

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual

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.

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.

**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.

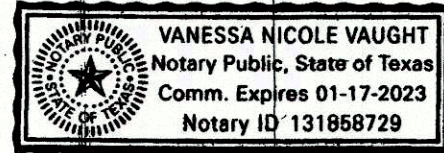
*David Harlan, Jr.*  
David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074



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 10<sup>th</sup> day of June, 2020.  
*Vanessa Nicole Vaught*  
Notary Public in and for the State of Texas



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: the 23<sup>rd</sup> day of June, 2020.

By: *Vanessa Vaught*  
Development & Neighborhood Services Staff  
ATTEST: *Brigid Fracab*  
Secretary

STATE OF TEXAS  
COUNTY OF PARKER

202018188 PLAT Total Pages: 1

WHEREAS, TANNA DARRELL (V. 1489, P. 1318) and TODD TANNER (Doc No. 201400410) are the owners of a tract of a portion of Lot 1, Block 7, WESTVIEW ADDITION, FOURTH FILING, an addition in the ETJ of City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 152, Plat Records and 0.448 acres situated in and being a portion of the J. H. LETSINGER SURVEY, ABSTRACT No. 2564, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the most easterly northwest corner of said Lot 1 in the east line of Lot 20, Block 7, Westview Addition, Fourth Filing at the most easterly southwest corner of a tract of land described by deed to Jason Ellerbusch recorded in Doc No. 201816528, Official Records, Parker County, Texas;

THENCE N 64°52'48" E, 46.46 feet to an iron rod found at the southeast corner of said Todd Tanner tract; THENCE with the common line of said Jason Ellerbusch tract and said Todd Tanner tract the following courses and distances;

N 09°31'10" E, 105.00 feet to an iron rod found;  
N 64°08'59" E, 151.31 feet to an iron rod found at the northwest corner of a tract of land described by deed to Carla D. Brooks recorded in Volume 1621, Page 204, Real Records, Parker County, Texas;  
THENCE S 04°58'47" E, with the west line of said Carla D. Brooks tract, 155.87 feet to an iron rod found in the north line of Lakeview Terrace;  
THENCE with the north and west line of said Lakeview Terrace the following courses and distances;  
S 85°05'07" W, 62.90 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);  
S 38°54'38" W, 79.71 feet to an iron rod set;  
S 25°33'30" W, 29.17 feet to an iron rod set;  
S 21°43'39" W, 55.68 feet to a 60D nail found;

THENCE with the north and west line of said iron rod found at the northeast corner of a tract of land described by deed to Mary Husar recorded in Volume 2836, Page 1663, Official Records, Parker County, Texas;  
THENCE N 67°59'04" W, with the north line of said Mary Husar tract, 331.14 feet to an iron rod set in the east line of Boone Court, as it exists;

THENCE with the line of said Boone Court the following courses and distances;  
N 04°07'54" W, 161.85 feet to an iron rod found;  
N 69°26'17" E, 145.80 feet to an iron rod found at the southwest corner of Lot 20, Block 7 and a re-entrant corner of said Lot 1, said Westview Addition, Fourth Filing;

THENCE with the common line of said lots the following courses and distances;  
S 28°00'24" E, 30.80 feet to an iron rod set;  
S 65°36'38" E, 47.21 feet to an iron rod found;  
N 63°27'31" E, 49.31 feet to a 5/8" iron rod found;  
N 35°53'40" E, 97.92 feet to an iron rod found;  
N 19°09'57" E, 31.81 feet to the POINT OF BEGINNING and containing 2.33 acres (101495 square feet) of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

We, TANNA DARRELL and TODD TANNER the undersigned, owners of the land shown on this plat, and designated herein as the LOT 1 AND LOT 2, LAKEVIEW TERRACE, AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of a portion of Lot 1, Block 7, Westview Addition, Fourth Filing, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 152, Plat Records and 0.448 acres situated in and being a portion of the J. H. Letsinger Survey, Abstract No. 2564, 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.

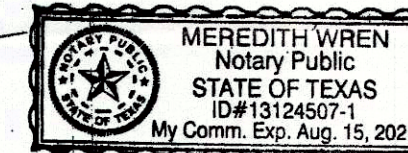
*Tanna Darrell* *Todd Tanner*  
Tanna Darrell Todd Tanner

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 TANNA DARRELL, 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 19 day of June, 2020.

*Meredith Wren*  
Notary Public in and for the State of Texas

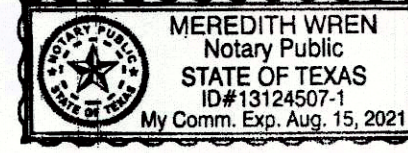


STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared TODD TANNER, 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 19 day of June, 2020.

