

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle 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 all underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

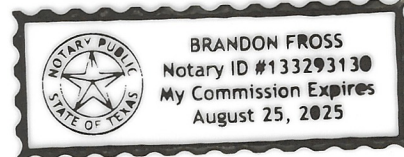
ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

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.

Carroll Dawson
Owner
SWORN TO AND SUBSCRIBED before me this 24 day of August 2022.
Brandon Fross
Notary Public in and for the State of Texas

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.



202234855 PLAT Total Pages: 1



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.
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 24th day of August, 2022.
Tanya Davis
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, DAWSON PROPERTIES, LTD (Volume 2261, Page 1319), acting by and through its duly authorized agent, is the owner of a tract of a portion of Block 18, MILLIKEN HEIGHTS ADDITION, an addition in the City of Weatherford, according to the plat recorded in Volume 69, Page 640, Deed Records and a portion of Duke Street, as it exists, according to the deed recorded in Doc No. 0223007, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the south right of way line of Common Street at the northwest corner of said Dawson Properties LTD tract, said iron being S 89°36'38" E, 136.0 feet from the northwest corner of said Block 18 at the intersection of the east right of way line of Liberty Street and the south right of way line of said Common Street;

THENCE S 89°36'38" E, 95.0 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the center of Duke Street (an unimproved street);
THENCE S 00°24'14" W, with the center said Duke Street, 179.86 feet to an iron rod set at the north projection of the north right of way line of Edna Street, as it exists;
THENCE N 89°40'58" W, with the north right of way line of said Edna Street, 94.95 feet to an iron rod found at the southeast corner of a tract of land described by deed to Lee Morgan recorded in Volume 1520, Page 918, Real Records, Parker County, Texas;
THENCE N 00°24'21" E, with the east line of said Lee Morgan tract at 89.99 feet passing the northeast corner of said tract and the southeast corner of a tract of land described by Bill Neeper and Helen L. Medellin recorded in Volume 2085, Page 1451, Official Records, Parker County, Texas and in all 179.99 feet to the POINT OF BEGINNING and containing 0.392 acres (17094 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

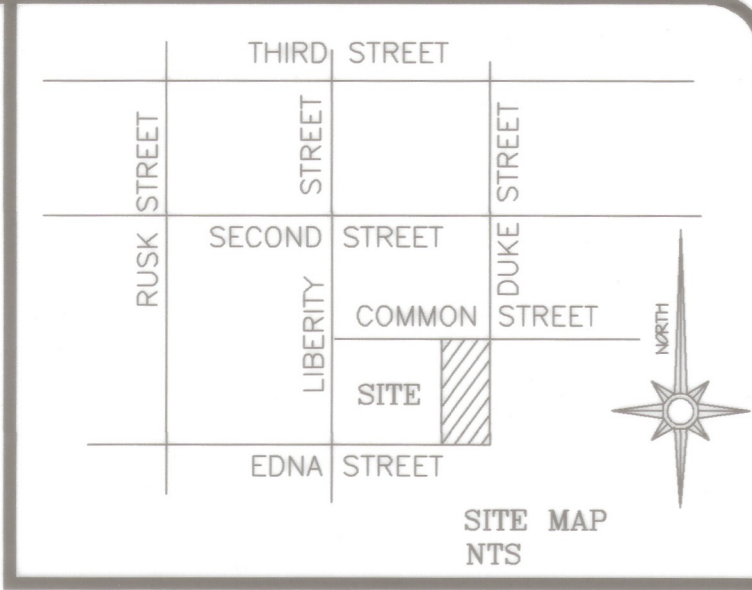
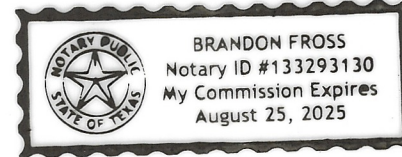
I, the undersigned, owner of the land shown on this plat, and designated herein as the LOT 1R, BLOCK 18, MILLIKEN HEIGHTS ADDITION, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a portion of Block 18, MILLIKEN HEIGHTS ADDITION, an addition in the City of Weatherford, according to the plat recorded in Volume 69, Page 640, Deed Records and a portion of Duke Street, as it exists, according to the deed recorded in Doc No. 202230096, Official Records, Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, ditches, easements and public places thereon shown for the purpose and consideration therein expressed.

