

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."

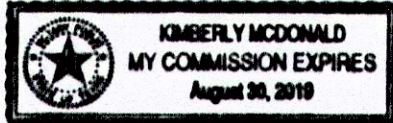
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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 the restriction to residential use for not more than two residential units per lot.

Owner: John W. Rapko
Subscribed before me this 9th day of September, 2015.
Notary Public in and for the State of Texas
My Commission Expires On: August 30, 2019



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

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.

THE ORIGINAL RECORDING OF SHANNON'S SUBDIVISION OF BLOCK 56, ORIGINAL TOWN OF WEATHERFORD HAS BEEN LOST, BUT THE PLATTING WAS RECORDED ON THE 1905 MYERS MAP OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

THE STATE OF TEXAS )
COUNTY OF PARKER )

201519289 PLAT Total Pages: 1

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 OF WEATHERFORD, TEXAS

Signature of City Planner: [Signature] Date of Recommendation: 9-10-15

APPROVED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Manager/Mayor: [Signature] Date Approval: 9-11-15

ATTEST:

Signature of City Secretary: Malinda Nowell Date: 9/11/15

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 [Signature], 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 9th day of September, 2015.

Notary Public in and for the State of Texas

My Commission Expires On:

WHEREAS, RUAL FINANCIAL SERVICES, INC., acting by and through its duly authorized agent, is the Owner of all of Lot 36 of SHANNON'S SUBDIVISION of Block 56, ORIGINAL TOWN OF WEATHERFORD, an addition in the City of Weatherford, Parker County, Texas conveyed to him by deed recorded in Volume 1553, Page 634, Real Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the west line of North Brazos Street, as it exist, said iron being N 00°04'19" W, 99.60 feet from the intersection of the north line of Ball Street, as it exist and the west line of said North Brazos Street;

THENCE S 89°55'41" W, 209.00 feet to an iron rod set;
THENCE N 00°04'19" W, 99.61 feet to an iron rod set;
THENCE N 89°55'41" E, 209.00 feet to an iron rod found in the west line of said North Brazos Street;
THENCE S 00°04'19" E, with the west line of said North Brazos Street, 99.61 feet to the POINT OF BEGINNING and containing 0.478 acres (20,818 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RUAL FINANCIAL SERVICES, INC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 36A AND LOT 36B, SHANNON'S SUBDIVISION OF BLOCK 56, ORIGINAL TOWN OF WEATHERFORD, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of Lot 36, Shannons Subdivision of Block 56, Original Town 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 9th day of September, 2015.

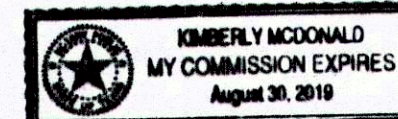
Signature: John W. Rapko, Agent

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 [Signature], 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 9th day of September, 2015.

Signature: Kim McDonald, Notary Public in and for the State of Texas
My Commission Expires On: August 30, 2019

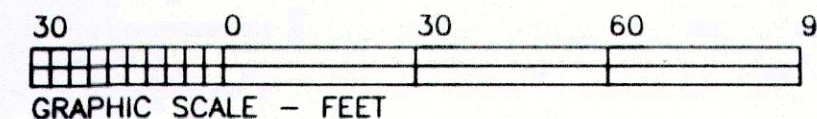
ACCT. NO: 19035
SCH. DIST: WE
CITY: WE
MAP NO: H-15



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Signature: Jeane Brunson
201519289
09/14/2015 09:51 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

MINOR PLAT
LOT 36A AND LOT 36B
SHANNON'S SUBDIVISION OF BLOCK 56, ORIGINAL TOWN OF WEATHERFORD, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS Being a replat of Lot 36, Shannon's Subdivision of Block 56, Original Town of Weatherford, Parker County, Texas
PLAT PREPARED JULY, 2015



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.

Signature: David Harlan, Jr.
Registration No. 2074
FEBRUARY 19, 2015

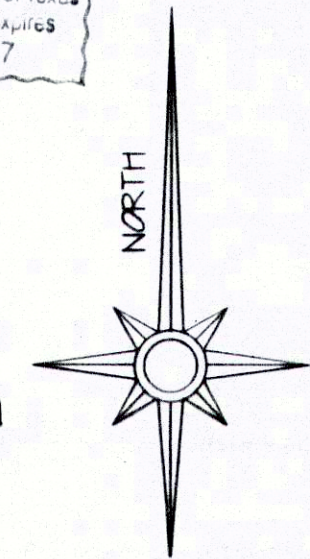
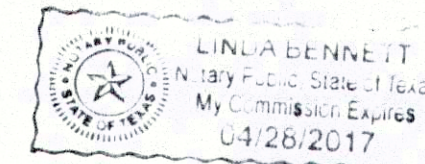
STATE OF TEXAS )
COUNTY OF PARKER )

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Professional 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.

