

NOTES:

AT THE TIME OF THIS SURVEY THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE, OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN...

ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.

SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW...

UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF WEATHERFORD'S USE THEREOF...

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR, RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS...

BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

AREA SHOWN TO BE RESERVED BY THE CITY OF WEATHERFORD FOR THE PURPOSES OF FUTURE TRANSPORTATION INFRASTRUCTURE IS BASED ON THE CITY OF WEATHERFORD'S MASTER THOROUGHFARE PLAN AND IS SUBJECT TO CHANGE, RELOCATION, REVOCATION, ABANDONMENT, AND/OR EXPANSION AT THE REQUEST BY AND AT THE FULL EXPENSE OF THE CITY OF WEATHERFORD...

THE HEREIN STATED OWNERS AND SUBSEQUENT OWNERS DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND WAIVE ALL CLAIMS FOR ANY DAMAGES.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL AND PASSED TO THE CITY COUNCIL OF WEATHERFORD FOR ITS CONSIDERATION FOR APPROVAL.

CONSIDERATION BY:

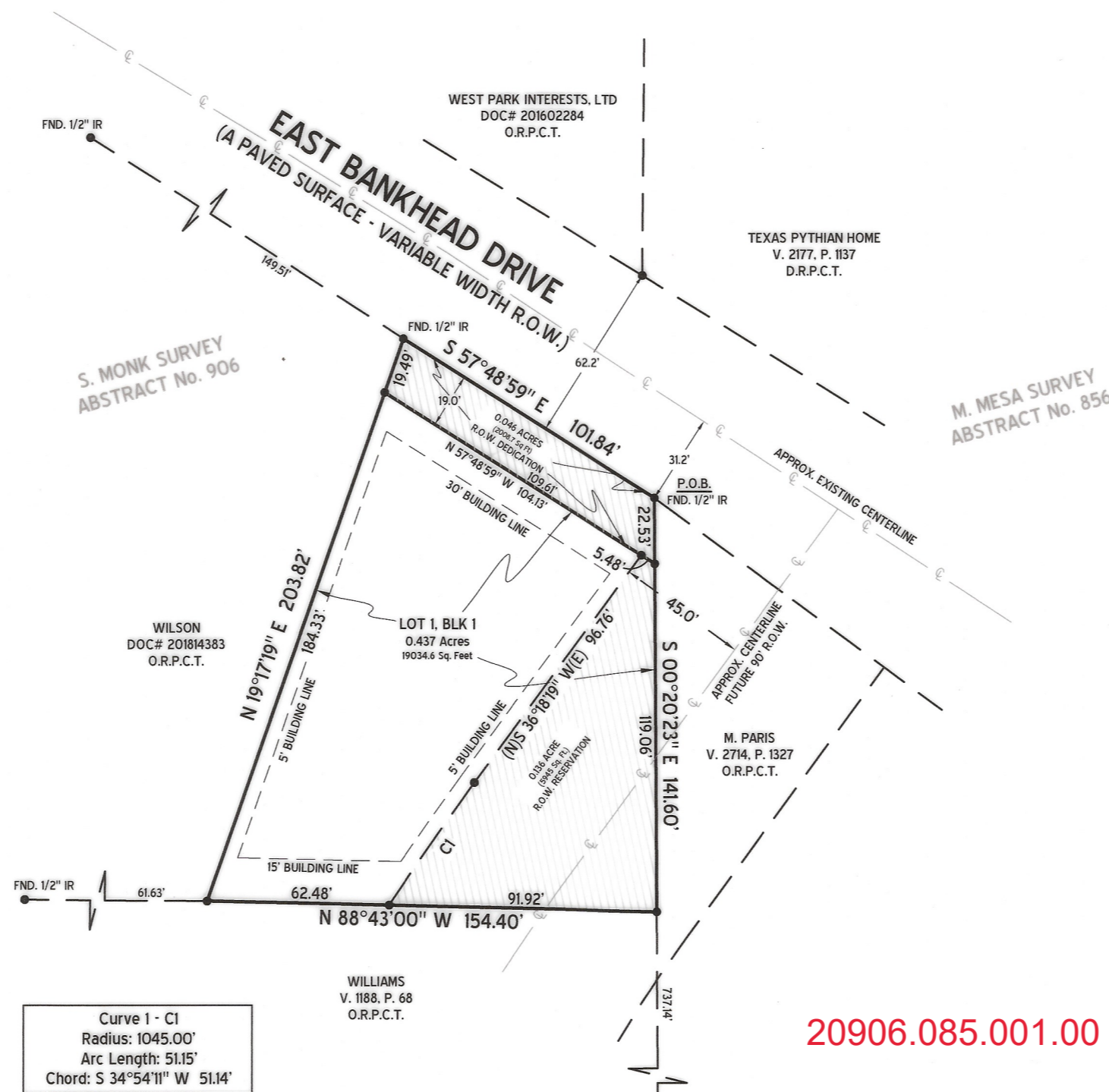
PLANNING & ZONING CHAIRPERSON: [Signature] DATE OF APPROVAL: 5-24-2021

ATTEST: Malinda Nowell 5/24/21 CITY SECRETARY DATE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

APPROVED BY: [Signature] DATE OF APPROVAL: 5-18-21 CITY MAYOR

ATTEST: Malinda Nowell 5/18/21 CITY SECRETARY DATE



Curve 1 - C1 Radius: 1045.00' Arc Length: 51.15' Chord: S 34°54'11" W 51.14'

20906.085.001.00

STATE OF TEXAS COUNTY OF PARKER

WHEREAS TEXAS COMMUNITY DEVELOPMENT CORP. BEING SOLE OWNER OF A 0.483 ACRES TRACT OF LAND OUT OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, PARKER COUNTY, TEXAS...

