

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

NOTE: The plat stating that all pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

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.

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.

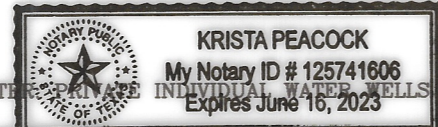
Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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: Ronald Joe Barton, Jovita Mata Barton

SWORN TO AND SUBSCRIBED before me this 3rd day of June, 2021. Notary Public in and for the State of Texas



WASHERS, PUMP AND SEWER SYSTEMS

NO NEW ROADS NEEDED

STATE OF TEXAS COUNTY OF PARKER

202124206 PLAT Total Pages: 1

WHEREAS RONALD JOE BARTON AND JOVITA MATA BARTON (Doc No. 201611805 & 202013619) are the owners of Lots 37 and 38, Block 1, SPRING GARDEN COMMONS PHASE 3, an addition in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 709, Plat Records, 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 south line of a railroad right of way and the north line of said Spring Garden Commons, Phase 3 at the northeast corner of said Lot 38 and the northwest corner of Lot 36, Block 1, said Spring Garden Commons, Phase 3;

THENCE S 07°41'41" W, with the common line of said lots, 214.47 feet to an iron rod found in the north right of way line of Daffodil Court in a cul-de-sac and curve to the left with a radius of 70.00 feet and whose chord bears S 69°34'34" W, 114.53 feet; THENCE with said curve to the left through a central angle of 109°47'31" and a distance of 134.14 feet to an iron rod set (iron rods set are 1/2" with cap Harlan) at the southeast corner of said Lot 38 and Lot 39, said Block 1, said Spring Garden Commons, Phase 3; THENCE N 75°34'21" W, with the common line of said lots, 278.04 feet to an iron rod found in the west line of said addition; THENCE N 00°05'11" W, with the west line of said addition, 238.64 feet to an iron rod set at the northwest corner of said addition and the south line of said railroad right of way; THENCE S 82°13'47" E, with the south line of said railroad right of way, 409.45 feet to the POINT OF BEGINNING and containing 2.193 acres (95548 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

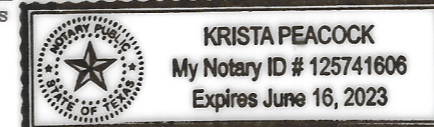
We, RONALD JOE BARTON AND JOVITA MATA BARTON, the undersigned, owners of the land shown on this plat, and designated herein as LOT 38R, BLOCK 1, SPRING GARDEN COMMONS, PHASE 3, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lots 37 and 38, Block 1, Spring Garden Commons, Phase 3, an addition in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Ronald Joe Barton, Jovita Mata Barton

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 RONALD JOE BARTON, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 3rd day of June, 2021. Notary Public in and for the State of Texas



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 JOVITA MATA BARTON, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 3rd day of June, 2021. Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

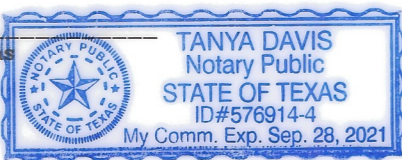
David Harlan, Jr. Texas Registered Professional Land Surveyor, No. 2074

STATE OF TEXAS COUNTY OF PARKER

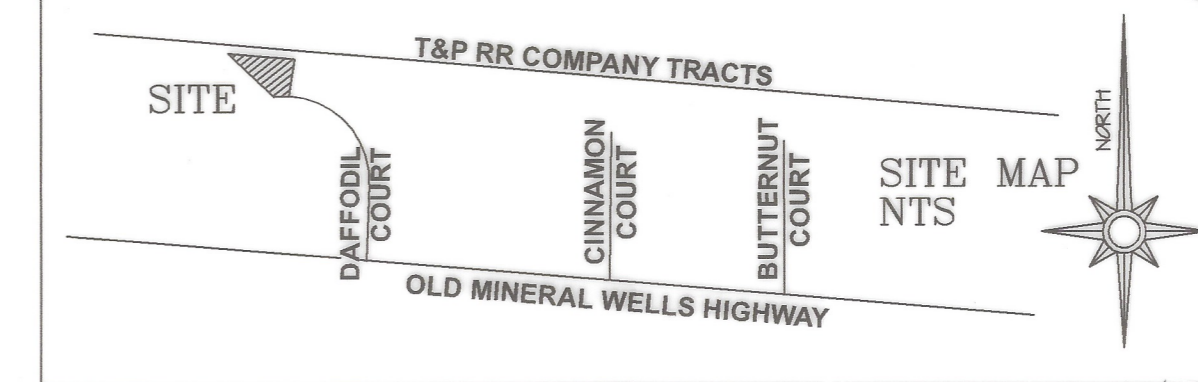
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 3rd day of June, 2021.

