

NOTES:

1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0380F DATED APRIL 5, 2019. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE 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.

3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) ALL CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED. C.I.R.S. - SET 1/2" CAPPED IRON ROD STAMPED "TEXAS SURVEYING, INC."

5) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.

6) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

7) 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 BUILDING, 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.

8) 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.)

9) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES 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, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

West Interstate Highway No. 20
Paved Service Road - Variable Width Right-of-Way

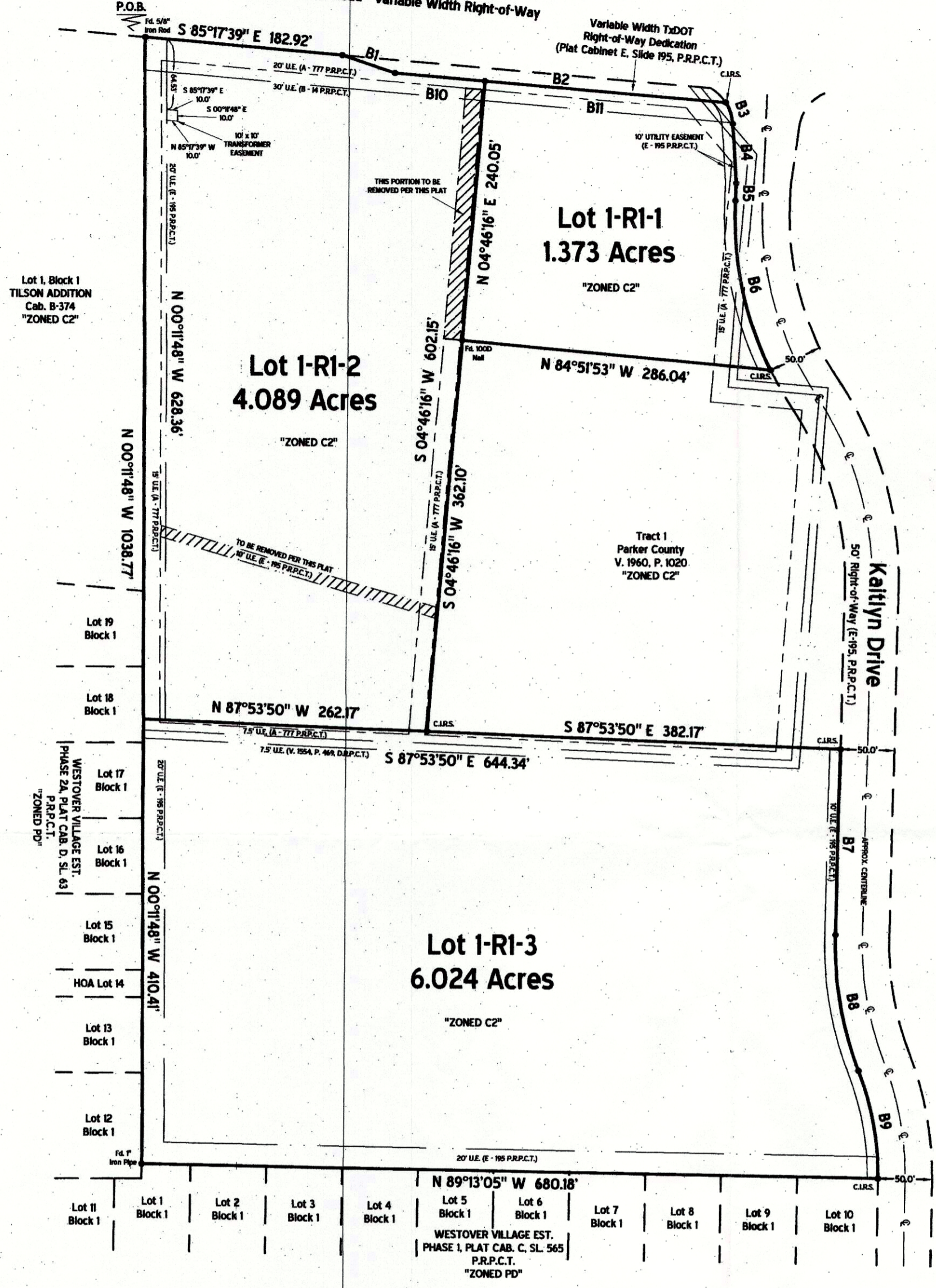


Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines B1 through B8.

