

NOTES:

1) ON THE DATE OF THIS PLAT THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0385F, DATED APRIL 5, 2019, FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS CAPPED - TEXAS SURVEYING, INC., UNLESS OTHERWISE NOTED.

3) SPECIAL 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.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE 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 BUILDING, 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 EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR'S RECORDS. RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

8) THIS TRACT IS CURRENTLY ZONED R1 (ONE FAMILY RESIDENTIAL).

9) VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS: THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, 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 VISIBILITY, 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.

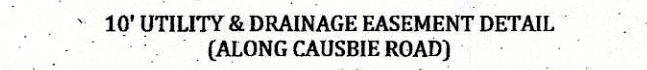
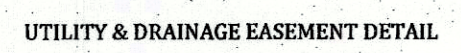
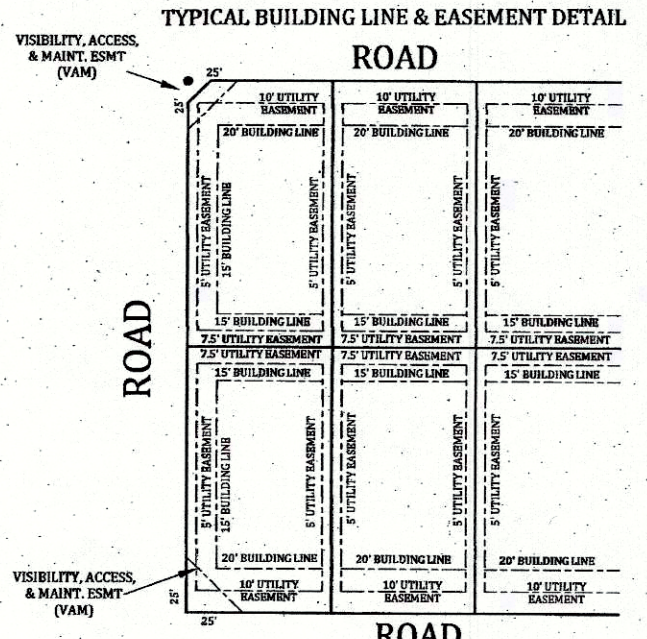
10) LOT 4X, BLOCK 1; LOT 1X AND 2X, BLOCK 2; LOT 1X AND 7X, BLOCK 5 SHALL BE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENTS.

BOUNDARY LINE TABLE

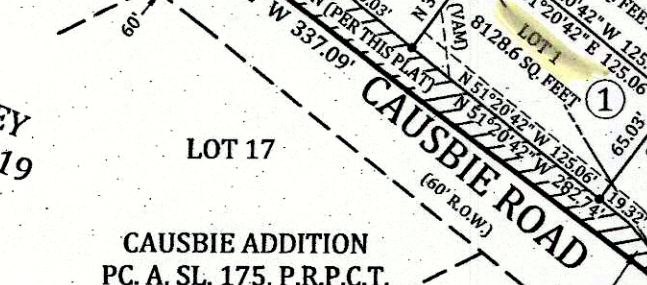
Table with 3 columns: LINE, BEARING, DISTANCE. Rows B1, B2, B3.

