

ACCU. NO.: 14108
SCH. DIST.: W.E.
CITY: W.E.
MAP NO.: J.14

Doc# 699236 Fees: \$65.00
12/10/2008 2:08PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

Doc# 699236
Book 2679 Page 1953

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: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 48387C0300E, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.

C.C. Reynolds Estate
Vol. 225, Page 380 & Vol. 1125, Pg. 352

APPROX. LOC. OF SWC RUTH SURVEY
814' +/- 3/8" l.r.f.

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.

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be 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 _____ day of _____, 2008.

Notary Public in and for the State of Texas

Cross D Land and Cattle Co.
Vol. 2548, Page 1711

The area or areas shown on the plat as "VAM" (viability, access and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide viability, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the viability, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

8" Water Line Easement
V. 624, P. 4

GAIL LANE (60' RIGHT-OF-WAY)
Parker Co. (V. 498/45)

Robert L. & Annette Moore
Vol. 2577, Page 1625

Zoning District "AG" (Agricultural) Setbacks:
Front: 60 ft.
Side: 10% of lot width (30 ft. Max.)
Rear: 35 ft.

Zoning District "GR" (General Retail) Setbacks:
Front: 25 ft.
Side & Rear: 10% of lot width (5' Min./15' Max.);
20 ft. from street right-of-way on corner lots

Weldon & Theresa Carroll
Vol. 1824, Page 867

Zoned "AG"

Zoned "AG"

LOT 1
6.12 ACRES
(266,739 sq. ft.)

T & P RWY CO. SURVEY
Survey No. 1, Block No. 2
Abstract No. 1499

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 this subdivision.

All Building Setback Lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas, the subdivision.

KNOW ALL MEN BY THESE PRESENTS:
That I, Charles Robert McIlroy, 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.

