

GENERAL NOTES:

- 1) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED 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.
- 2) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0300E, DATED 09/26/2008, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- 5) 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.
- 6) THE PURPOSE OF THIS PLAT IS TO CHANGE THE BUILDING LINES FROM 25' (TWENTY-FIVE FEET) TO 20' (TWENTY FEET) ALONG THE SOUTH AND THE WEST LINES, AND 10' (TEN FEET) ALONG THE NORTH AND EAST LINES.
- 7) 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.)
- 8) THIS TRACT IS CURRENTLY ZONED PD-PLANNED DEVELOPMENT FOR MULTI-FAMILY.
- 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.
- 10) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE OPERATION, REPAIR, MAINTENANCE, REMOVAL OR INSTALLATION OF ANY PUBLIC SERVICE INFRASTRUCTURE PERTAINING BUT NOT LIMITED TO EXISTING WATER, WASTEWATER, & ELECTRICAL SERVICES; AND DO HEREBY GRANT RIGHTS OF ACCESS OVER AND ACROSS THE HEREIN PLATTED LAND TO OPERATE, REPAIR, MAINTAIN, REMOVE OR INSTALL SAID PUBLIC SERVICES.
- 11) THIS PLAT IS SUBJECT TO THE WATER, WASTEWATER, AND ELECTRIC EASEMENT AS RECORDED IN DOC#201907248, R.R.P.C.T.

STATE OF TEXAS
COUNTY OF PARKER

BEING A 2.761 ACRES TRACT OF LAND AND BEING ALL OF LOT 1, BLOCK A, WILSON ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 613, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT 2 AS CONVEYED TO HOLLY OAKS APARTMENTS, LLC IN DOCUMENT No. 201727029, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF F.M. HIGHWAY No. 730 (100' PUBLIC RIGHT-OF-WAY), IN THE NORTH LINE OF HOLLY OAKS LANE (A 50' PRIVATE ROAD EASEMENT) AS RECORDED IN VOLUME 1519, PAGE 1091, AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, WILSON ADDITION, AS RECORDED IN PLAT CABINET B, SLIDE 613, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 02°16'46" E 310.02 FEET ALONG THE EAST LINE OF SAID F.M. HIGHWAY No. 730 (100' PUBLIC RIGHT-OF-WAY) TO A FOUND 100-D NAIL IN THE SOUTH LINE OF A TRACT OF LAND OWNED BY WEATHERFORD I.S.D. AS RECORDED IN VOLUME 1888, PAGE 1585, O.P.R.P.C.T. AND FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°44'40" E 381.75 FEET ALONG THE SOUTH LINE OF SAID WEATHERFORD I.S.D. TRACT TO A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°15'40" E 309.19 FEET TO A FOUND 1/2" CAPPED IRON ROD IN THE NORTH LINE OF SAID HOLLY OAKS LANE (V. 1519, P. 1091) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°50'16" W 395.49 FEET ALONG THE NORTH LINE OF SAID HOLLY OAKS LANE (V. 1519, P. 1091) TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
DATE: AUGUST, 2018 - JN040710R5P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HOLLY OAKS APARTMENTS, LLC a TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, WILSON ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEES 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 PUBLICS 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 7th DAY OF June, 2019.

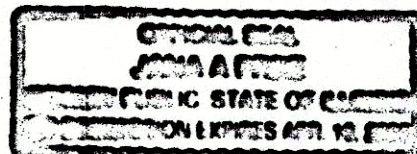
BY: *John Bailey*
BY: HOLLY OAKS MANAGEMENT, INC.
PRESIDENT OF MANAGER

STATE OF IL
COUNTY OF Monroe

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF IL, ON THIS DAY PERSONALLY APPEARED John L. Bailey, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 7th DAY OF June, 2019.

