

NOTE: 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.

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0270E,  
DATED SEPTEMBER 26, 2008

NOTE: IMPROVEMENTS NOT SHOWN

NOTE: ALL CORNERS ARE "SET 1/2" IRON ROD W/ CAP  
(PRICE SURVEYING) UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY  
METES AND BOUNDS IS A VIOLATION OF COUNTY  
REGULATIONS AND STATE LAW, AND IS SUBJECT TO  
FINES OR OTHER PENALTIES

NOTE: STREET IMPROVEMENTS WILL BE REQUIRED  
ALONG COMMON STREET AND VAN WINKLE STREET  
FRONTAGES AT TIME OF BUILDING PERMIT

OWNER'S CERTIFICATE

That we, JOHN FOSTER and JO JEAN NEWKIRK FOSTER, the owners of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said replat as LOT 1R AND LOT 2R IN BLOCK 19 OF MILLIKEN HEIGHTS ADDITION TO THE CITY OF WEATHERFORD, Parker County, Texas; being a replat of all of Lots 1-6, inclusive, in Block 19 of Milliken Heights Addition to the City of Weatherford, according to plat recorded in Volume 69, Page 640 of the Deed Records of Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 18<sup>th</sup> DAY OF MAY, 2016

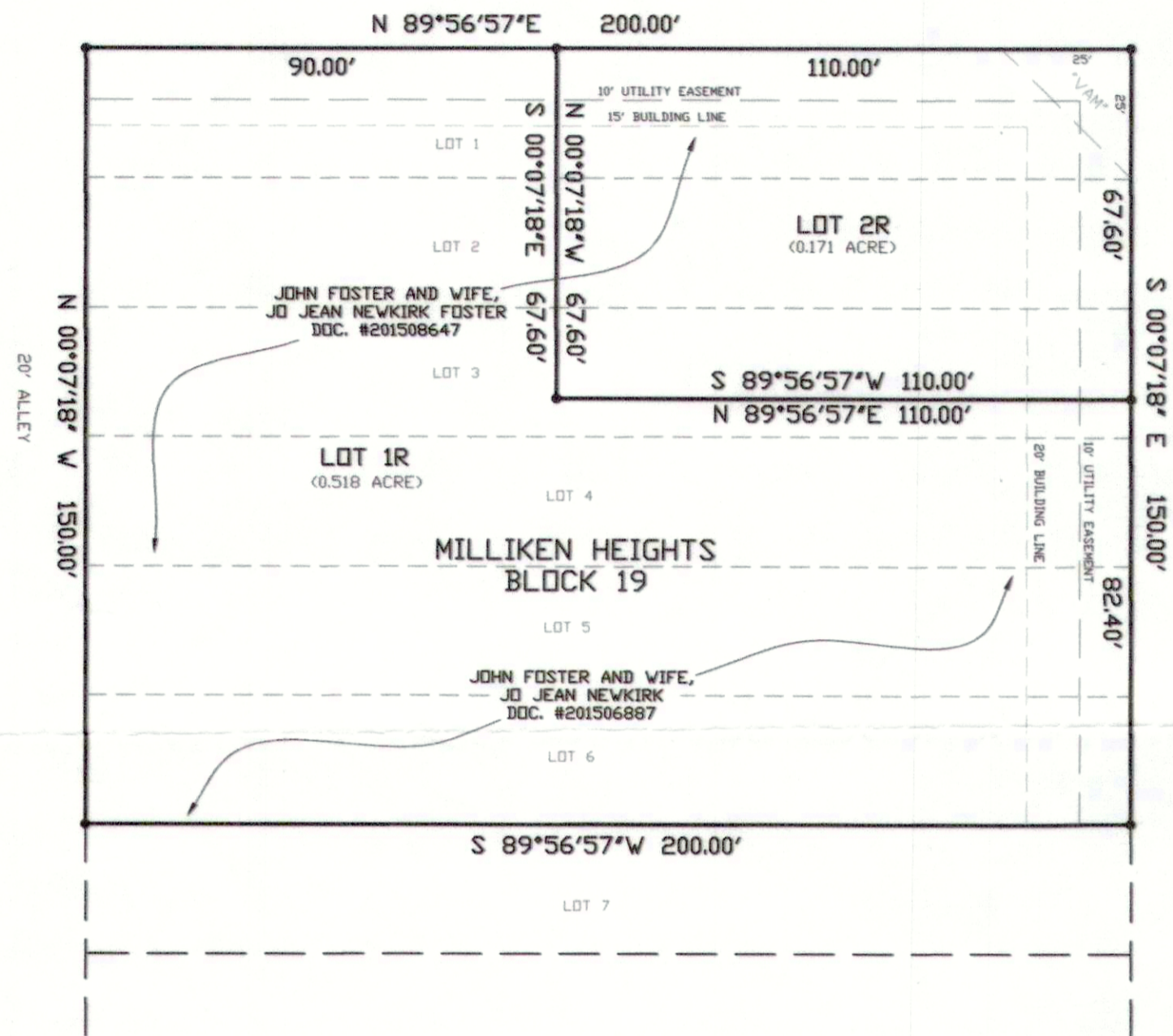
BY: John Foster  
John Foster

BY: Jo Jean Newkirk Foster  
Jo Jean Newkirk Foster

LEGAL DESCRIPTION

Of a 0.689 acre tract being all of Lots 1 thru 6, inclusive, in Block 19 of Milliken Heights Addition to the City of Weatherford, according to plat recorded in Volume 69, Page 640 of the Deed Records, Parker County, Texas; being the same tracts described in Document Number 201506887 and Document Number 201508647 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:  
Beginning at set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Common Street and in the west right of way line of Van Winkle Street and at the northeast corner of said Lot 1 for the northeast and beginning corner of this tract.  