FINAL PLAT LOTS 1 & 2, BLOCK 1, KNUTESON ADDITION

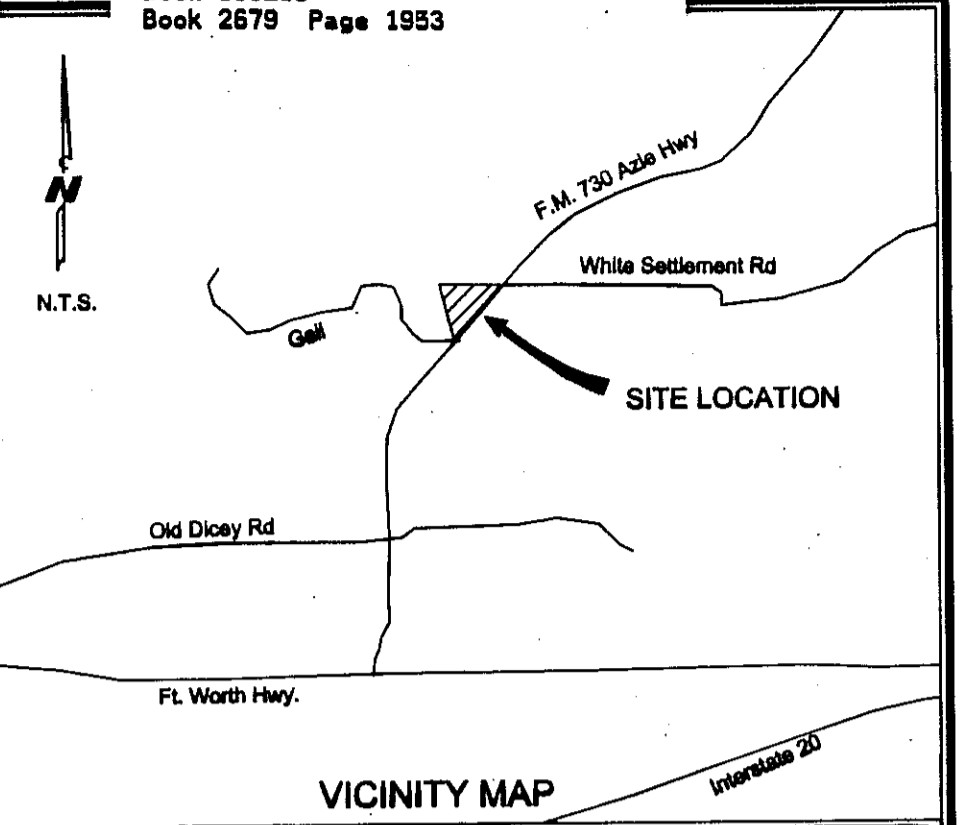
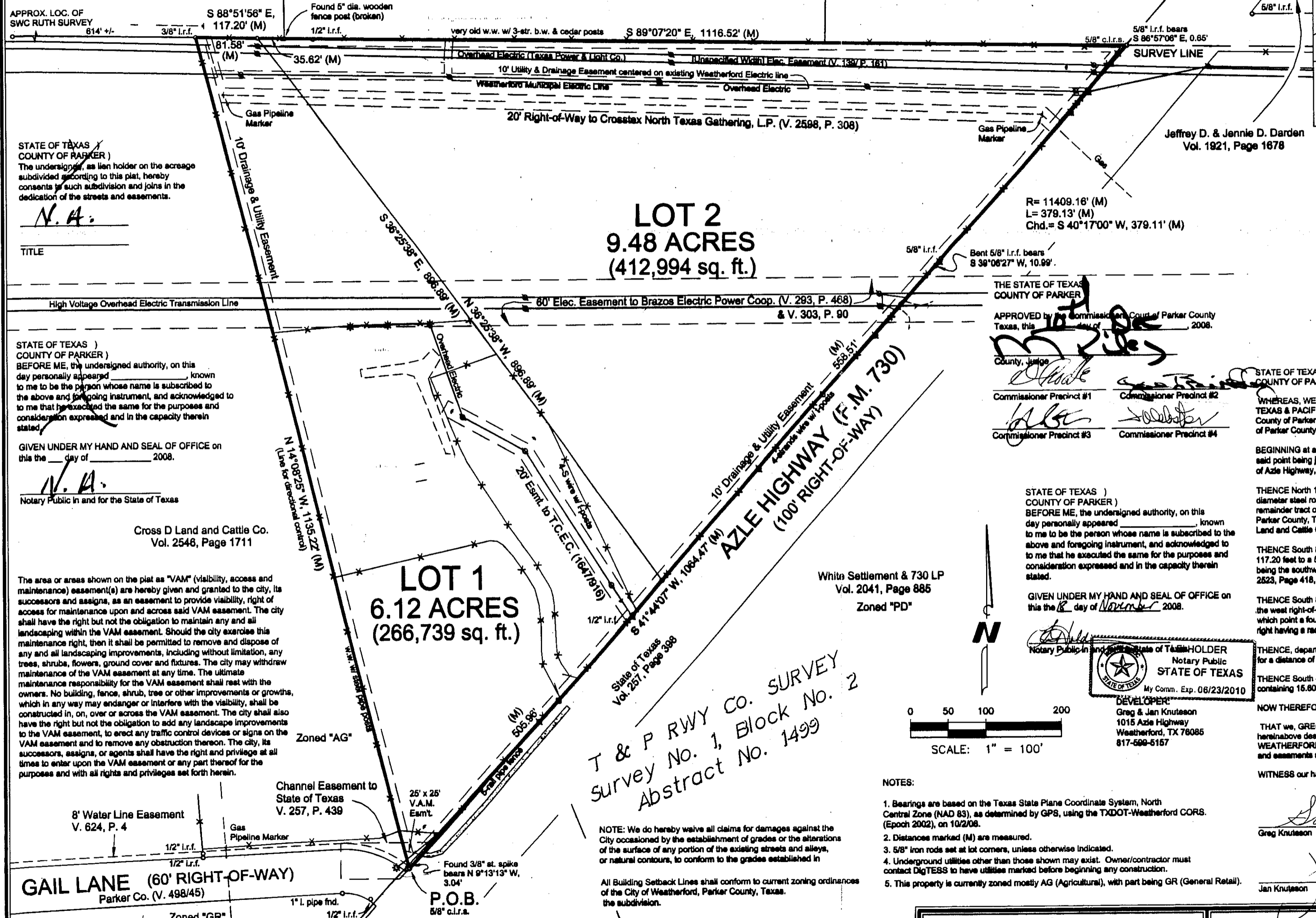
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Located in the Texas & Pacific Railway Co. Survey No.1, Block No. 2, Abstract Number 1499, Weatherford, Parker County, Texas

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.

Valerus Compression Services, L.P.
Vol. 2523, Page 418

Valerus Compression Services, L.P.
Vol. 2523, Page 418

C757



FINAL PLAT
Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board
City of Weatherford, Texas
Signature of Chairperson: [Signature] 11-18-08
Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas
Signature of Mayor: [Signature] 11-18-08
Date of Approval

ATTEST: [Signature] 11-18-08
City Secretary

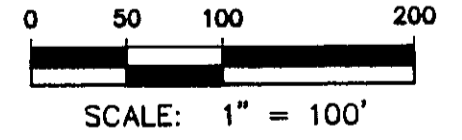
THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commission Court of Parker County
Texas, this _____ day of _____, 2008.

