

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.

NOTE: 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.

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

**DEED RESTRICTION CERTIFICATION STATEMENT**

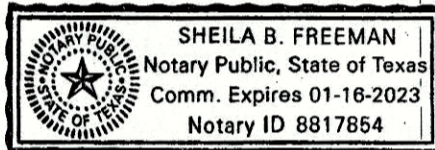
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner Josh Bryant

SWORN TO AND SUBSCRIBED before me this 22nd day of November, 2019.

Notary Public in and for the State of Texas

My Commission Expires On:



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

**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.  
Texas Registered Professional Land Surveyor, No. 2074  
September 11, 2019

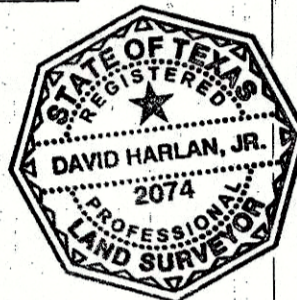
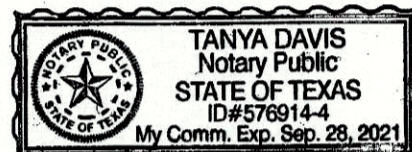
STATE OF TEXAS  
COUNTY OF PARKER

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 22nd day of November, 2019.

Tanya Davis  
Notary Public in and for the State of Texas

My Commission Expires on:



STATE OF TEXAS  
COUNTY OF PARKER

201931673 PLAT Total Pages: 1

WHEREAS, JOSHUA BRYANT (Doc No. 201706957) is the owner of 2.15 Acres situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906 in the City of Weatherford and being a portion of Lot 6, Block 3, OAKLAWN ADDITION, according to the plat recorded in Volume 75, Page 640, an addition to the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west line of Allen Street, as it exists, said iron being the southeast corner of said Lot 6, Block 3 at the northeast corner of a tract of land described by deed to Justin Baruch, recorded in Doc #201913195, Official Records, Parker County, Texas;

THENCE S 89°58'20" W, 178.65 feet to a re-entrant corner of said 2.15 acre tract;  
THENCE with the line of said 2.15 acre tract the following courses and distances:  
S 01°20'03" W, 230.11 feet to a 5/8" iron rod found;  
S 87°35'41" W, 305.85 feet to an iron rod set (iron rods set are 1/2" with cap Harlan, 2074) in the east line of Willow Bend Estates, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 585, Plat Records, Parker County, Texas;  
THENCE N 00°1'25" E with the east line of said Willow Bend Estates, 285.01 feet to a post in the southwest corner of a tract of land described by deed to Clayton Pool, recorded in Volume 216, Page 1551, Official Records, Parker County, Texas;  
THENCE N 69°52'08" E, with the south line of said Clayton Pool tract, 489.53 feet to a post in the west line of said Allen Street;  
THENCE S 00°04'25" W, with the west line of said Allen Street, 43.16 feet to the POINT OF BEGINNING and containing 2.15 acres (93,751 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JOSHUA BRYANT, does hereby adopt this plat designating the herein above described property as LOT 6R, BLOCK 3, OAKLAWN ADDITION, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 2.15 acres situated in and being a portion of the Sarah Monk Survey, Abstract No. 906 in the City of Weatherford and a portion of Lot 6, Block 3, Oaklawn Addition, according to the plat recorded in Volume 75, Page 640 in to the City of Weatherford, 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 22nd day of November, 2019.

Josh Bryant  
Joshua Bryant

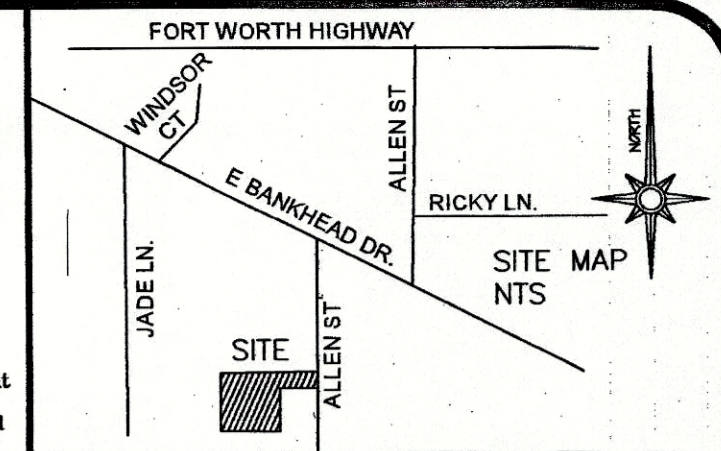
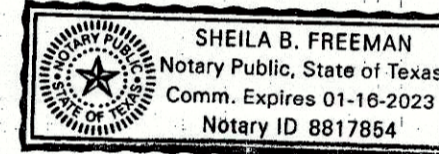
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JOSHUA BRYANT, 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 22nd day of November, 2019.

Sheila B. Freeman  
Notary Public in and for the State of Texas

My Commission Expires On:



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48567 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

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.

