

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 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.

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.

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

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, MOLLY CANTRELL (Volume 2932, Page 709), is the Owner of 0.155 acres being a portion of Lot 4, Lot 5 and Lot 7, Block 9, ORIGINAL TOWN OF WEATHERFORD, Parker County, Texas, according to the 1905 Myers Map in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

COMMENCING from a "Y" cut in concrete curbing in the north right of way line of West Oak Street, said "Y" being West, 100.0 feet from the intersection of the west right of way line of South Main Street and the north right of way line of said West Oak Street; THENCE West, with the north right of way line of said West Oak Street, 50.0 feet to an iron rod found (iron rods found are 1/2" unless noted) in the east right of way line of Houston Street; THENCE North, with the east right of way line of said Houston Street, 75.0 feet to an iron rod found and POINT OF BEGINNING;

THENCE North, continuing with the east line of said Houston Street, 45.0 feet to a "Y" cut in concrete;
THENCE East, 150.0 feet to a point in the west right of way line of said South Main Street from which a steel pin bears N 58°45'29" E, 1.88 feet;
THENCE South, with the west right of way line of said South Main Street, 45.0 feet to a point from which a "PK" nail bears East, 0.54 feet;
THENCE West, 150.0 feet to the POINT OF BEGINNING and containing 0.155 acres (6752 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MOLLY CANTRELL, does hereby adopt this plat designating the herein above described property as LOT 5R AND LOT 7R, BLOCK 9, ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of a portion of Lot 4, Lot 5 and Lot 7, Block 9, Original Town of Weatherford, Parker County, Texas, according to the 1905 Myers Map 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, this the 14 day of September, 2016.

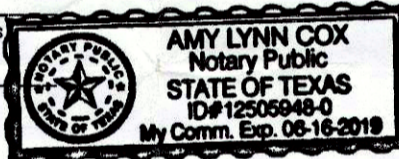
Molly Cantrell
Molly Cantrell

STATE OF TEXAS)
COUNTY OF PARKER)

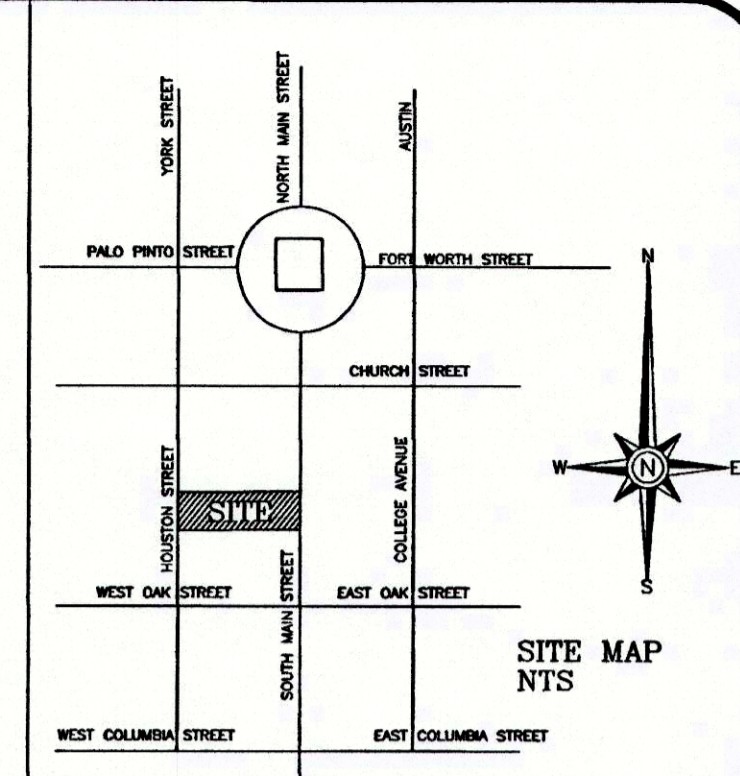
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MOLLY CANTRELL, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of September, 2016.

Amy Lynn Cox
Notary Public in and for the State of Texas
10-16-19
My Commission Expires On:



201621272 PLAT Total Pages: 1



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.

Not Applicable

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 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 ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201621272
09/19/2016 03:16 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



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.

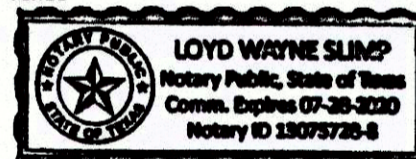
David Harlan, Jr.
Registration No. 2074
August 2, 2016

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.