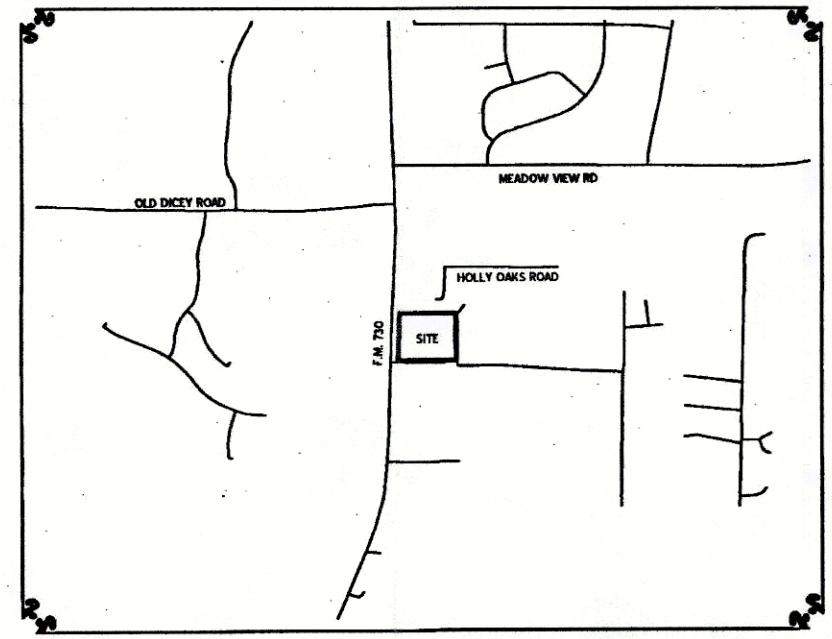
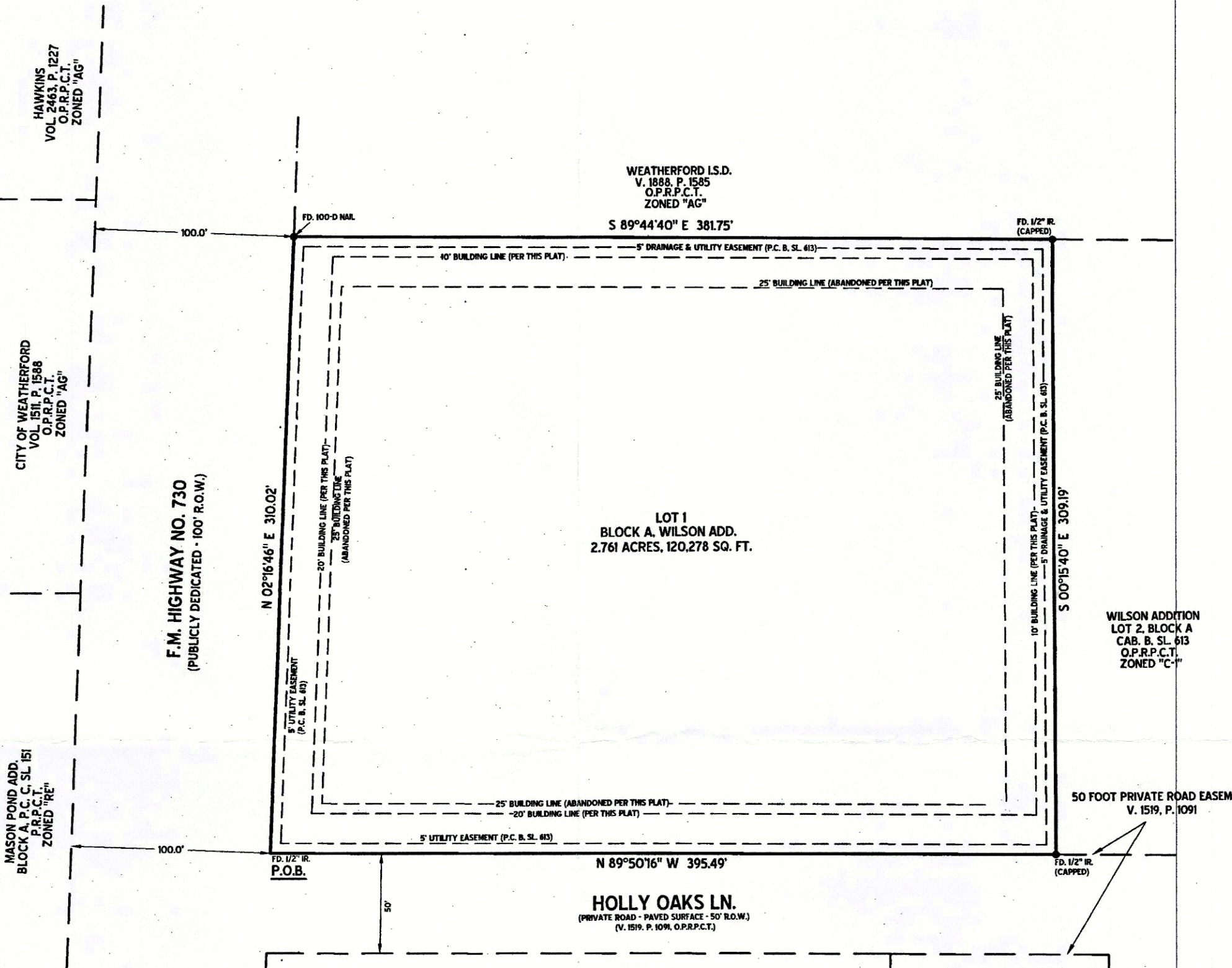
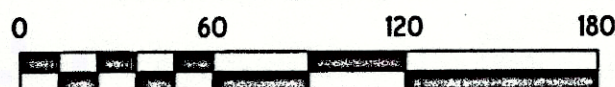
Dana L. Yule
NOTARY PUBLIC IN AND FOR THE STATE OF IL



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT STREET
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER:
HOLLY OAKS APARTMENTS, LLC
602 S. JEFFERSON STREET
MASCOUTAH, ILLINOIS, 62258

SCALE 1" = 60'



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201914298
05/11/2019 01:30 PM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT
19579.00A.001.00

PLAT CABINET E, SLIDE 306

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK,
PARKER COUNTY, TEXAS.

RECOMMENDED BY:

[Signature]
CITY PLANNER, CITY OF WEATHERFORD

6-7-19
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
MAYOR/CITY MANAGER, CITY OF WEATHERFORD

6-10-19
DATE OF APPROVAL

ATTEST:

Malinda Howell
CITY SECRETARY, CITY OF WEATHERFORD

6/10/19
DATE

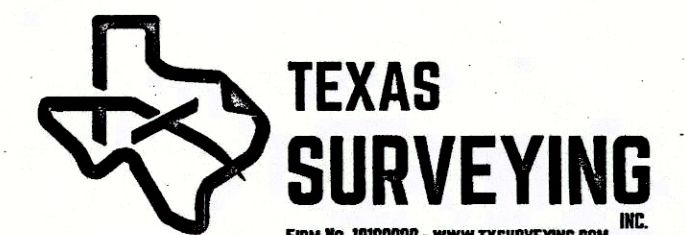
ACCT. NO.: 19579
SCH. DIST.: WE
CITY: CWE
MAP NO.: I-14

AMENDED PLAT

LOT 1, BLOCK A,
WILSON ADDITION
AN ADDITION TO THE
CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

BEING ALL OF LOT 1, BLOCK A, WILSON ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 613, PLAT RECORDS, PARKER COUNTY, TEXAS.

JUNE 2019



FIRM No. 10100000 - WWW.TXSURVEYING.COM