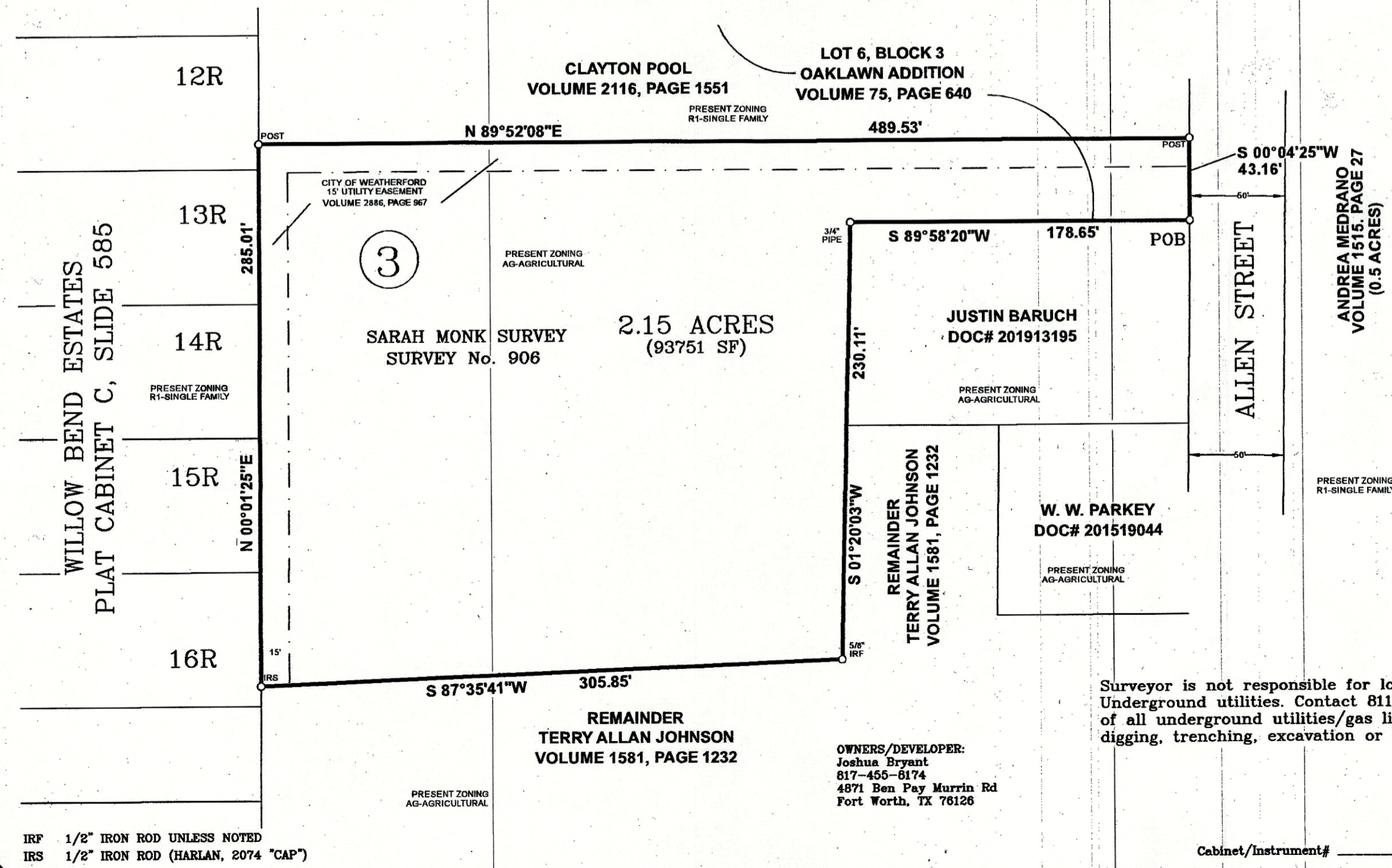
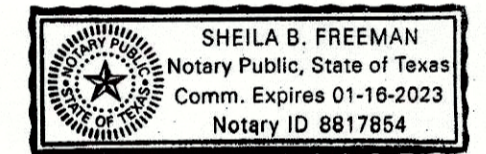
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day I personally appeared Josh Bryant, 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 22nd day of November, 2019.

Sheila B. Freeman  
Notary Public in and for the State of Texas

My Commission Expires On:



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  
Signature of City Planner [Signature] Date of Recommendation 11-22-19

APPROVED BY: Mayor/City Manager  
Signature of Mayor/City Manager [Signature] Date of Approval 11-22-19

ATTEST:  
Melinda Nowell 11/22/19  
City Secretary Date

**FILED AND RECORDED**

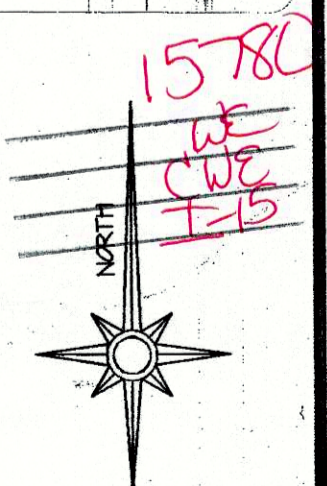
OFFICIAL PUBLIC RECORDS

Lila Deakie

201931673  
11/22/2019 02:58 PM  
Fee: 76.00  
Lila Deakie, County Clerk  
Parker County, Texas  
PLAT

MINOR PLAT  
LOT 6R, BLOCK 3  
OAKLAWN ADDITION  
AN ADDITION IN THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
Being 2.15 acres situated in and being a portion of the Sarah Monk Survey, Abstract No. 906 in the City of Weatherford and a portion of Lot 6, Block 3, Oaklawn Addition, according to the plat recorded in Volume 75, Page 640 in the City of Weatherford, Parker County, Texas

ACCT. NO.:  
SCH. DIST.:  
CITY:  
MAP NO.:



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

Cabinet/Instrument# E 424 Slide

GRAPHIC SCALE - FEET