Thence S. 00 deg. 07 min. 18 sec. E. 150.00 feet along the west right of way line of said Van Winkle Street to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract and said Lot 6.  
Thence S. 89 deg. 56 min. 57 sec. W. 200.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract and said Lot 6.  
Thence N. 00 deg. 07 min. 18 sec. W. 150.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Common Street for the northwest corner of this tract and said Lot 1.  
Thence N. 89 deg. 56 min. 57 sec. E. 200.00 feet to the place of beginning.

COMMON STREET (50' R.O.W.) (PAVED)



VAN WINKLE STREET (50' R.O.W.) (PAVED)

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared JOHN FOSTER and JO JEAN NEWKIRK FOSTER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 18<sup>th</sup> day of MAY, 2016

Lauren Granger  
Signature



11-27-2016  
My Commission Expires On

CITY OF WEATHERFORD APPROVAL

Approved: 5/23/16, 2016

By: Arnold, Mayor/City Manager

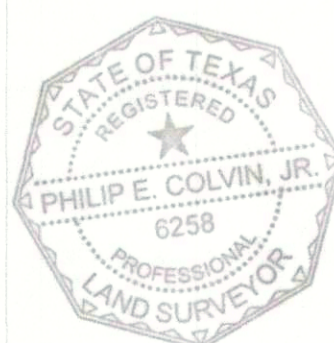
Attest: Malinda Howell, City Secretary

Recommended By: [Signature], City Planner

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves shall be properly marked on the ground, and that this plat correctly represents that survey made by me on APRIL 06, 2015.

Philip E. Colvin, Jr.  
PHILIP E. COLVIN, JR. R.P.L.S. NO. 6258  
JN15199 FN150527



D 553

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201611042  
05/24/2016 01:10 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

COUNTY CLERK

REPLAT

SURVEYOR

PHILIP E. COLVIN, JR.  
PRICE SURVEYING, LP  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

LOT 1R AND LOT 2R, BLOCK 19  
MILLIKEN HEIGHTS ADDITION

BEING A REPLAT OF ALL OF LOTS 1-6, INCLUSIVE, IN BLOCK 19 OF MILLIKEN HEIGHTS ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO PLAT RECORDED IN VOLUME 69, PAGE 640 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS

15120.019.001.00  
15120.019.005.00

