

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.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

DEED RESTRICTION CERTIFICATION STATEMENT

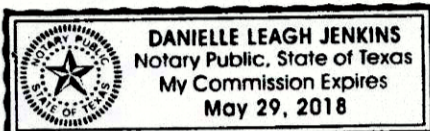
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: Julian Javier Solis

SWORN TO AND SUBSCRIBED before me this 17th day of May, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: May 29, 2018



FORT WORTH AREA
HABITAT FOR HUMANITY
DOC# 201711855



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.

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
November 22, 2017

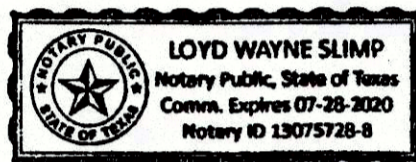
STATE OF TEXAS)
COUNTY OF PARKER)

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 17th day of May, 2018.

Notary Public in and for the State of Texas

My Commission Expires on: 07/28/2020



STATE OF TEXAS) 201811780 PLAT Total Pages: 1
COUNTY OF PARKER)

WHEREAS, JULIAN JAVIER SOLIS (Doc No. 201728139), is the Owner of 0.41 acres situated in and being all of Lot 1 and Lot 2, Block 8, NORTHWEST ADDITION, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 293, Page 399, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (Carter cap) at the northeast corner of said Lot 1 in the south right of way line of North Street at the intersection of said North Street and the west right of way line of Calhoun Street (abandoned);

THENCE S 00°22'06" E, with the west right of way line of said Calhoun Street, 180.03 feet to an iron rod found (Carter cap) at the southeast corner of said Lot 1 in the north line of an alley;
THENCE S 89°43'14" W, with the north line of said alley, 100.50 feet to an iron rod found (iron rods found are 1/2" unless noted) at the southwest corner of said Lot 2 and the southeast corner of Lot 2, said Northwest Addition;
THENCE N 00°06'41" W, with the common line of said lots, 179.88 feet to a 5/8" iron rod found in the south right of way line of said North Street;
THENCE N 89°37'58" E, with the south right of way line of said North Street, 99.70 feet to the POINT OF BEGINNING and containing 0.41 acres (18013 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JULIAN JAVIER SOLIS, does hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK 8, NORTHWEST ADDITION, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 1 and Lot 2, Block 8, Northwest Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 292, Page 399, Deed 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 17 day of May, 2018.

Signature: Julian Javier Solis
Julian Javier Solis

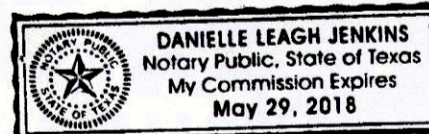
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JULIAN JAVIER SOLIS, 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 17th day of May, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: May 29, 2018



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY the City of Weatherford for filing at the office of the County Clerk Of Parker County, Texas

RECOMMENDED BY: CITY PLANNER B-BA 5-7-18
Signature of City Planner Date of Recommendation

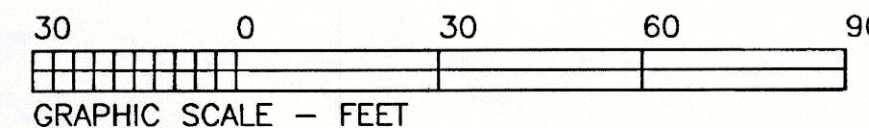
APPROVED BY: Mayor/City Manager 5-18-18
Signature of Mayor/City Manager Date of Approval

ATTEST: Krista Baehr 5-18-18
City Secretary Date

ACCT. NO.: 15640
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-15

MINOR PLAT
LOT 1R, BLOCK 8
NORTHWEST ADDITION
AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being a replat of Lot 1 and Lot 2, Block 8, Northwest Addition, an addition in the City of Weatherford, Parker County, Texas according to the plat recorded in Volume 292, Page 399 Deed Records Parker County, Texas

MAY 2018



15640.008.001.00
15640.008.002.00

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

Owners/Developers:
Julian Javier Solis
1901 Country Manor
Fort Worth, TX 76132
817-353-8628

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14 15

16

OLIVA AVALOS
VOLUME 1928, PAGE 1482

DONALD J. HETLING
VOLUME 2360, PAGE 1547

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

NOTE: WE HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED BY THE SUBDIVISION.

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

Cabinet/Instrument# E 90

SCALE: 1" = 30'