

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

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.

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.

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.

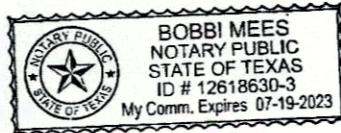
Owner: Brad King

SWORN TO AND SUBSCRIBED before me this 28 day of February, 2020

Notary Public in and for the State of Texas

07-19-2023

My Commission Expires On:



STATE OF TEXAS COUNTY OF PARKER

202005985 PLAT Total Pages: 1

WHEREAS, BRAD O. KING (Doc No. 201601202), is the owner of Lot 1, Block 1, MILNER PLACE, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 502, Plat 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 line of Charles Street, as it exists, said iron being the northwest corner of Lot 1, Block 1, Bonnie and Lorena's Paradise, an addition in the City of Weatherford, according to the plat recorded in Plat Cabinet B, Slide 493, Parker County, Texas;

THENCE S 02°44'52" W, with the west line of said Lot 1, 227.81 feet to an iron rod found in the southwest corner of said Lot 1 and the north line of a tract of land described by deed to Jared Lane, recorded in Volume 2662, Page 1293, Official Records, Parker County, Texas; THENCE N 85°21'32" W, with the north line of said Jared Lane Tract, 100.01 feet to an iron rod found in the east line of Newport Road, as it exists; THENCE with the east line of aid Newport Road the following courses and distances: N 01°25'36" W, 15.02 feet to an iron rod found; N 03°04'31" E, 209.97 feet to an iron rod found in the south line of said Charles Street; THENCE N 89°59'56" E, with the south line of said Charles Street, 100.00 feet to the POINT OF BEGINNING and containing 0.522 acres (22,747 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BRAD O. KING, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, AMENDING PLAT OF MILNER PLACE, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 1, Block 1, Milner Place, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 502, Plat Records, Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and 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 buildings, 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 easements. 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the 28 day of February, 2020.

Notary Public in and for the State of Texas: Brad O. King

STATE OF TEXAS COUNTY OF PARKER

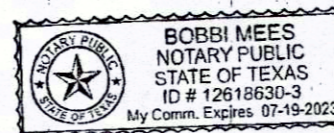
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRAD O. KING, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of February, 2020.

Notary Public in and for the State of Texas

07-19-2023

My Commission Expires On:



FILED AND RECORDED

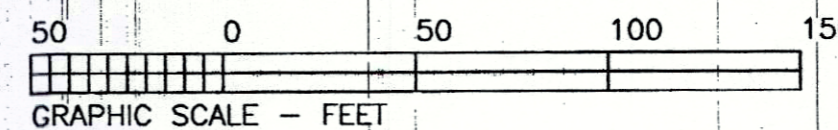
OFFICIAL PUBLIC RECORDS

Lila Deakle

202005985 03/04/2020 11:54 AM Fee: 75.00 Lila Deakle, County Clerk Parker County, Texas PLAT

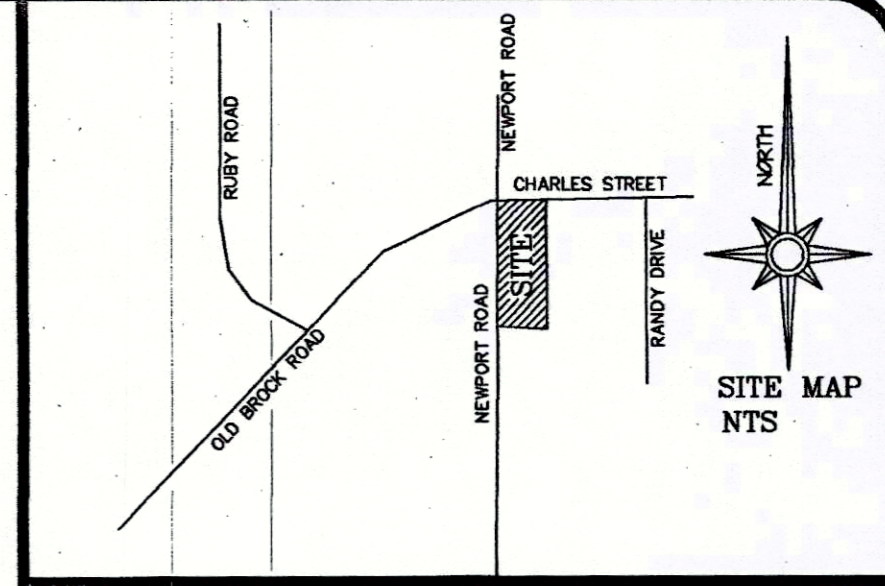
MINOR PLAT LOT 1, BLOCK 1 PLAT OF MILNER PLACE AN ADDITION IN THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS

Being a replat of Lot 1, Block 1, Milner Place, an addition in the City of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet D, Slide 502, Plat Records Parker County, Texas FEBRUARY 2020



Cabinet/Instrument# E Slide 479

15118-001-001-00



STATE OF TEXAS COUNTY OF PARKER The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Signature of Lien Holder

STATE OF TEXAS COUNTY OF PARKER

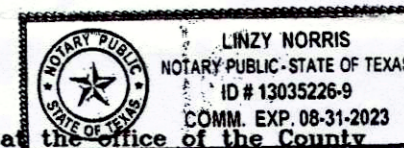
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Name], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of February, 2020.

Notary Public in and for the State of Texas

07-31-2023

My Commission Expires On:



Approved by the City of Weatherford for filing at the office of the County Clerk of Parker county, Texas.

