

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.

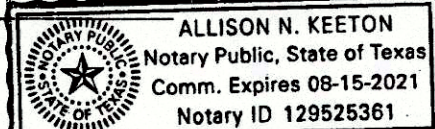
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the use 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.

SWORN TO AND SUBSCRIBED before me this 08th day of June 2019.

Allison Keeton, Notary Public in and for the State of Texas, 08-15-2021



ANGLE VARIES 25°

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.

VISIBILITY, ACCESS & MAINTENANCE TRIANGLE TYPICAL AT ALL STREET INTERSECTIONS (VAM)

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.

Kim Robertson, V.P. Community Nat'l Bank & Trust of TX

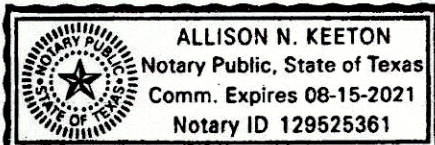
STATE OF TEXAS ) COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared KIM ROBERTSON, 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 08th day of June 2019.

Allison Keeton, Notary Public in and for the State of Texas, 08-15-2021

My Commission Expires On:



STATE OF TEXAS ) COUNTY OF PARKER )

201922405 PLAT Total Pages: 1

WHEREAS, TREMBLE BGF, LLC, (Doc No. 201518688), acting by and through its duly authorized agent, are the owners of 9.56 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 141, ABSTRACT No. 1447 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) at the most northerly northeast corner of University Hills, Phase I, an addition in the City of Weatherford, according to the plat recorded in Plat Cabinet D, Slide 779, Plat Records, Parker County, Texas in the south line of a tract of land described by deed to Tremble BGF, LLC recorded in Doc No. 201518688, Official Records, Parker County, Texas;

THENCE with the south line of said Tremble BGF, LLC, (201518688) the following courses and distances: N 62°45'48" E, 176.03 feet to an iron rod found; N 89°24'32" E, 216.07 feet to an iron rod found; THENCE S 15°45'47" E, 134.18 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the beginning of a non-tangent curve to the right with a radius of 424.50 feet and whose chords bears N 80°16'09" E, 121.84 feet; THENCE with said curve to the right through a central angle of 16°28'31" and a distance of 122.06 feet to an iron rod set; THENCE N 88°23'56" E, 216.24 feet to an iron rod set; THENCE S 01°23'19" E, 50.00 feet to an iron rod set; THENCE S 13°56'45" E, 85.65 feet to an iron rod set; THENCE S 09°22'40" E, 97.94 feet to an iron rod set; THENCE S 04°28'30" E, 97.94 feet to an iron rod set; THENCE S 00°49'42" E, 93.42 feet to an iron rod set; THENCE S 05°11'43" E, 84.99 feet to an iron rod set; THENCE S 10°53'35" E, 84.99 feet to an iron rod set; THENCE S 16°35'24" E, 84.99 feet to an iron rod set; THENCE S 22°07'28" E, 85.68 feet to an iron rod set; THENCE S 23°43'06" E, 91.98 feet to an iron rod set at the northeast corner of Lot 1, Block 5, said University Hills, Phase I; THENCE S 72°28'55" W, with the north line of said Lot 1, 120.57 feet to an iron rod set at the northwest corner of said Lot 1 in the east right of way line of Pepperdine Drive; THENCE S 86°54'56" W, crossing said Pepperdine Drive, 50.04 feet to an iron rod set in the west right of way line of said Pepperdine Drive; THENCE N 23°43'59" W, with the west right of way line of said Pepperdine Drive, 23.76 feet to the northeast corner of Lot 17, Block 2, said University Hills, Phase I; THENCE S 72°15'04" W, with the north line of said Lot 17, 152.11 feet to an iron rod found at the northwest corner of said Lot 17 and the east line of said University Hills, Phase I; THENCE with the east line of said University Hills, Phase I the following courses and distances: N 20°42'38" W, 238.80 feet to an iron rod found; N 00°20'13" E, 305.86 feet to an iron rod found; N 89°03'47" W, 99.89 feet to an iron rod found; N 00°33'29" W, 57.75 feet to an iron rod found; N 72°23'24" W, at 215.77 feet passing an iron rod set in the south line of Vanderbilt Drive and in all 267.73 feet to an iron rod set in the west line of said Vanderbilt Drive; THENCE S 33°23'24" W, with the west right of way line of said Vanderbilt Drive, 11.65 feet to an iron rod found at the southeast corner of Lot 12, Block 1, said University Hills, Phase I; THENCE N 28°53'50" W, with the east line of said Lot 12, 311.47 feet to the POINT OF BEGINNING and containing 9.56 acres (416,226 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TREMBLE BGF, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOTS 1 THROUGH 4, BLOCK 1; LOTS 1 THROUGH 12, BLOCK 2 AND LOTS 1 THROUGH 9, BLOCK 8, UNIVERSITY HILLS, PHASE II, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 9.56 acres situated in and being a portion of the T & P RR Company Survey, Section No. 141, Abstract No. 1447 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 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, on the 08th day of June, 2019.

