

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.

STATE OF TEXAS
COUNTY OF PARKER

202208093 PLAT Total Pages: 1

WHEREAS JOSEPH J. SCOTTOSANTI, Jr. (Lot 20 - Doc No. 202040017) and (Lot 19 - Doc No. 201800315), is the owner of Lots 19 and 20, Block 1, WINDMILL MEADOWS, an addition in the City of Weatherford, according to the plat recorded in Plat Cabinet E, Slide 539, 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 northwest corner of said Lot 20 at the southwest corner of Lot 4, Block 1, Tower Street Addition No. 2, an addition in the City of Weatherford, according to the plat recorded in Plat Cabinet C, Slide 102, Plat Records, Parker County, Texas in the east right of way line of Tower Street;

THENCE N 89°57'22" E, with the common line of said lots, 117.44 feet to an iron rod found at the northeast corner of said Lot 20 and the northwest corner of Lot 15, Block 1, said Windmill Meadows;
THENCE S 00°32'19" W, 60.16 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
THENCE S 00°16'24" E, 60.17 feet to an iron rod set at the southeast corner of said Lot 19 and the southwest corner of Lot 16, Block 1, said Windmill Meadows and the northeast corner of Lot 18, Block 1, said Windmill Meadows;
THENCE N 89°56'34" W, with the common line of said lots, 118.22 feet to an iron rod found at the northwest corner of said Lot 18 and the southwest corner of said Lot 19 in the east right of way line of said Tower Street;
THENCE N 00°32'19" E, with the east right of way line of said Tower Street, 119.96 feet to the POINT OF BEGINNING and containing 14119 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 20R, BLOCK 1, WINDMILL MEADOWS, AN ADDITION IN 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.

Joseph J. Scottosanti, Jr.

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 JOSEPH J. SCOTTOSANTI, Jr., 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 22 day of

February, 2022

Notary Public in and for the State of 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.

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 Paul F. Brun, 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 22 day of February, 2022.

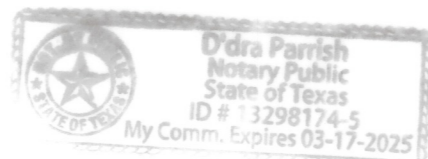
Notary Public in and for the State of Texas

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.

SWORN TO AND SUBSCRIBED before me this 22 day of February, 2022.

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.

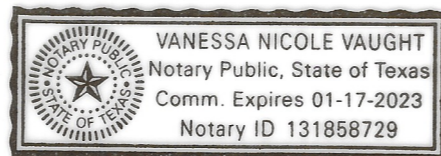
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

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 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 21 day of February, 2022.

Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202208093
03/03/2022 10:59 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