THE FOLLOWING BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

BEING AT A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE OCCUPIED AND APPARENT SOUTH LINE OF BANKHEAD HIGHWAY (AS IT EXISTS) AND THE CALLED WEST LINE OF THE M.MESA SURVEY, ABSTRACT No. 864, PARKER COUNTY, TEXAS...

THENCE S 00°20'23" E 141.60 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 88°43'00" W 154.40 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 19°17'19" E 203.82 FEET TO FOUND 1/2" IRON ROD IN THE SAID SOUTH LINE OF BANKHEAD HIGHWAY FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 57°48'59" E 101.84 FEET ALONG THE SOUTH LINE OF SAID BANKHEAD HIGHWAY TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS COMMUNITY DEVELOPMENT CORP. ACTING HEREIN (DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, SOUTHSIDE BANKHEAD ADDITION No. 1, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND (DOES) HEREBY DEDICATE TO THE PUBLIC USE FOREVER...

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS, MY HAND, THIS THE 14th DAY OF May 2021.

BY: [Signature] NAME / TITLE: Executive Director

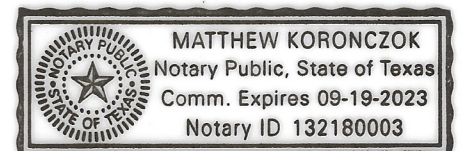
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED EXECUTIVE DIRECTOR OF TEXAS COMMUNITY DEVELOPMENT CORP. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF May 2021.

[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

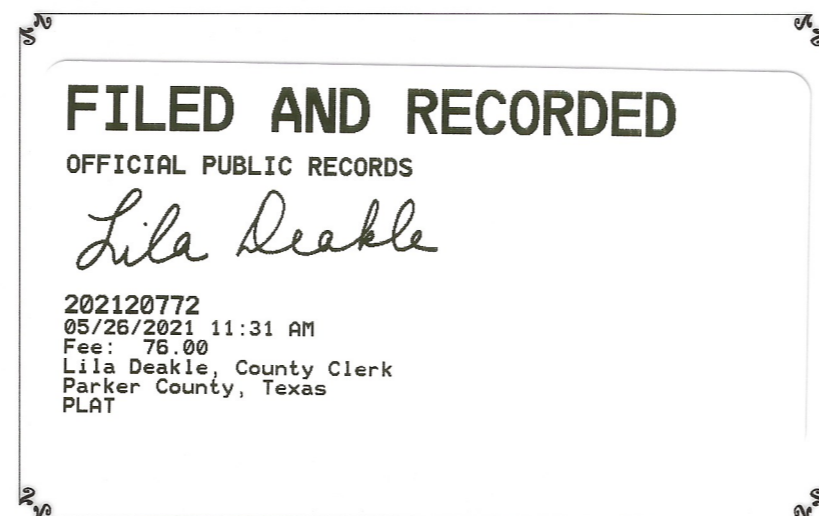
KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

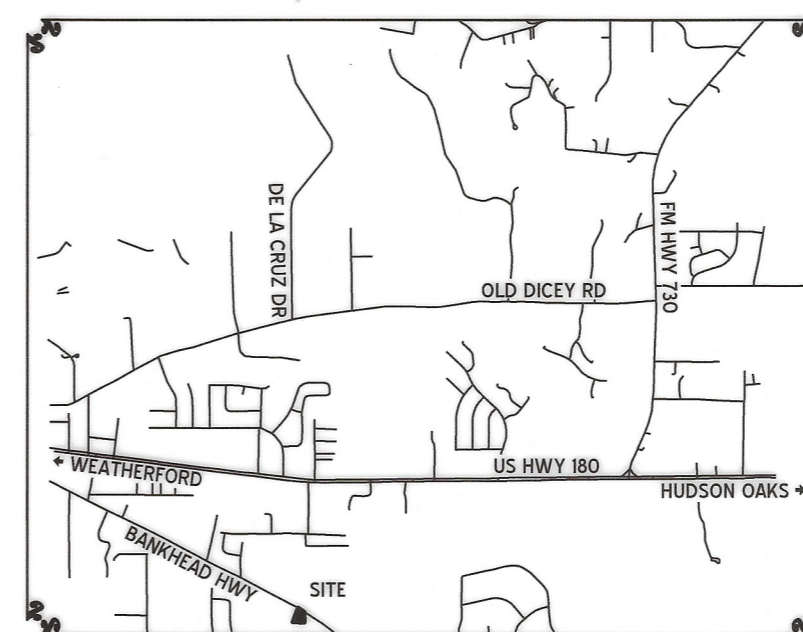
[Signature] KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444, TEXAS SURVEYING, INC., 110 PALO PINTO ST. WEATHERFORD, TX 76086 DECEMBER, 2017 - JN170948P



ACCT NO: 17586 SCH DIST: WE CITY: CWE



PLAT CABINET E, SLIDE 764



FINAL PLAT LOT 1, BLOCK 1 SOUTHSIDE BANKHEAD ADDITION No. 1, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. A 0.483 ACRES TRACT OF LAND BEING A PORTION OF THE SARAH MONK SURVEY, ABSTRACT No. 906, PARKER COUNTY, TEXAS. APRIL 2021



SURVEYOR: KYLE RUCKER, R.P.L.S. 104 S. WALNUT ST. WEATHERFORD, TX, 76086 817-594-0400

OWNER/DEVELOPER: TEXAS COMMUNITY DEVELOPMENT CORP. PO BOX 2739 WEATHERFORD, TX 76086 817-771-9526

