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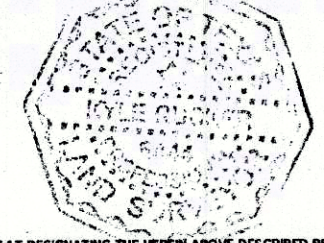
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JEFFREY HUMPHREYS AND BEKKI HUMPHREYS, BEING THE OWNERS OF A 0.251 ACRES TRACT OF LAND AND BEING ALL THAT CERTAIN LOT 2, BLOCK 2, TRACE RIDGE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET B, SLIDE 232, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING THE SAME PROPERTY AS RECORDED IN DOC# 201709009, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2" CAPPED IRON ROD, BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND IN THE EAST LINE OF TRACE RIDGE DRIVE FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.
THENCE N 00°04'02" W 99.91 FEET ALONG THE EAST LINE OF SAID TRACE RIDGE DRIVE TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE N 89°56'29" E 109.68 FEET TO A FOUND 100-D NAIL FOR THE NORTHEAST CORNER OF THIS TRACT.
THENCE S 00°08'29" E 99.66 FEET TO A FOUND 100-D NAIL FOR THE SOUTHEAST CORNER OF THIS TRACT.
THENCE S 89°48'27" W 109.81 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

SURVEYOR'S 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.
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
TEXAS SURVEYING, INC., 104 S. WALNUT ST., WEATHERFORD, TX 76088,
SEPTEMBER 2018 - 18002P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JEFFREY HUMPHREYS AND BEKKI HUMPHREYS, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 2R, BLOCK 2, TRACE RIDGE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, 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 RESPECTING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS 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 12 DAY OF November 2018.

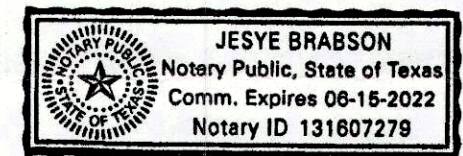
JEFFREY HUMPHREYS
BEKKI HUMPHREYS

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 JEFFREY A. HUMPHREYS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 12th DAY OF Nov 2018.

Jesye Brabson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

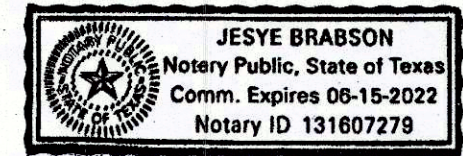


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BEKKI B. HUMPHREYS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

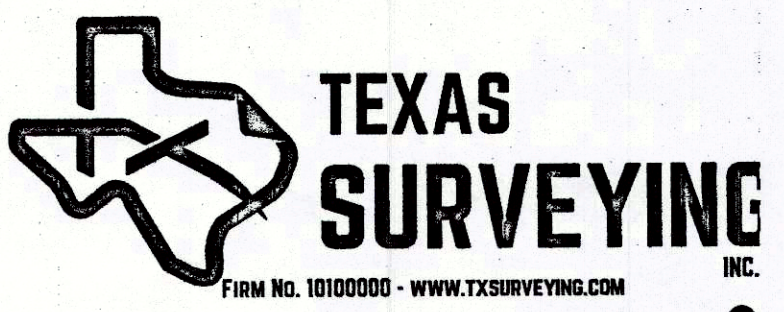
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 12th DAY OF Nov 2018.

Jesye Brabson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 18462
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-116

**REPLAT OF
LOT 2R, BLOCK 2
TRACE RIDGE ADDITION
BEING A REPLAT OF LOT 2, BLOCK 2, TRACE
RIDGE ADDITION, AN ADDITION TO THE CITY
OF WEATHERFORD, AS RECORDED IN PLACT
CABINET B, SLIDE 232, PLAT RECORDS,
PARKER COUNTY, TEXAS.
SEPTEMBER 2018**



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201829583
11/21/2018 02:04 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