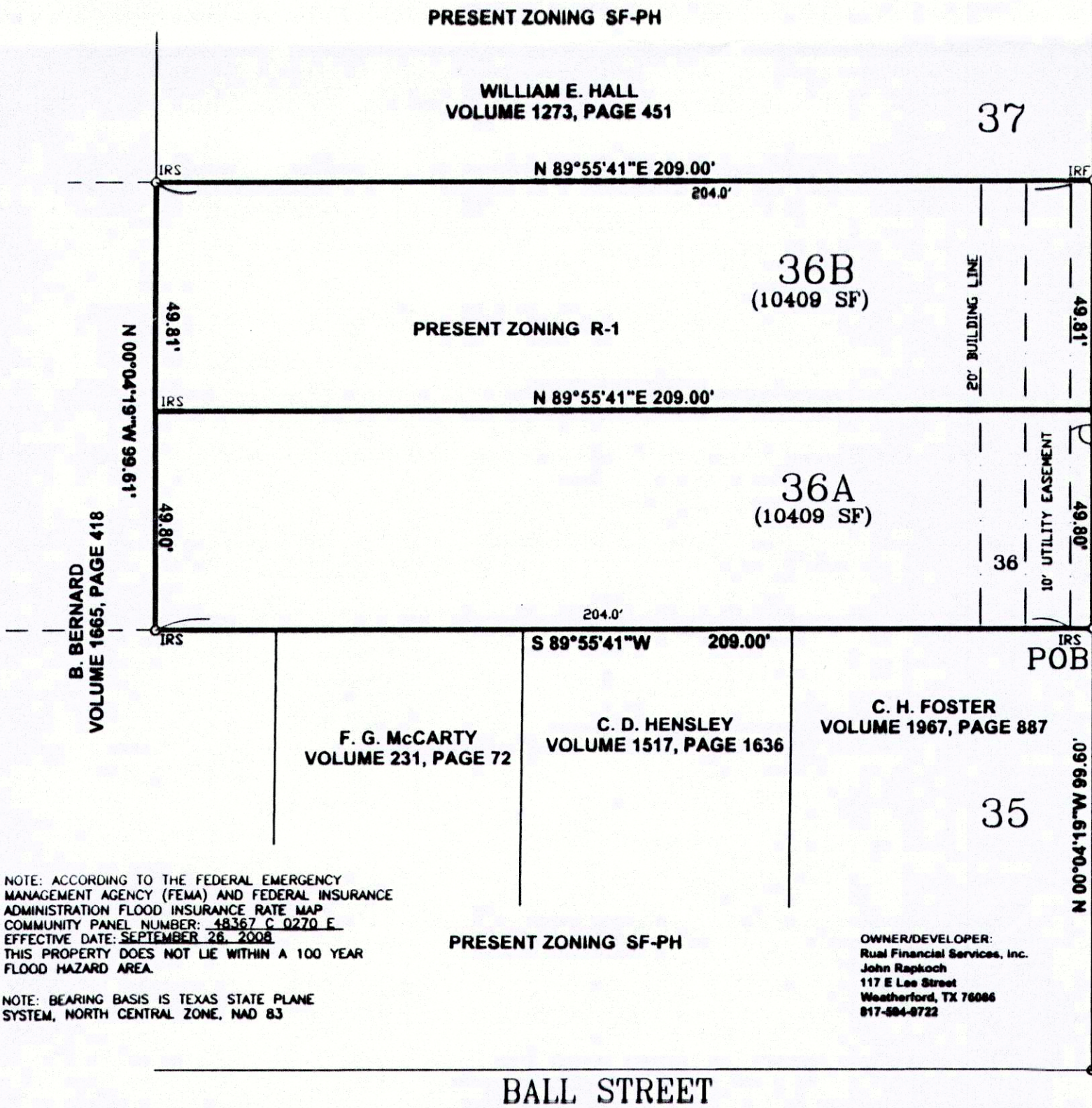
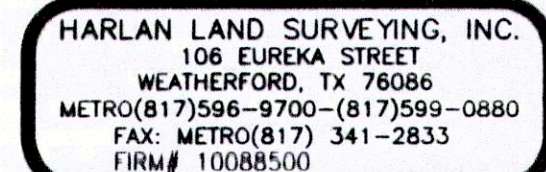
Given under my hand and seal of office, this 25th day of August, 2015.

Signature: Linda Bennett, Notary Public in and for the State of Texas

My Commission Expires on:



SCALE: 1" = 30'



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

OWNER/DEVELOPER: Rual Financial Services, Inc. John Rapko, 117 E Lee Street, Weatherford, TX 76086, 817-864-8722

Cabinet/Instrument# Slide 453

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