

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.

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

This property is located in the corporate limits 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: Jeffrey Tamborello and Cindy Tamborello
SWORN TO AND SUBSCRIBED before me this 24th day of April, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: 5-28-2021
JEREMY DAY
Notary Public
STATE OF TEXAS
ID#12943821-4
My Comm. Exp. May 28, 2021

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
February 26, 2018

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 24th day of April, 2018.

Notary Public in and for the State of Texas

My Commission Expires on: 07/28/2020

LOYD WAYNE SLIMP
Notary Public, State of Texas
Comm. Expires 07-28-2020
Notary ID 13075728-8

STATE OF TEXAS
COUNTY OF PARKER

201810737 PLAT Total Pages: 1

WHEREAS, JEFFREY AND CINDY TAMBORELLO (Doc No. 201514273 - Lot 6, Block 2) and JEFFREY AND CINDY TAMBORELLO (Doc No. 201801673 - 0.10 acres) are the Owners of a tract of Lot 6, Block 2, ROBERTS SUBDIVISION, an addition to the City of Weatherford, according to the plat recorded in Volume 252, Page 404, Deed Records and 0.10 acres situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the southwest corner of said Lot 6 at the intersection of the north right of way line of East Bankhead Drive and the east right of way line of Windsor Street;

THENCE N 20°10'25" E, with the east line of said Windsor Street, 131.75 feet to an iron rod found;
THENCE S 80°42'22" E, 121.37 feet to an iron rod found in the west line of a tract of land described by deed to Doreen M. Murphy, recorded in Volume 2807, Page 636, Official Records, Parker County, Texas;
THENCE S 02°19'29" W, with the west line of said Doreen M. Murphy tract at 83.87 feet passing the most easterly southeast corner of said Lot 6 and in all 182.90 feet to an iron rod found in the north right of way line of said East Bankhead Drive;
THENCE N 63°29'51" W, with the north line of said East Bankhead Drive, 176.32 feet to the POINT OF BEGINNING and containing 0.518 acres (22,561 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JEFFREY AND CINDY TAMBORELLO, does hereby adopt this plat designating the herein above described property as LOT 6R AND LOT 6R1, ROBERTS SUBDIVISION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 6, Block 2, Roberts Subdivision and 0.10 acres situated in and being a portion of the Sarah Monk Survey, Abstract No. 906, 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 24 day of April, 2018.

Jeffrey Tamborello and Cindy Tamborello

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 JEFFREY TAMBORELLO, 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 24th day of April, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: 5-28-2021

JEREMY DAY
Notary Public
STATE OF TEXAS
ID#12943821-4
My Comm. Exp. May 28, 2021

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 CINDY TAMBORELLO, 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 24th day of April, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: 5-28-2021

JEREMY DAY
Notary Public
STATE OF TEXAS
ID#12943821-4
My Comm. Exp. May 28, 2021

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201810737
05/09/2018 09:45 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 43367 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 Slide 78

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.

ZBL Investments LLC

Roger Blair

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 ROGER BLAIR, 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 24th day of April, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: 10-27-21

CATHY JO STEWART
My Notary ID # 8776481
Expires October 27, 2021

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: 5-8-18

APPROVED BY: Mayor/City Manager

Signature of Mayor/City Manager: Craig Murray Date of Approval: 5-8-18

ATTEST:

Malinda Howell 5/8/18
City Secretary Date

MINOR PLAT
LOT 6R AND LOT 6R1
ROBERTS SUBDIVISION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

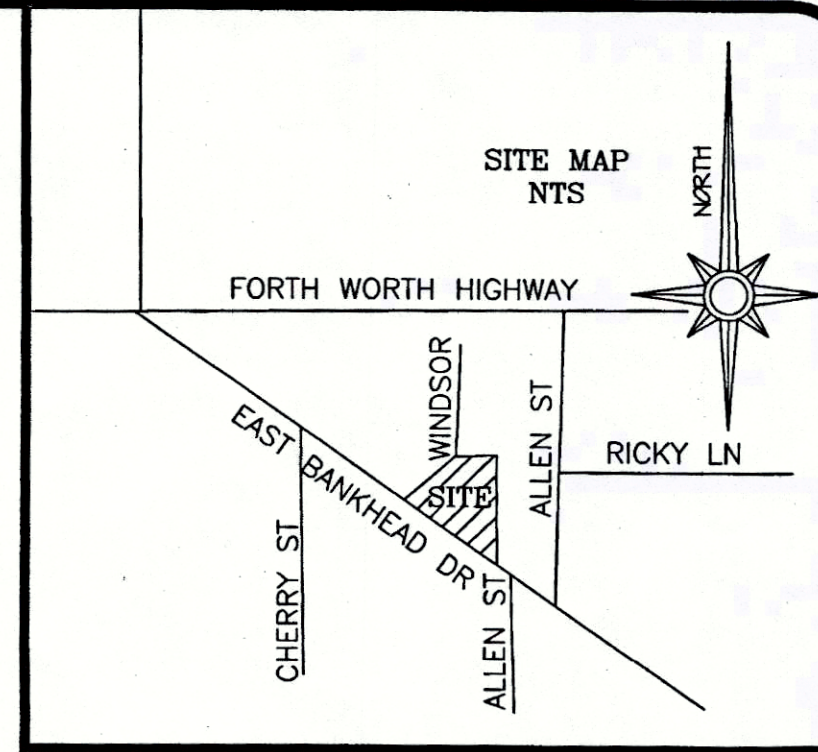
Being a replat of Lot 6, Block 2, Roberts Subdivision and 0.10 acres situated in and being a portion of the Sarah Monk Survey, Abstract No. 906, Parker County, Texas

February 2018

GRAPHIC SCALE - FEET
0 30 60 90

16870.002.006 60 20906.076.000 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



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.

Steve Robinson, Charlene Robinson, Jeanne Brunson, Christine Brown

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 Steve Robinson & Charlene Robinson, 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 24 day of April, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: 5-28-2021

JEREMY DAY
Notary Public
STATE OF TEXAS
ID#12943821-4
My Comm. Exp. May 28, 2021

ACCT. NO.: 16870
SCH. DIST.: WE
CITY: CWJE
MAP NO.: I-16

SCALE: 1" = 30'