Table with 5 columns: CURVE, RADIUS, ARC, CHORD, CHORD DELTA. Contains data for curves B3 through B9.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202018723
06/26/2020 03:08 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CAB. E, SLIDE 541

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.

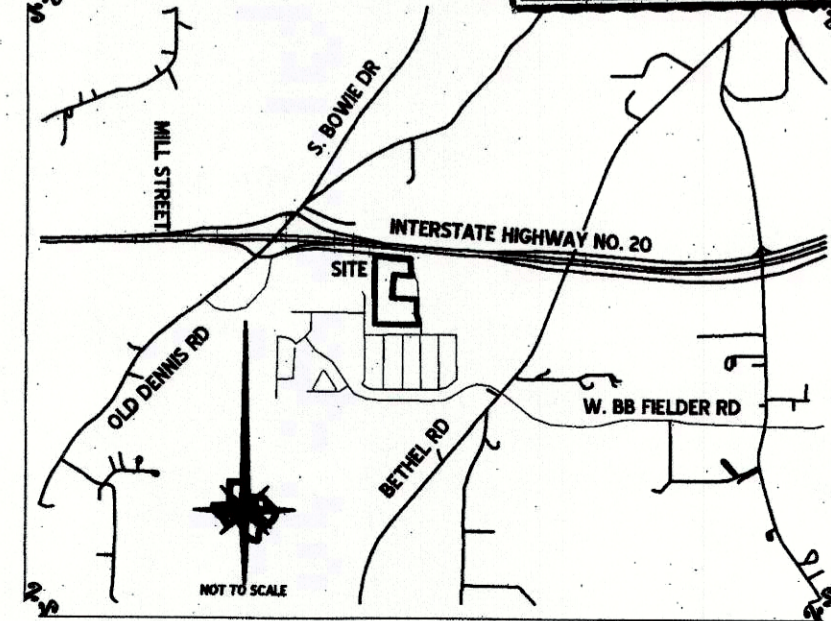
BY: *Jim Vahelack* 6/26/20
DEVELOPMENT & NEIGHBORHOOD STAFF
DATE
BY: *Keisha Peacock* 6/26/20
CITY SECRETARY
DATE

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 *Darryl R. Roberts & Rosemary E. Atwood*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

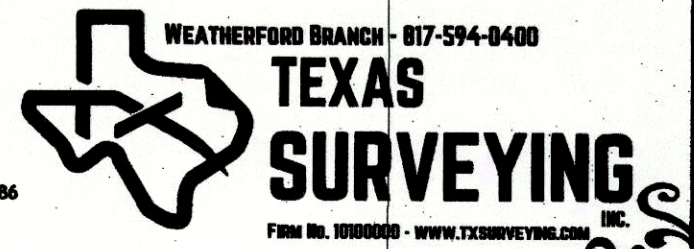
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 26 DAY OF June, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Joshua J. Anderson
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161



19010.001.001.10
REPLAT OF
LOTS 1-RI-1, 1-RI-2, 1-RI-3, BLOCK 1
WAYSIDE INDUSTRIAL ADDITION
BEING ALL OF LOT 1-RI, BLOCK 1, WAYSIDE INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
APRIL 2020

OWNER/DEVELOPER:
ROBERTS DARRYL R &
ATWOOD ROSEMARY E
901 E 1020
WEATHERFORD, TX 76087
SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TEXAS, 76086
817-594-0400



SURVEYORS 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.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE: MARCH 2020 - JN070538RP-1R1



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT *Darryl Roberts & Rosemary Atwood*, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-RI-1, 1-RI-2, 1-RI-3, BLOCK 1, WAYSIDE INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

BY: *Darryl Roberts*
OWNER
Rosemary Atwood
OWNER

6/26/2020
DATE
6/26/2020
DATE

ACCT. NO.: 19010
SCH. DIST.: WE
CITY: CWE
MAP NO.: 6-16

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 *Darryl Roberts & Rosemary Atwood*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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