

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."

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

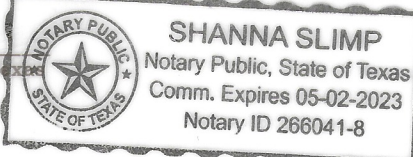
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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 Larry New
 SWORN TO AND SUBSCRIBED before me this 23 day of February, 2022.
Shanna Slimp
 Notary Public in and for the State of Texas


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

STATE OF TEXAS
 COUNTY OF PARKER

202208095 PLAT Total Pages: 1

WHEREAS LARRY NEW CONSTRUCTION LLC (Doc No. 202040494), acting by and through its duly authorized agent is the owner Lot 17, Block 1, and Lot GB2 (Greenbelt Lot), Block 1, WINDMILL MEADOWS, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 539, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of said Lot GB2 in the south line of said Lot 17 at the northeast corner of a tract of land described by deed to Clifton L. Geron recorded in Volume 1571, Page 1466, Real Records, Parker County, Texas;

THENCE N 89°57'30" W, with the north line of said Clifton L. Geron tract, 66.26 feet to an iron rod found at the southwest corner of said Lot 17 and the southeast corner of Lot 18, Block 1, said Windmill Meadows;
 THENCE N 00°36'27" E, with the common line of said lots, 60.03 feet to an iron rod found at the northwest corner of said Lot 17 and the southwest corner of Lot 16, Block 1, said Windmill Meadows;
 THENCE S 89°56'34" E, with the common line of said lots, 116.75 feet to an iron rod found in the west right of way line of Clover Circle;
 THENCE with the west right of way line of said Clover Circle the following courses and distances:
 S 02°26'47" W, 26.80 feet to an iron rod found at the beginning of a curve to the right with a radius of 950.0 feet and whose chord bears S 05°54'30" W, 114.73 feet;

With said curve to the right through a central angle of 06°55'26" and a distance of 114.80 feet to an iron rod found at the beginning of a curve to the left with a radius of 1050.0 feet and whose chord bears S 06°37'57" W, 100.99 feet;
 With said curve to the left through a central angle of 05°30'47" and a distance of 101.03 feet to an iron rod found at the northeast corner of Lot 3, Block 3, said Windmill Meadows;
 THENCE N 87°46'03" W, with the north line of said Lot 3, 28.25 feet to an iron rod found at the southeast corner of a tract of land described by deed to Jason Callahan recorded in Volume 1883, Page 297, Real Records, Parker County, Texas;
 THENCE N 00°32'46" E, passing the northeast corner of said Jason Callahan tract and the southeast corner of said Clifton L. Geron tract, 180.17 feet to the POINT OF BEGINNING and containing 0.32 acres (13779 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, owner of the land shown on this plat and designated herein as the LOT 17R, BLOCK 1, WINDMILL MEADOWS, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 17, Block 1 and Lot GB2 (Greenbelt Lot), Block 1, Windmill Meadows, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 539, 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.

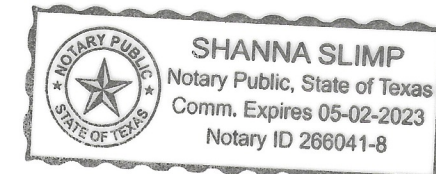
Larry New
 Notary Public in and for the State of Texas

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 Larry New, 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 the 23 day of Feb, 2022.

Shanna Slimp
 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.
 David Harlan, Jr., Registered Public 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.

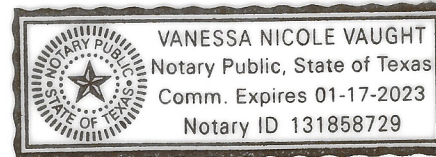
October 2021

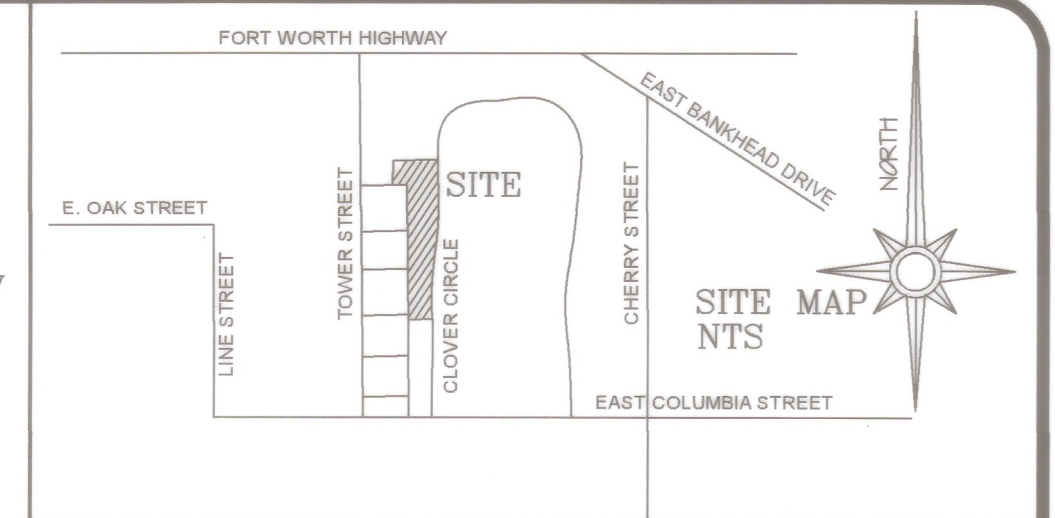
STATE OF TEXAS
 COUNTY OF PARKER

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 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 21st day of February, 2022.

