

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

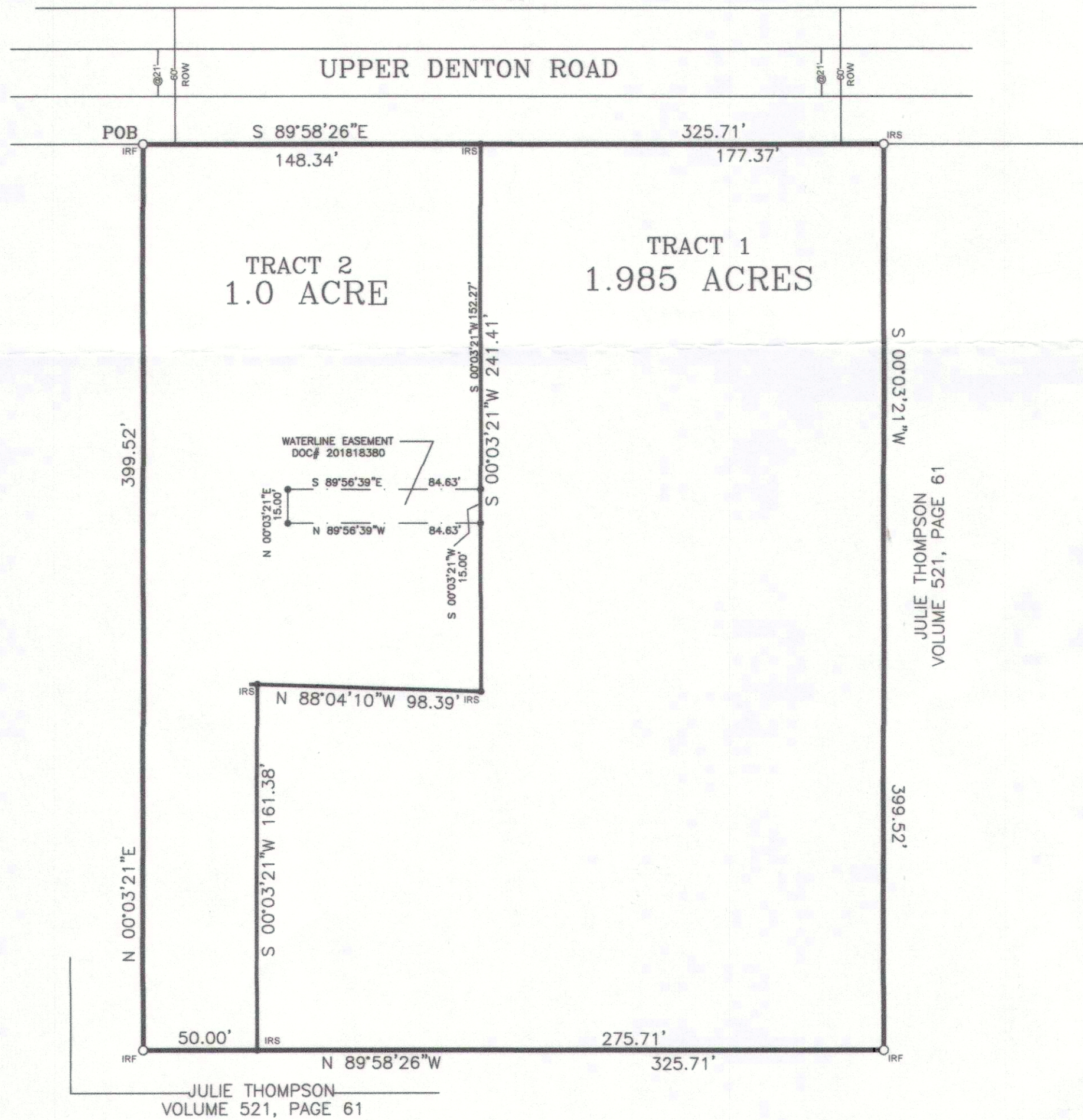
NO NEW ROADS

WASTE WATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

THIS SUBDIVISION SHALL BE SERVED BY ONE WATER WELL AT ALL TIMES. SHOULD THERE BE A NEED TO REPLACE AN EXISTING WATER WELL, THE PROPERTY OWNERS OF TRACT 1 AND TRACT 2 SHALL ACCOMMODATE A SUITABLE LOCATION FOR A SINGLE NEW WELL AND PROVIDE THE NECESSARY EASEMENTS ON TRACT 1 AND TRACT 2. THE NEW WELL SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS, THE EXISTING WELL SHALL BE CAPPED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