Carroll Dawson
Carroll Dawson, Agent

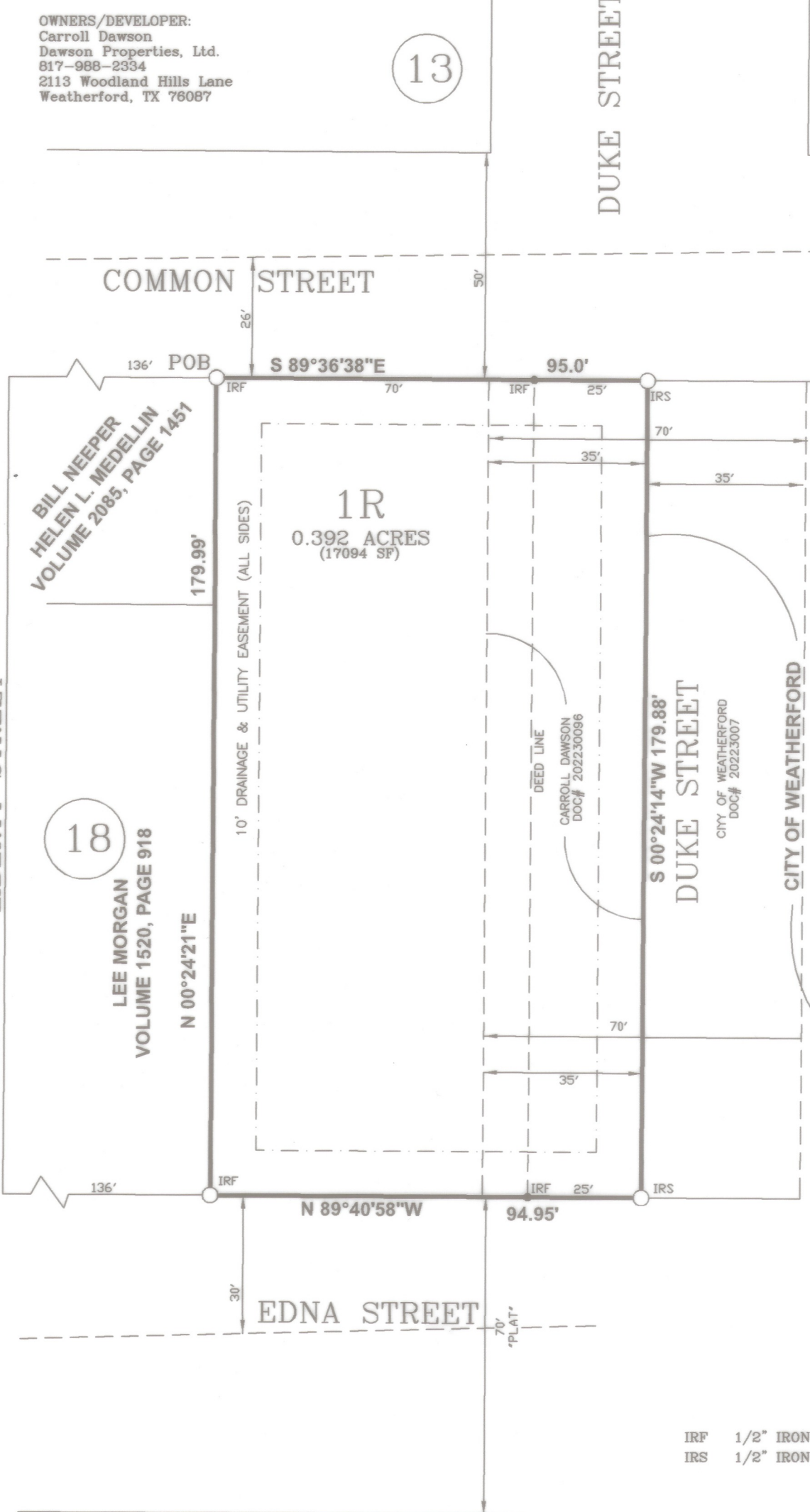
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared CARROLL DAWSON, AGENT, 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 24 day of August, 2022.
Brandon Fross
Notary Public in and for the State of Texas



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.
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



OWNERS/DEVELOPER:
Carroll Dawson
Dawson Properties, Ltd.
817-988-2334
2113 Woodland Hills Lane
Weatherford, TX 76087

13

BILL NEEPER
HELEN L. MEDILLIN
VOLUME 2085, PAGE 1451

LEE MORGAN
VOLUME 1520, PAGE 918

EDNA STREET

DUKE STREET

COMMON STREET

LIBERTY STREET

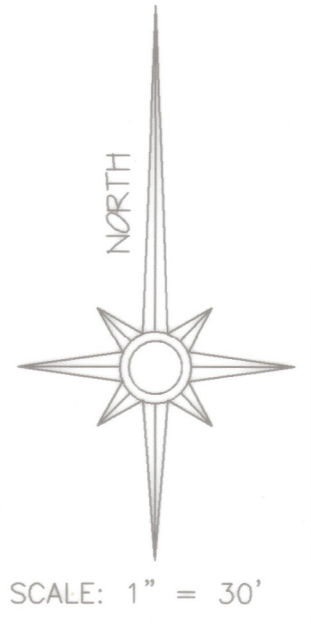
IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202234855
09/21/2022 02:49 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

15120
WE
CWE
H-14

FINAL PLAT
LOT 1R, BLOCK 18
MILLIKEN HEIGHTS ADDITION
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being 0.392 acres a portion of Block 18, MILLIKEN HEIGHTS ADDITION, an addition in the City of Weatherford according to the plat recorded in Volume 69, Page 640 Deed Records, and a portion of Duke Street, as it exists, according to the deed recorded in Doc No. 202230096, Official Records Parker County, Texas
MAY 2022



SCALE: 1" = 30'

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106 EUREKA STREET
WEATHERFORD, TX 76086
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