Vanessa Vaught
 Notary Public in and for the State of Texas





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

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.

n/a

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 n/a, 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 ___ day of ___, 2022

Notary Public in and for the State of Texas

19621.003.GB2.00
 19621.001.017.00

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 1st day of March, 2022.

By: Jim Kehlman
 Development & Neighborhood Services Staff

ATTEST: Monica Boreon
 Secretary

19621
 WE
 CWE



MINOR PLAT
 LOT 17R, BLOCK 1, WINDMILL MEADOWS
 AN ADDITION IN THE CITY OF WEATHERFORD
 PARKER COUNTY, TEXAS

Being a replat of Lot 17, Block 1, and Lot GB2 (Greenbelt Lot) Block 1, Windmill Meadows, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet E Slide 539, Parker County, Texas

FEBRUARY 2022

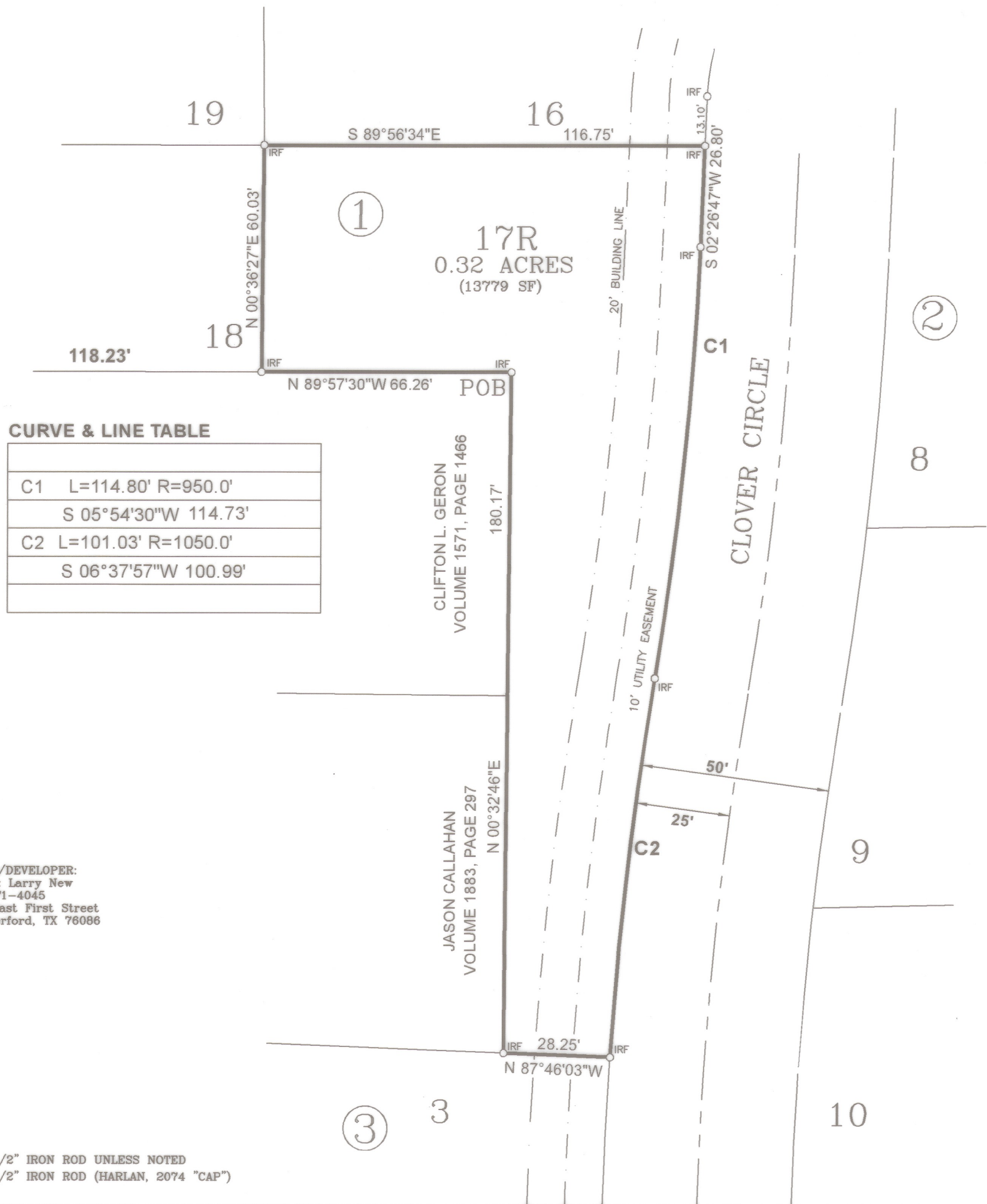
F Slide 176



Cabinet/Instrument#

SCALE: 1" = 30'

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



CURVE & LINE TABLE

C1	L=114.80' R=950.0'
	S 05°54'30"W 114.73'
C2	L=101.03' R=1050.0'
	S 06°37'57"W 100.99'

OWNER/DEVELOPER:
 OWNER: Larry New
 817-771-4045
 1015 East First Street
 Weatherford, TX 76086

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