Ray F. French, Managing Partner

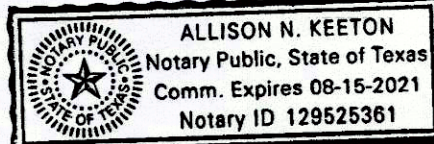
STATE OF TEXAS ) COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared RAY F. FRENCH, 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 08th day of June 2019.

Allison Keeton, Notary Public in and for the State of Texas, 08-15-2021

My Commission Expires On:



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, June 14, 2018

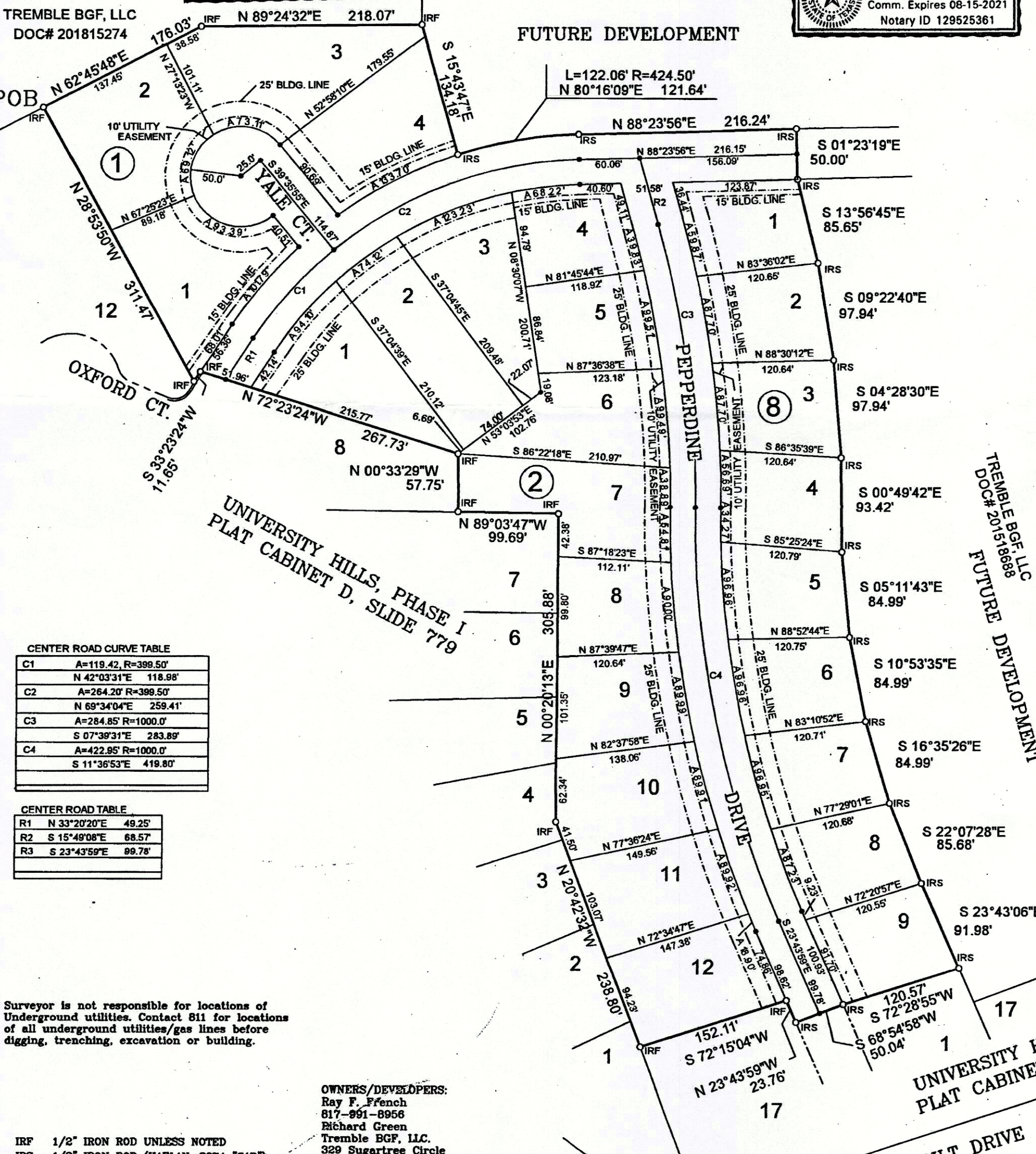
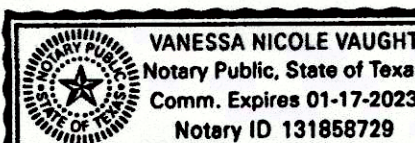
STATE OF TEXAS ) COUNTY OF PARKER )

