

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

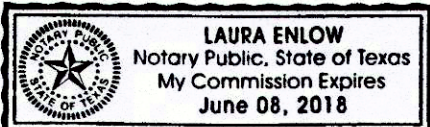
DEED RESTRICTION CERTIFICATION STATEMENT

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

SWORN TO AND SUBSCRIBED before me this 4 day of January, 2017

Laura Enlow, Notary Public in and for the State of Texas, My Commission Expires on 6/8/2018



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

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.

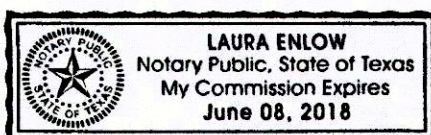
STATE OF TEXAS) COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day 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 4 day of January, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:



STATE OF TEXAS) COUNTY OF PARKER)

201700603 PLAT Total Pages: 1

WHEREAS, MICHAEL PATTERSON (Doc #201600835), is the Owner of a 0.577 Acre tract of land situated in the SARAH MONK SURVEY, ABSTRACT No. 906, in the City of Weatherford, 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 west line of Allen Street, as it exists, said iron being the northeast corner of a tract of land described by deed to Michael Patterson, recorded in Volume 1897, Page 1385, Real Records, Parker County, Texas;

THENCE S 89°36'25" W, 132.21 feet to an iron rod found; THENCE S 00°23'35" E, 65.88 feet to an iron rod found; THENCE S 89°36'36" W, at 238.52 feet passing an iron rod found and in all 243.85 feet to an iron rod found; THENCE N 00°28'30" E, 90.00 feet to an iron rod set (all iron rods set are 1/2" with cap Harlan 2074); THENCE N 89°35'48" E, 379.18 feet to an iron rod set in the west line of said Allen Street; THENCE S 10°06'12" W, with the west line of said Allen Street, 24.60 feet to the POINT OF BEGINNING and containing 0.577 acres (25139 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MICHAEL PATTERSON, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, SBMP ADDITION, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 0.577 Acre tract of land situated in the Sarah Monk Survey, Abstract No. 906, in 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 improvements 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 4 day of January, 2017

Michael Patterson

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 MICHAEL PATTERSON, 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 4 day of January, 2017

Laura Enlow, Notary Public in and for the State of Texas, My Commission Expires on 6/8/2018

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson, Notary Public, State of Texas, My Commission Expires on 6/8/2018



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.

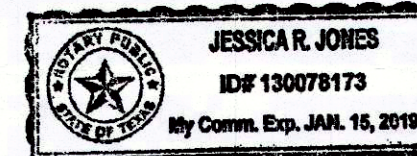
David Harlan, Jr., Registration No. 2074, May 4, 2016

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 21st day of January, 2016.

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, Date of Recommendation 1-4-17

APPROVED BY: Mayor/City Manager

Signature of Mayor/City Manager, Date of Approval 1-5-17

ATTEST: Malinda Howell, City Secretary

Date 1/5/17

ACCT. NO. 17508, SCH. DIS. CWE, CITY: H-15, MAP NO.

WAYMON BURKHALTER VOLUME 1234, PAGE 688

BARBARA D. THOMAS VOLUME 2260, PAGE 317

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

Owner/Developer: Michael Patterson, 104 Allen Street, Weatherford, TX 76086, 817-613-6070

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

CURRENT ZONING FROM DOWNLOAD CITY OF WEATHERFORD WEBSITE

NOTE: THE CITY WAIVES THE MINIMUM LOT FRONTAGE OF 35'

NOTE: ALL BUILDINGS MUST BE BUILT WITHIN 250.0 FEET OF ALLEN STREET OR A FIRE LANE MUST BE PROVIDED

*THE RIGHT OF WAY FOR ALLEN STREET IS 50.0' PER CITY OF WEATHERFORD

WAYMON BURKHALTER VOLUME 1234, PAGE 688

CURRENT ZONING= C1, COMMERCIAL

0.577 ACRES (25139 SF)

24' INGRESS/EGRESS EASEMENT

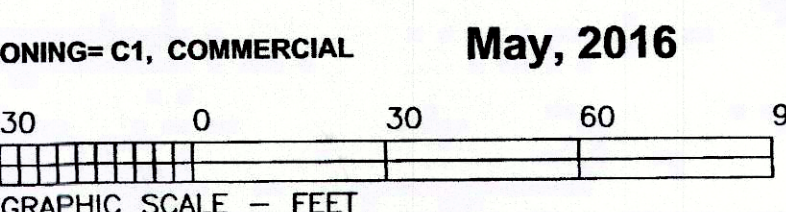
CURRENT ZONING= C1, COMMERCIAL

CURRENT ZONING= C1, COMMERCIAL

MICHAEL PATTERSON VOLUME 1897, PAGE 1385

ALLEN STREET (50' ROW)

VICTORY BAPTIST CHURCH VOLUME 2008, PAGE 1964 VOLUME 2780, PAGE 439



CURRENT ZONING= C1, COMMERCIAL May, 2016

Cabinet/Instrument# D Slide U3

20106.111.036.00

HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM# 1008500 harlanland@yahoo.com