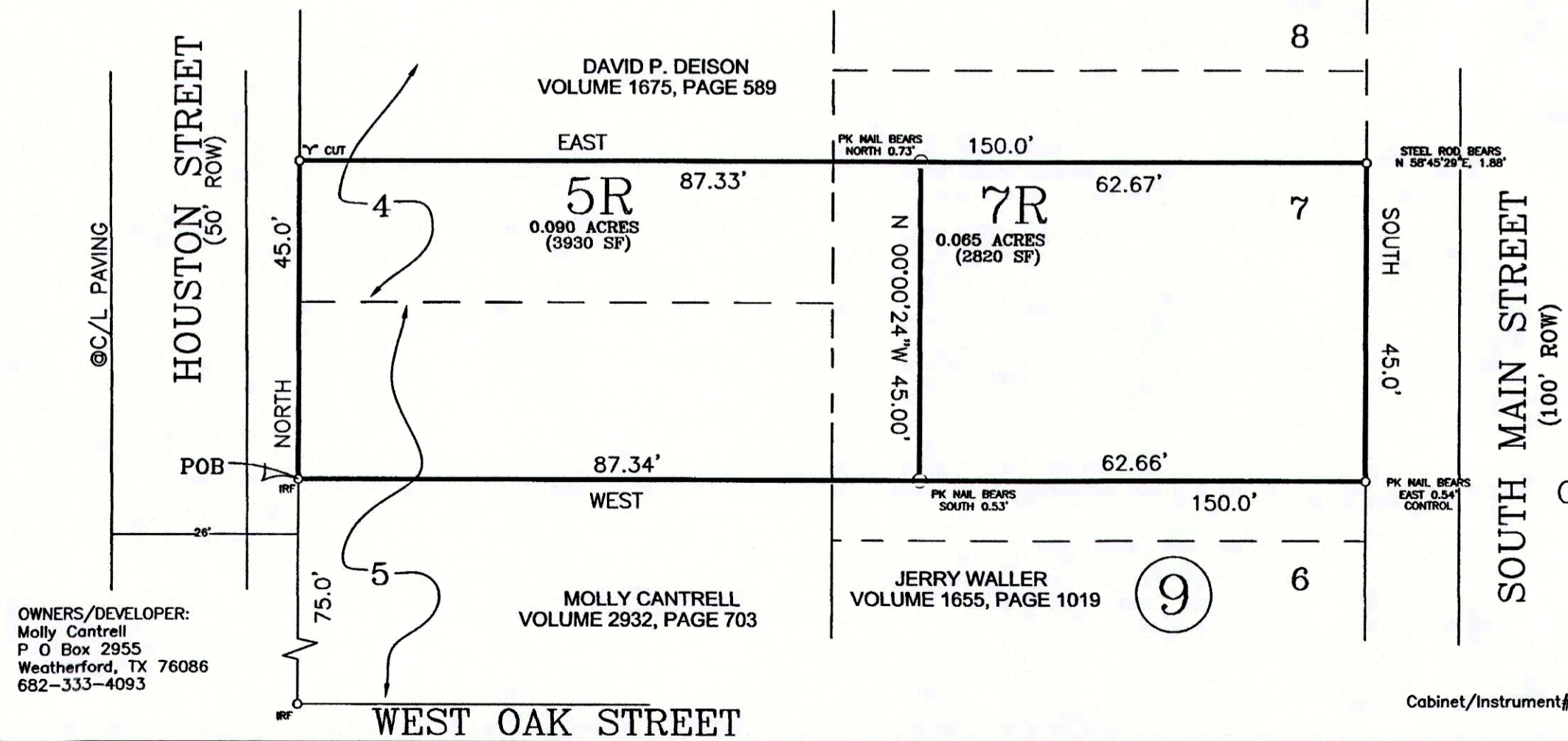
Given under my hand and seal of office, this 14th day of September, 2016.

Lloyd Wayne Slump
Notary Public in and for the State of Texas
07-28-2020



My Commission Expires on:

PRESENT ZONING (ALL)
CENTRAL BUSINESS DISTRICT



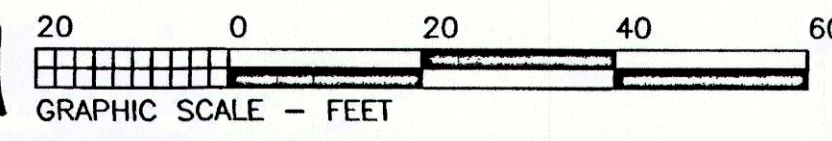
OWNERS/DEVELOPER:
Molly Cantrell
P O Box 2955
Weatherford, TX 76086
682-333-4093

MINOR PLAT
LOT 5R AND LOT 7R, BLOCK 9
ORIGINAL TOWN OF WEATHERFORD
PARKER COUNTY, TEXAS
Being a replat of a portion of Lot 4, Lot 5 and Lot 7, Block 9
Original Town of Weatherford, Parker County, Texas, according to the 1905
Myers Map in the City of Weatherford, Parker County, Texas

August, 2016

Cabinet/Instrument#

D Slide 1 of 1



ACCT. NO.: 19035
SCH. DIST.: WE
CITY: H-15
MAP NO.:



19035.001.004.00