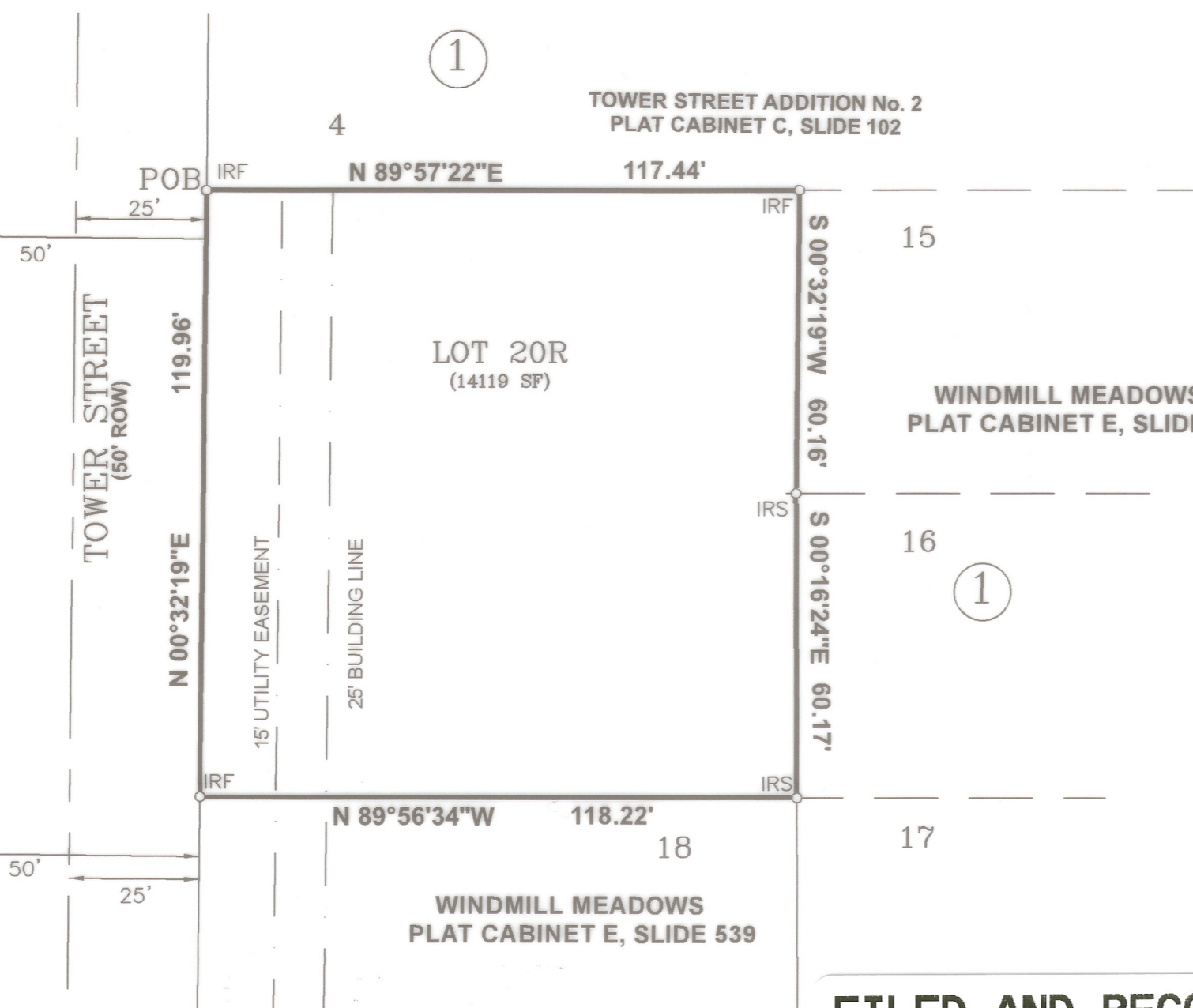
19621.001.019.00
19621.001.020.00

Cabinet/Instrument#

F Slide 174

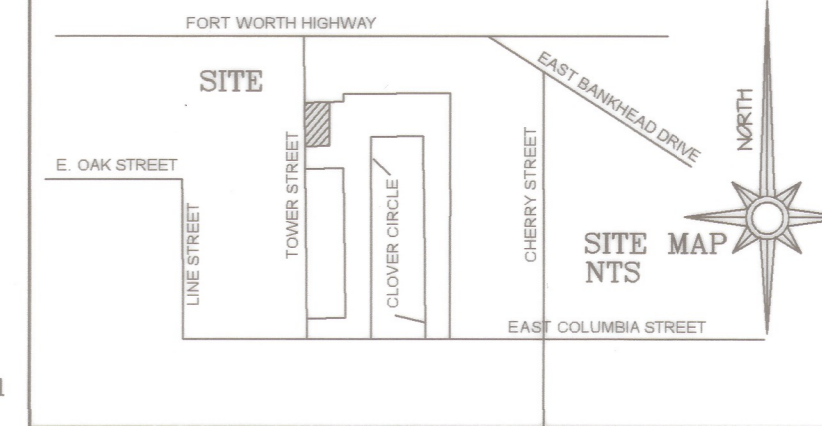
30 0 30 60 90
GRAPHIC SCALE - FEET

FEBRUARY 2022



OWNER/DEVELOPER:
Joseph J. Scottosanti, Jr.
205 South Tower Street
Weatherford, Tx 76086
817-550-3811

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



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

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

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.

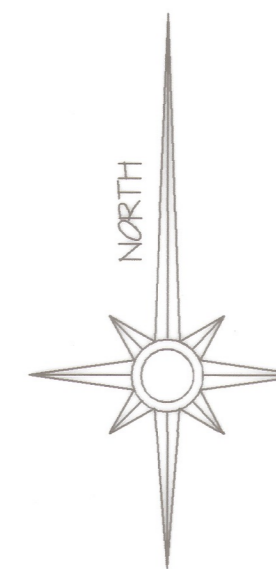
Date this the 1st day of March, 2022

By: [Signature]
Development & Neighborhood Services Staff

ATTEST: Monica Beaton
Secretary

LOT 20R, BLOCK 1
WINDMILL MEADOWS
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being a replat of Lots 19 and 20, Block 1, Windmill Meadows, an addition in the City of Weatherford according to the plat recorded in Plat Cabinet E Slide 539, Plat Records, Parker County, Texas

19621
WE
CWE
H-15



SCALE: 1" = 30'

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106 EUREKA STREET
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FIRM #10088500 harlanland@yahoo.com