, at 65.38 feet passing a post and following the west line of Lots 21, 22 and 23, said Block 1, 561.61 feet to the POINT OF BEGINNING and containing 3.006 acres (130,963 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LARRY R. REED AND JO C. REED, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 19R AND 20R, KINBROOK ESTATES, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 19 and Lot 20, Kinbrook Estates, an addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 362-A, Page 57, Plat Records, 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 11th day of September, 2018.

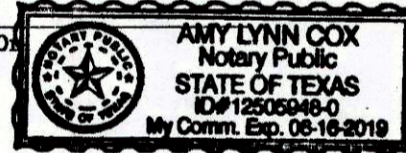
Larry R. Reed, Jo C. Reed
 Larry R. Reed, Jo C. Reed

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared LARRY R. REED, 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 11th day of September, 2018

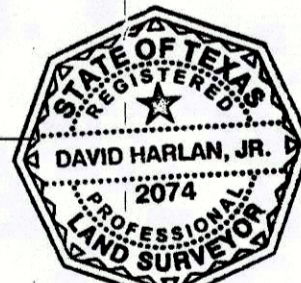
Amy Lynn Cox
 Notary Public in and for the State of Texas
 My Commission Expires On: 10-16-19



NOW 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 2018



STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, do hereby 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 September, 2018.

Joyd Wayne Slump
 Notary Public in and for the State of Texas
 My Commission Expires on: 07/28/2020



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
[Signature] 9-12-18
 Signature of City Planner Date of Recommendation

APPROVED BY Mayor/City Manager
[Signature] 9-13-18
 Signature of Mayor/City Manager Date of Approval

ATTEST:
Malinda Nowell 9/13/18
 City Secretary Date

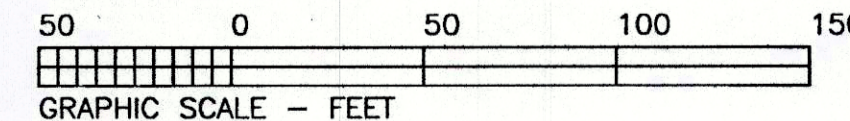
ACCT. NO.: 14120
 SCH. DIST.: WE
 CITY: H-18
 MAP NO.: SWE

MINOR PLAT

LOT 19R AND 20R, KINBROOK ESTATES
 AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF
 THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
 JULY, 2018

14120.001.019.00 14120.001.020.00

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



Cabinet/Instrument# E Slide 157

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 FAX: METRO(817) 341-2833
 FIRM# 10088500