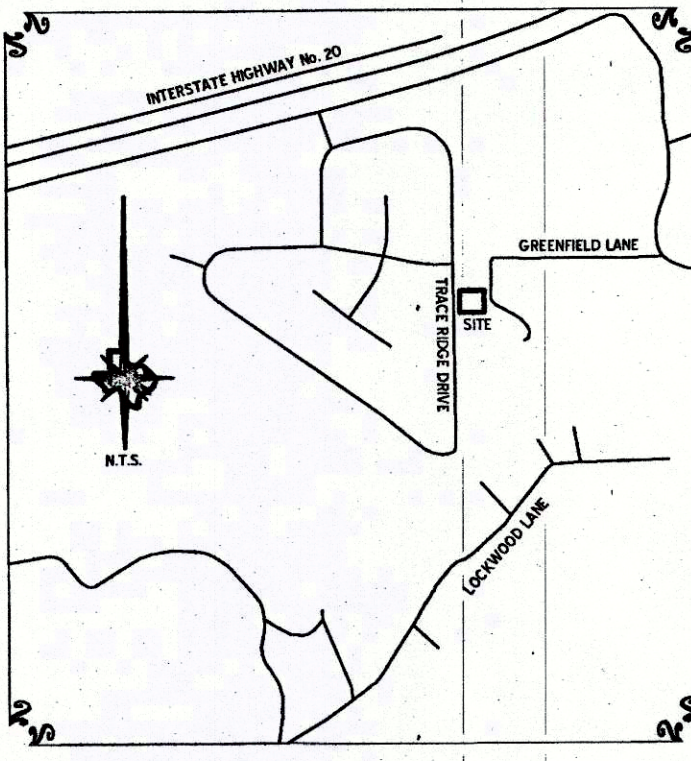
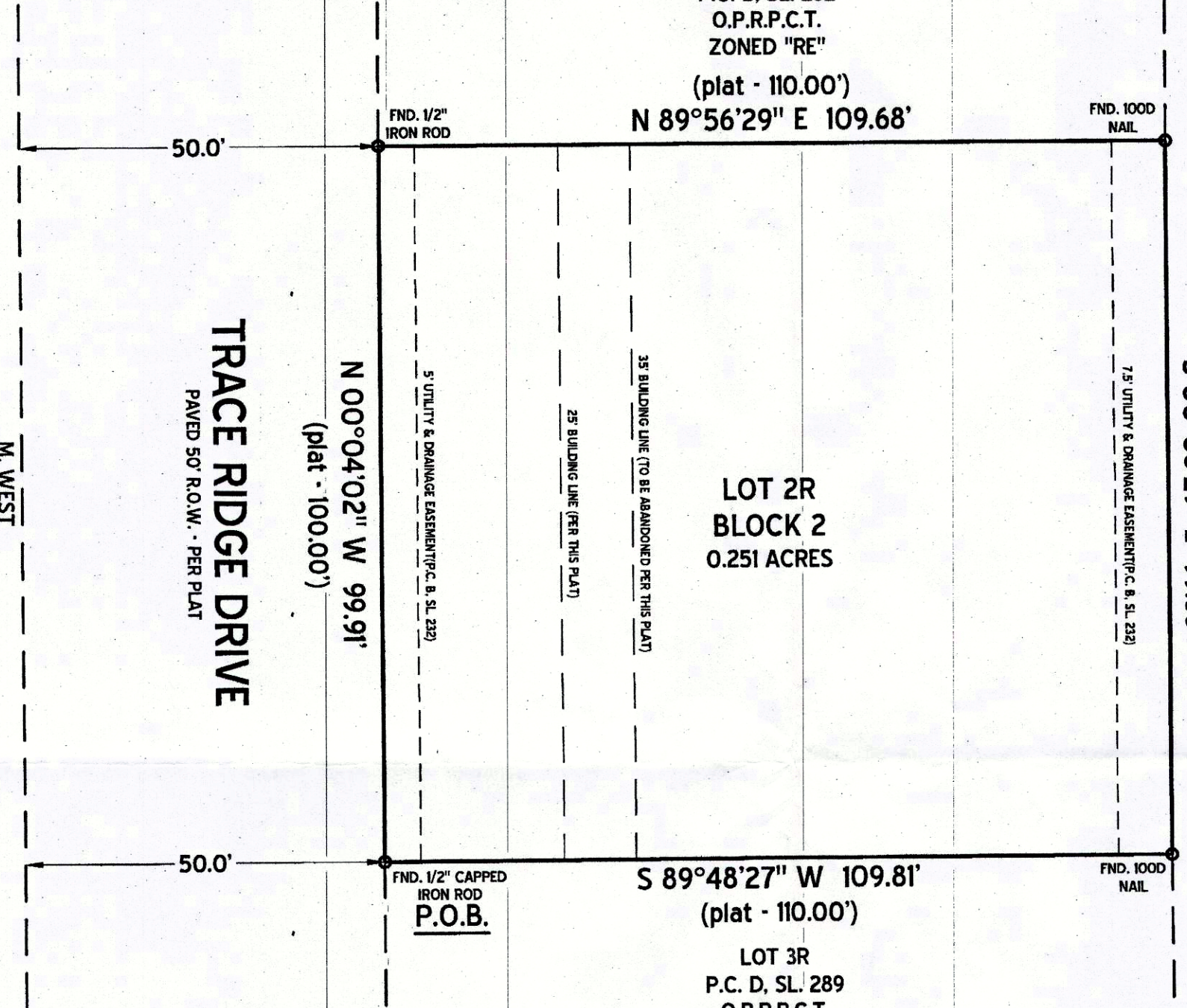
PLAT CABINET E, SLIDE 186

18462.002.002.00

NOTES:
NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)
SPECIAL 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.
UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE 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 EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
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.)
WE DO HEREBY WAIVER ALL CLAIMS AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, OR CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
THE CURRENT ZONING FOR THIS TRACT IS DESIGNATED "RE".
THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0385E, DATED SEPTEMBER 26, 2008, OR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
THE PURPOSE OF THIS PLAT IS TO CHANGE THE FRONT BUILDING LINE FROM THIRTY-FIVE FEET (35'), TO TWENTY-FIVE FEET (25').
THIS PLAT DOES NOT ABANDON OR VACATE ANY RESTRICTIVE COVENANTS, FILED OF RECORD, THAT MAY ENCUMBER THIS PROPERTY.

APPROVED BY THE CITY OF WEATHERFORD FOR
SIGNING AT THE OFFICE OF THE PARKER COUNTY CLERK:
CITY PLANNER 11-14-18 DATE OF RECOMMENDATION
APPROVED BY: 11-15-18 DATE OF APPROVAL
MAYOR/CITY MANAGER
ATTEST: Malinda Nowell 11/15/18 DATE
CITY SECRETARY

M. WEST
LOT 25R, BLOCK 4
TRACE RIDGE, PH I
P.C. D. SL. 289
O.P.R.P.C.T.
ZONED "RE"



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX. 76086
817-594-0400
OWNER/DEVELOPER(S):
JEFFREY HUMPHREYS &
BEKKI HUMPHREYS
1646 RANGER HIGHWAY
WEATHERFORD, TX. 76088
817-597-7614