THE STATE OF TEXAS COUNTY OF PARKER

RECOMMENDED BY:

Signature of City Planner

2/28/2020

Date of Recommendation

APPROVED BY:

Signature of Mayor/City Manager

2-28-20

Date of Approval

ATTEST:

Malinda Nowell

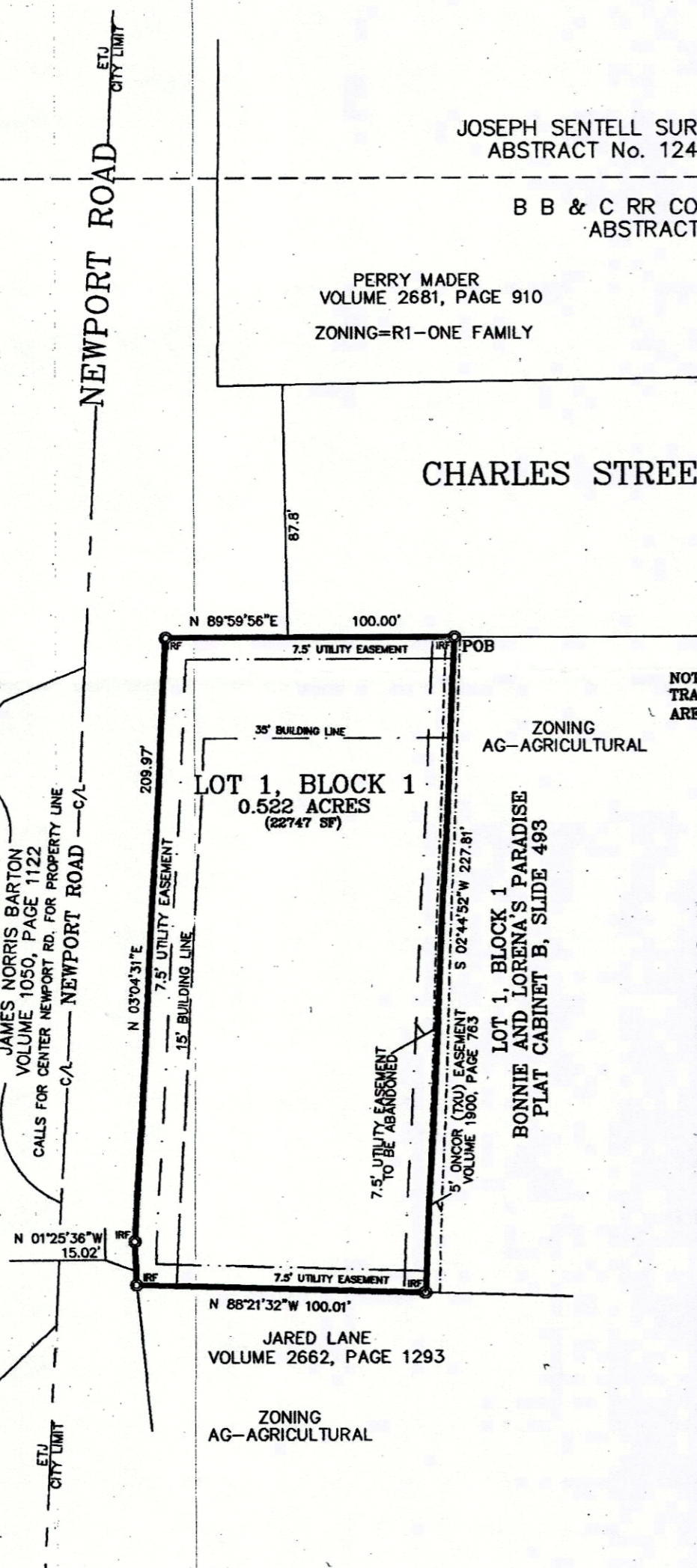
City Secretary

2/28/20

ACCT. NO.: 15118 SCH. DIST.: WE CITY: CWE MAP NO.: 6-16

SCALE: 1" = 50'

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



CHARLES STREET

JOSEPH SENTELL SURVEY ABSTRACT No. 1245

B & C RR COMPANY SURVEY ABSTRACT No. 145

PERRY MADER VOLUME 2681, PAGE 910 ZONING=R1-ONE FAMILY

LOT 1, BLOCK 1 0.522 ACRES (22747 SF)

LOT 1, BLOCK 1 BONNIE AND LORENA'S PARADISE PLAT CABINET B, SLIDE 493

JARED LANE VOLUME 2662, PAGE 1293

ZONING AG-AGRICULTURAL

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0380 F EFFECTIVE DATE: APRIL 05, 2019 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

NOTE: ACCORDING TO CITY OF WEATHERFORD TRANSPORTATION MAP, CHARLES ST. AND NEWPORT RD. ARE MAJOR/MINOR COLLECTOR 60'-90'.

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. Registration No. 2074 DECEMBER 16, 2019

STATE OF TEXAS COUNTY OF PARKER

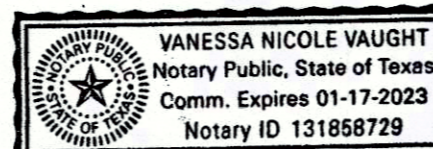
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 27 day of February, 2020.

Notary Public in and for the State of Texas

01-17-2023

My Commission Expires on:



REASON FOR AMENDING: TO VACATE 7.5 FOOT EASEMENT ALONG THE EAST SIDE OF LOT 1, BLOCK 1

OWNER/DEVELOPER: Brad O. King 817-821-7056 300 West Arbor Ct Springtown, TX 76086

FOOT EASEMENT ALONG THE EAST SIDE