OWNERS/DEVELOPERS:  
Darwin and Vicky Ruyter  
817-694-2996  
2230 Upper Denton Road  
Weatherford, TX 76085  
And Michael and Emily Scheibel

HEATH E. EASLEY  
DOC#201718313  
10+ ACRES



201904789 PLAT Total Pages: 2

DEED RESTRICTION CERTIFICATION STATEMENT

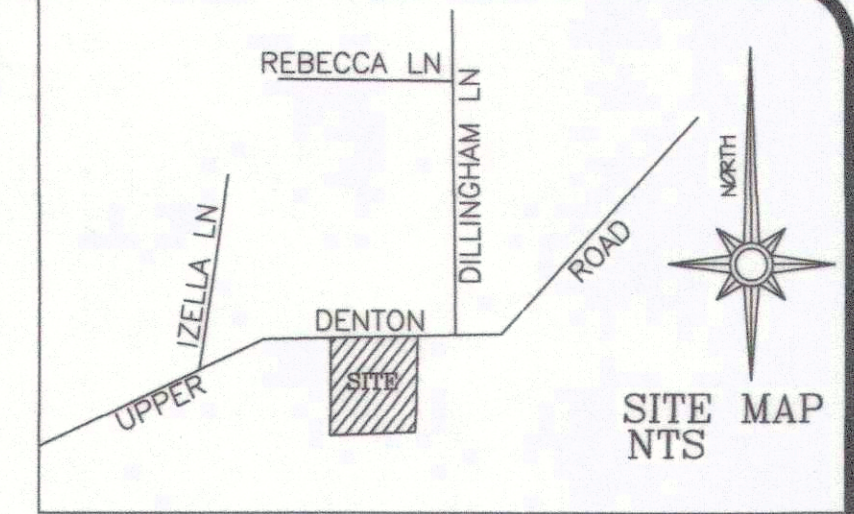
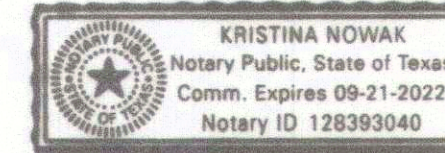
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner  
*Darwin Ruyter*

SWORN TO AND SUBSCRIBED before me this 18 day of December, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: 9/21/2022



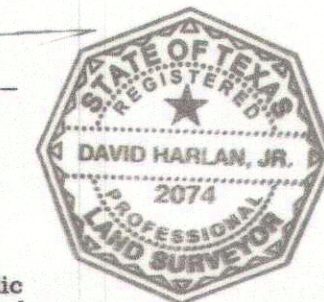
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

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.*  
David Harlan, Jr.  
Registration No. 2074  
July 10, 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 13 day of December, 2018.

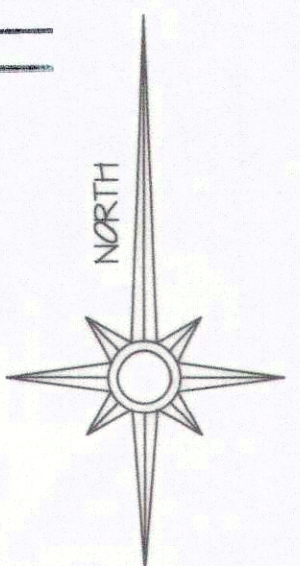
Notary Public in and for the State of Texas

My Commission Expires on:



MINOR PLAT  
TRACT 1 AND TRACT 2  
RUYTER SUBDIVISION  
AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
Being 2.985 acres situated in and being a portion of the William Woolsley Survey, Abstract No. 1642, an addition in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas

ACCT. NO.: 17155  
SCH. DIST.: WE  
CITY: \_\_\_\_\_  
MAP NO.: E-14  
NWE



SCALE: 1" = 50'

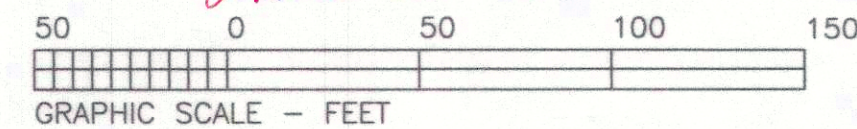
July 2018

*21642.011.003.00*  
*21642.011.001.00*

SHEET ONE OF TWO

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

Cabinet/Instrument# E Slide 244



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