201928756 PLAT Total Pages: 1

PAGE 1 OF 2

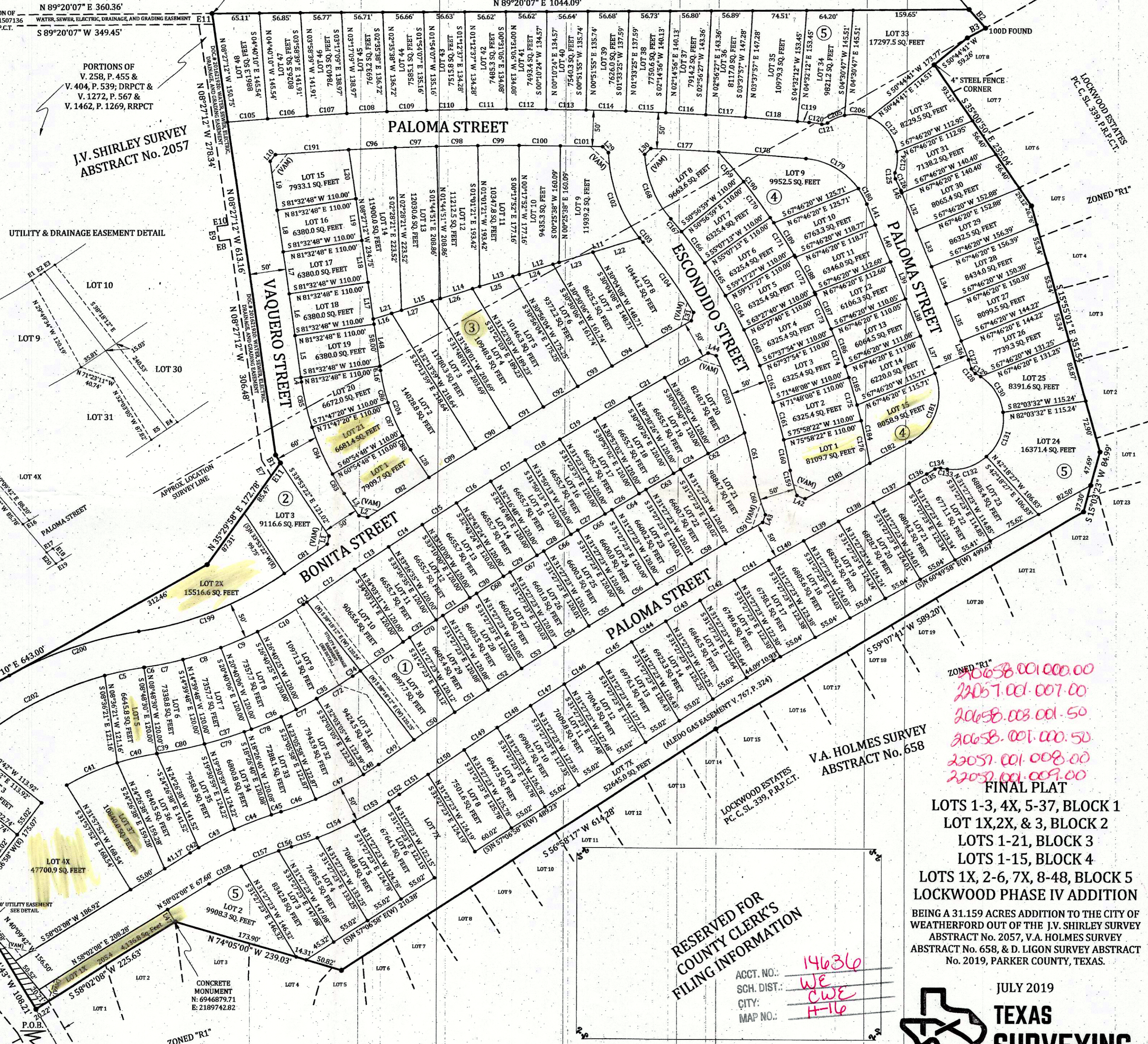


EASEMENT DETAIL CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE.



OWNER/DEVELOPER: NTX LOCKWOOD DEVELOPMENT P.O. BOX 1326 ALEDO, TX, 76008 SURVEYOR: PATRICK CARTER, R.P.L.S. 104 S. WALNUT ST. WEATHERFORD, TEXAS, 76086 817-594-0400

1" = 100'



ZONED "R1" 20658.001.000.00 22057.001.007.00 20658.003.001.50 20658.001.000.50 22057.001.008.00 22057.001.009.00

FINAL PLAT LOTS 1-3, 4X, 5-37, BLOCK 1 LOT 1X, 2X, & 3, BLOCK 2 LOTS 1-21, BLOCK 3 LOTS 1-15, BLOCK 4 LOTS 1X, 2-6, 7X, 8-48, BLOCK 5 LOCKWOOD PHASE IV ADDITION BEING A 31.159 ACRES ADDITION TO THE CITY OF WEATHERFORD OUT OF THE J.V. SHIRLEY SURVEY ABSTRACT No. 2057, V.A. HOLMES SURVEY ABSTRACT No. 658, & D. LIGON SURVEY ABSTRACT No. 2019, PARKER COUNTY, TEXAS.

JULY 2019 TEXAS SURVEYING INC. FIRM NO. 10100000 - WWW.TXSURVEYING.COM

RESERVED FOR COUNTY CLERK'S FILING INFORMATION

AGCT. NO.: 14636 SCH. DIST.: WE CITY: CWE MAP NO.: H16

PLAT CABINET E SLIDE 400