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 19th day of June, 2019.

Vanessa Nicole Vaught, Notary Public in and for the State of Texas, 01-17-2023

My Commission Expires on:



CENTER ROAD CURVE TABLE with columns C1-C4 and values for A, R, and angles.

CENTER ROAD TABLE with columns R1-R3 and values for N, S, and angles.

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.

OWNERS/DEVELOPERS: Ray F. French, Richard Green, Tremble BGF, LLC, 329 Sugartree Circle, Lipan, TX 76462

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

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: PLANNING AND ZONING BOARD, CITY OF WEATHERFORD, TX, 19 Aug 2019

Signature of Chairperson, Date of Recommendation, 8-19-19

APPROVED BY: CITY COUNCIL OF WEATHERFORD, TEXAS, 8-19-19

Signature of Mayor, Date Approval, 8/19/19

Attest: Malinda Howell, City Secretary, Date

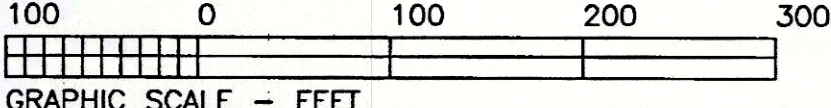
ACCT. NO.: 18603, SCH. DIST.: WNE, CITY: CWE, MAP NO.: H-13

FINAL PLAT, LOTS 1 THROUGH 4, BLOCK 1; LOTS 1 THROUGH 12, BLOCK 2 AND LOTS 1 THROUGH 9, BLOCK 8, UNIVERSITY HILLS, PHASE II, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

Being 9.56 acres situated in and being a portion of the T & P RR Company Survey, Section No. 141, Abstract No. 1447 in the City of Weatherford, Parker County, Texas

21447.002.007.00 - 3.44 acres, 21447.002.006.00 - 6.12 acres

June 2018



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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201922405, 08/28/2019 09:32 AM, Fee: 75.00, Lila Deakle, County Clerk, Parker County, Texas, PLAT

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