Tanya Davis, Notary Public, State of Texas, My Comm. Exp. Sep. 28, 2021



OWNERS/DEVELOPERS: Ronald and Jovita Mata Barton 1-940-859-9295 120 Daffodil Court Weatherford, TX 76088



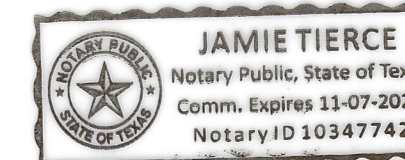
STATE OF TEXAS COUNTY OF PARKER

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 RONALD JOE BARTON and JOVITA MATA BARTON, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of June, 2021. Notary Public in and for the State of Texas



ACCT NO: 17747 SCH DIST: MI

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT

This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

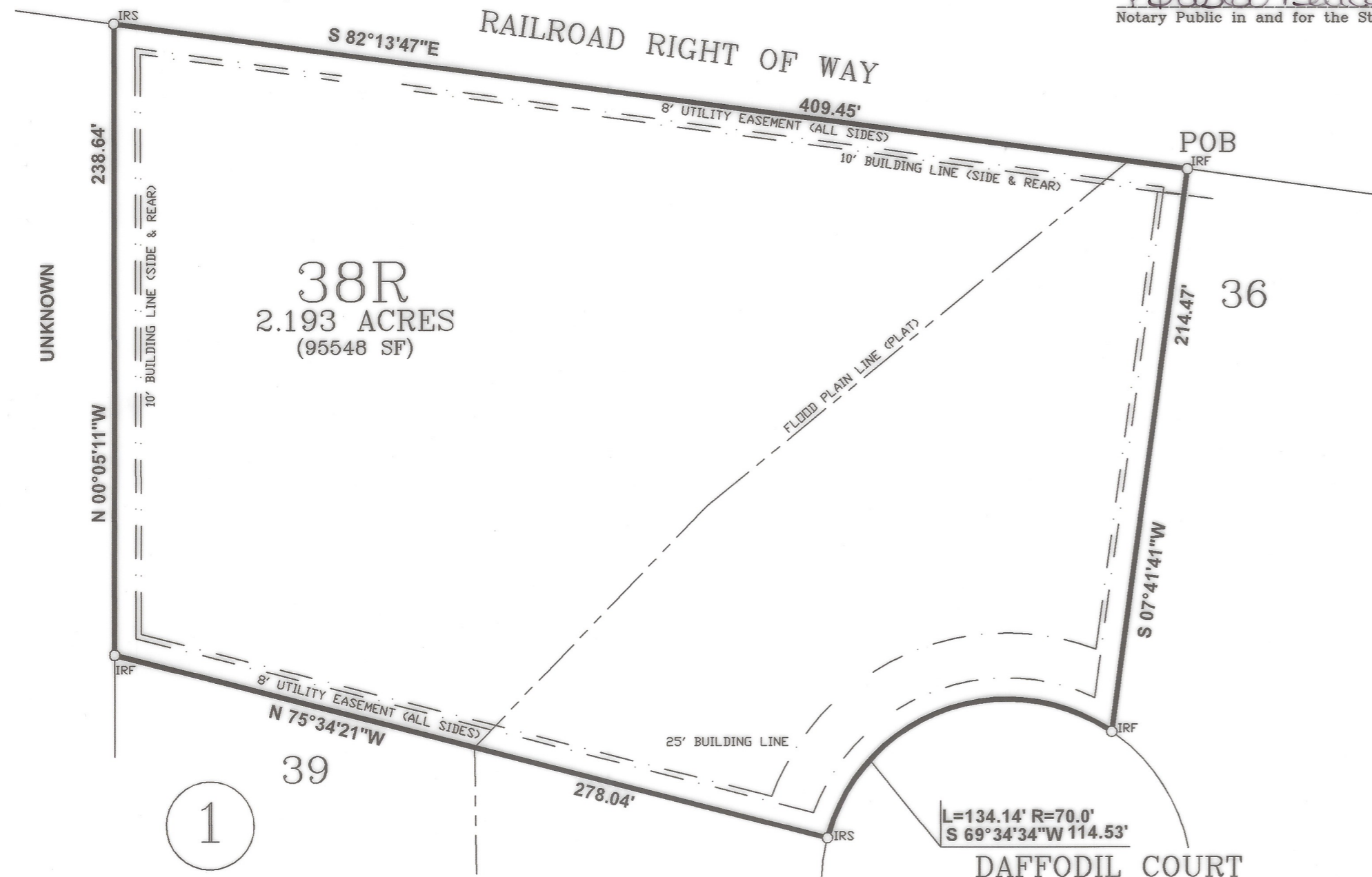
Date this the 4th day of June, 2021. By: Lila Deakle, Development & Neighborhood Services Staff. ATTEST: B. R., Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202124206 06/18/2021 02:44 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT



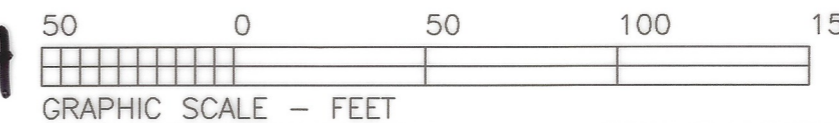
17747.001.037.00 17747.001.038.00

REPLAT LOT 38R, BLOCK 1 SPRING GARDEN COMMONS, PHASE 3 AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS Being a replat of Lots 37 and 38, Block 1 Spring Garden Commons, Phase 3 an addition in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas

April 2021

Cabinet/Instrument#

E 784 Slide



HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM #10088500 harlanland@yahoo.com