Commissioner Precinct #1 [Signature]
Commissioner Precinct #2 [Signature]
Commissioner Precinct #3 [Signature]
Commissioner Precinct #4 [Signature]

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be 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 _____ day of _____, 2008.

Notary Public in and for the State of Texas
Notary Public
STATE OF TEXAS
My Comm. Exp. 08/23/2010



- NOTES:
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD 83), as determined by GPS, using the TXDOT-Weatherford CORS. (Epoch 2002), on 10/2/08.
 - Distances marked (M) are measured.
 - 5/8" iron rods set at lot corners, unless otherwise indicated.
 - Underground utilities other than those shown may exist. Owner/contractor must contact DigTESS to have utilities marked before beginning any construction.
 - This property is currently zoned mostly AG (Agricultural), with part being GR (General Retail).

STATE OF TEXAS
COUNTY OF PARKER
WHEREAS, WE, GREG KNUTESON AND JAN KNUTESON, are all of the owners of a tract of land situated in the TEXAS & PACIFIC RAILWAY COMPANY SURVEY No. 1, BLOCK No. 2, ABSTRACT No. 1499, City of Weatherford, County of Parker, and being the same lands described in the deed recorded in Volume 2302, Page 27, Official Records of Parker County, Texas (O.R.P.C.T.) and more particularly described as follows:

BEGINNING at a 5/8" capped iron rod set in the northwest right-of-way line of Azle Highway (F.M. Highway No. 730), said point being just north of the intersection of the north right-of-way line of Gail Lane with the northwest right-of-way line of Azle Highway, from which point a found 3/8" diameter steel spike bears N 8°13'13" W, 3.04 feet;

THENCE North 14°08'25" West, leaving said right-of-way line, and generally following a fence, 1135.22 feet to a 3/8" diameter steel rod found at the north side of a 4" diameter steel fence corner post, said point being in the south line of a remainder tract of land belonging to the C.C. Reynolds Estate, as described in Volume 225, Page 380, Deed Records of Parker County, Texas (D.R.P.C.T.), said point also being the northeast corner of the land described in deed to Cross D Land and Cattle Company recorded in Volume 2546, Page 1711, O.R.P.C.T.;

THENCE South 88°51'56" East, departing said Cross D Land & Cattle Co., and with the south line of said Reynolds tract, 117.20 feet to a 5" diameter wooden fence post found for the southeast corner of said Reynolds tract, said point also being the southwest corner of the lands described in deed to Valerus Compression Services, L.P., as recorded in Volume 2523, Page 418, O.R.P.C.T.;

THENCE South 89°07'20" East, along the south line of said Valerus lands, 1116.52 feet to a 5/8" capped iron rod set in the west right-of-way line of Azle Highway (F.M. Highway No. 730) for the southeast corner of said Valerus tract; from which point a found 5/8" iron rod bears S 86°57'06" E, 0.65 feet, said rod set also being the beginning of a curve to the right having a radius of 11,408.16 feet and a chord bearing South 40°17'00" West, 379.11 feet;

THENCE, departing said Valerus land, and with the west right-of-way line of Azle Highway, along the curve to the right for a distance of 379.13 feet to a found 5/8" iron rod;

THENCE South 41°44'07" West, continuing with said west right-of-way line, 1084.47 feet to the place of beginning and containing 15.80 acres of land, more or less.

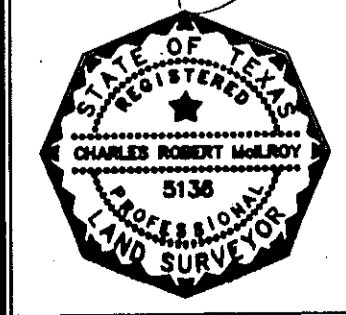
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT we, GREG KNUTESON AND JAN KNUTESON, being all of the owners do hereby adopt this plat designating the hereinabove described property as LOTS 1 & 2, BLOCK 1, KNUTESON ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, and we do hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

WITNESS our hands this 18 day of Nov., 2008.

[Signature]
Greg Knuteson

[Signature]
Jan Knuteson

CRAIG
Prepared By:
October 10, 2008
Date: Rev. 10-24-08 Added Wfrod Elec. Easmt.; V.A.M. statement; adjoining ownership info.



MCILROY ENGINEERING
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Weatherford, Texas 76086
TEL: (817) 594-6464
FAX: (817) 594-6565
E-MAIL: c_mcilroy@att.net