*Meredith Wren*  
Notary Public in and for the State of Texas



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

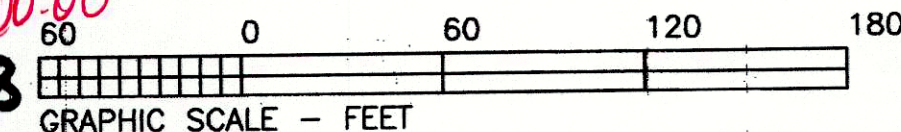
202018188  
05/23/2020 03:16 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

LOT 1 AND LOT 2  
LAKEVIEW TERRACE  
AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS

Being a replat of a portion of Lot 1, Block 7, Westview Addition, Fourth Filing, an addition in the ETJ of the City of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet A, Slide 152, Plat Records and 0.448 acres situated in and being a portion of the J. H. Letsinger Survey, Abstract No. 2564, Parker County, Texas

May 2020

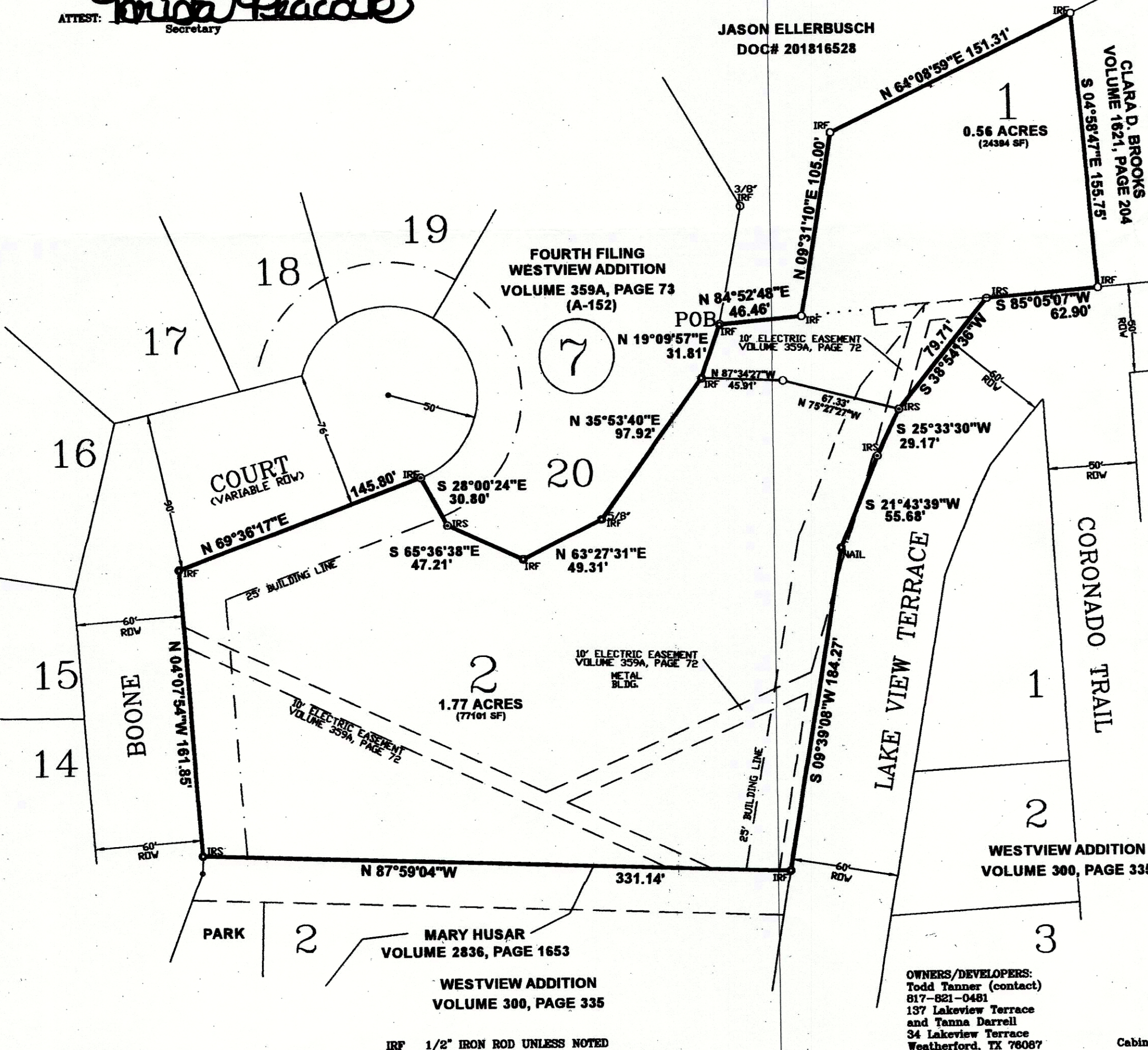
19285.001.001.00  
225104.004.000.00



ACCT. NO.: 14449  
SCH. DIST.: WE  
CITY: K-14/J-B  
MAP NO.: NWE

SCALE: 1" = 60'

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



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

OWNERS/DEVELOPERS:  
Todd Tanner (contact)  
817-821-0481  
137 Lakeview Terrace  
and Tanna Darrell  
34 Lakeview Terrace  
Weatherford, TX 76087

Cabinet/Instrument#