

OWNERS/DEVELOPERS:  
 Melvin Frysinger - Contact  
 817-613-7441  
 321 Addison Dr.  
 Hudson Oaks, TX 76087  
 Uрман James Drew; Charlton  
 Drew & Charles Ray Drew Jr.

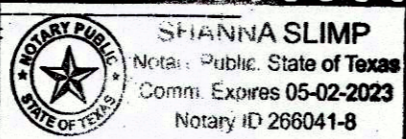
DEED RESTRICTION CERTIFICATION STATEMENT

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.

*Ulman J. Drew*  
 Owner

SWORN TO AND SUBSCRIBED before me this 10<sup>th</sup> day of Oct. 2019.

Notary Public in and for the State of Texas

My Commission Expires On 

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

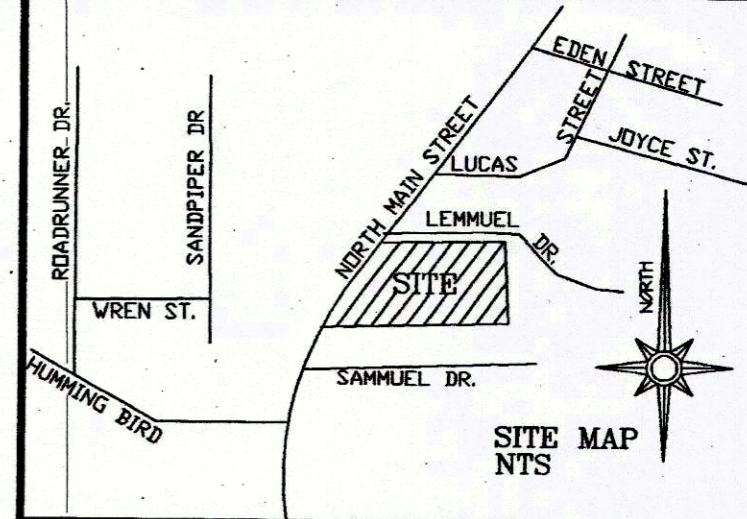
"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City."

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.

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.

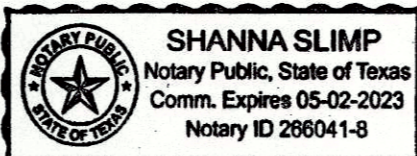
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

201927284 PLAT Total Pages: 2



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

KAY SINGLETON  
 DOC# 201504035

 SHANNA SLIMP  
 Notary Public, State of Texas  
 Comm. Expires 05-02-2023  
 Notary ID 266041-8

This property is located in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas.

Mayor, City of Weatherford Date

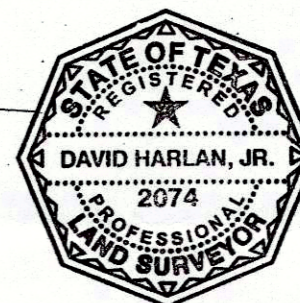
ATTEST: *NA*

City Secretary, City of Weatherford Date

KNOW 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.  
 Texas Registered Professional Land Surveyor, No. 2074



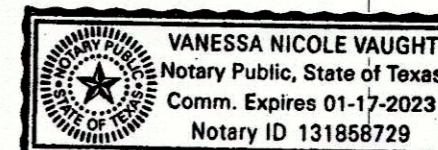
JULY, 19, 2019  
 STATE OF TEXAS  
 COUNTY OF PARKER

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 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 10<sup>th</sup> day of October, 2019.

*Vanessa Vaught*  
 Notary Public in and for the State of Texas

01-17-2023  
 My Commission Expires on:

 VANESSA NICOLE VAUGHT  
 Notary Public, State of Texas  
 Comm. Expires 01-17-2023  
 Notary ID 131858729

ACCT. NO.: 14712  
 SCH. DIST.: WE  
 CITY: H-13  
 MAP NO.:

21447.00.000.00  
 21447.00.002.00  
 21447.00.003.00

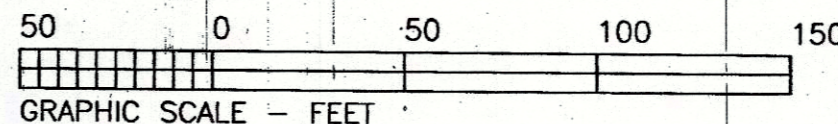
MINOR PLAT  
 LOT 1, LOT 2 AND LOT 3  
 LUCKSINGER PARC  
 AN ADDITION IN THE EXTRA-TERRITORIAL  
 JURISDICTION OF THE CITY OF WEATHERFORD  
 PARKER COUNTY, TEXAS

Being 3.293 acres situated in and being a portion of the T&P RR Company Survey, Section No. 141 Abstract No. 1447, an addition in the Extra-Territorial Jurisdiction in the City of Weatherford, Parker County, Texas



SCALE: 1" = 50'

August 2019



E 394  
 Cabinet/Instrument#

K&H CUSTOM MEATS  
 DOC# 201419797

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833  
 FIRM# 10088500