

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 F. EFFECTIVE DATE: SEPTEMBER 28, 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.

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.

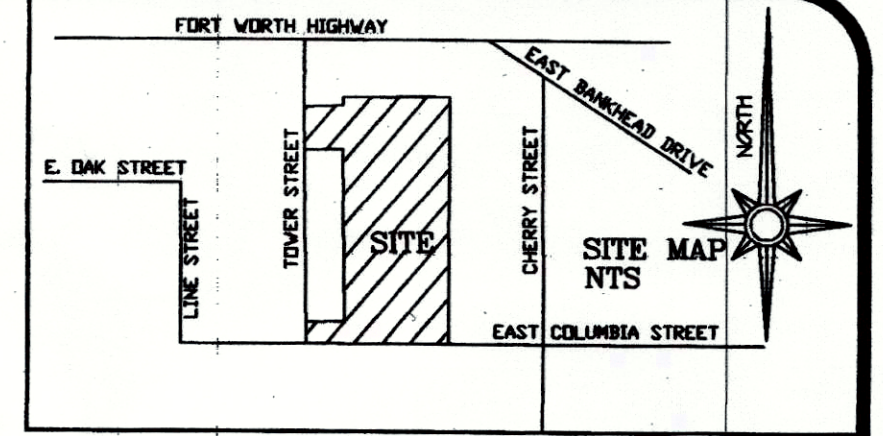
OWNERS/DEVELOPER:  
Mike Beaver & Richard Green  
817-798-3355  
329 Sugartree Circle  
Lipan, TX 76462

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

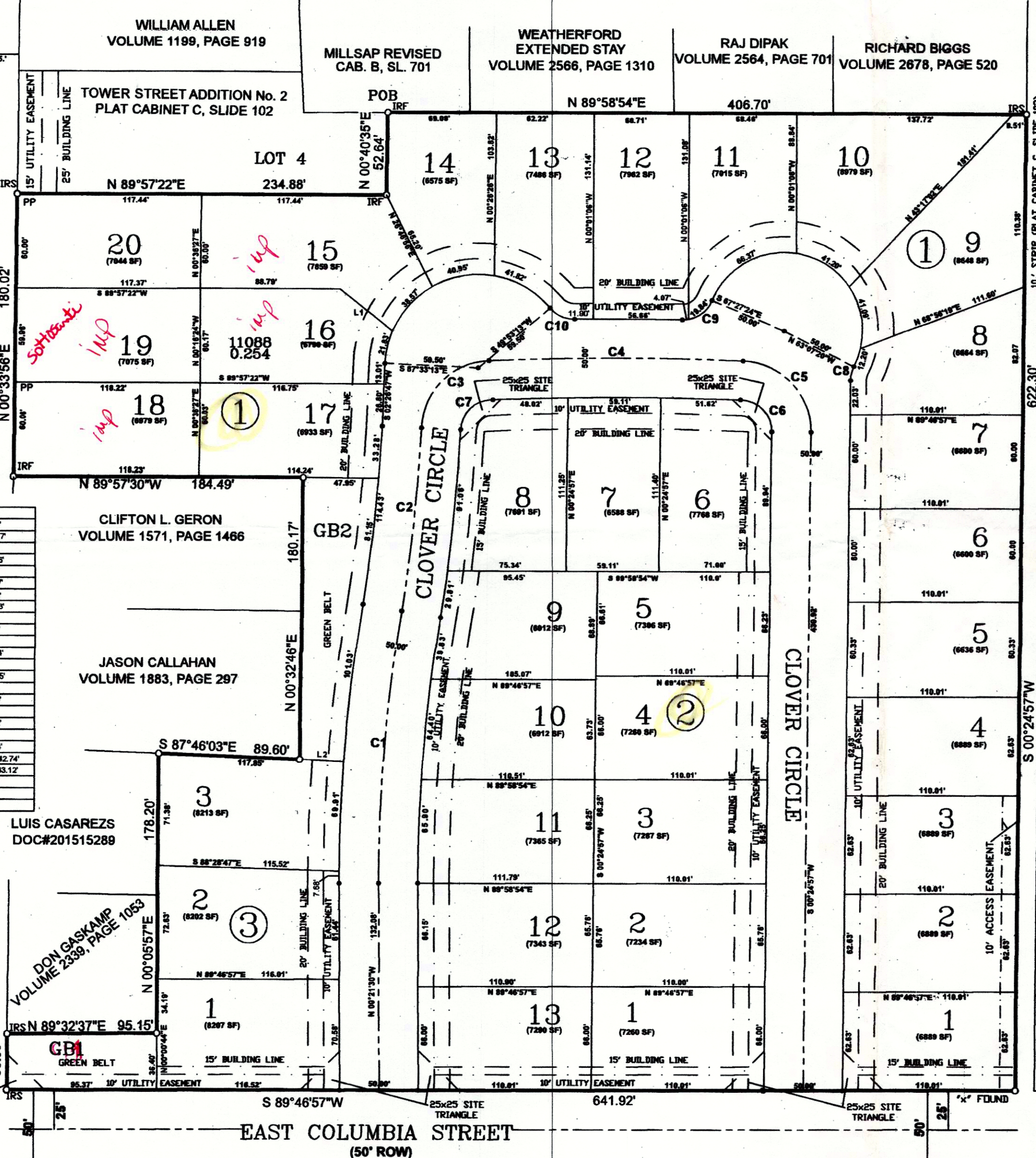


ROBERT HALL  
VOLUME 2882, PAGE 1515

JACKIE IMBODEN  
VOLUME 2833, PAGE 1700

CURVE & LINE TABLE

C1	L=174.37 R=1025.0
C2	L=174.37 R=1025.0
C3	L=174.37 R=1025.0
C4	L=174.37 R=1025.0
C5	L=174.37 R=1025.0
C6	L=174.37 R=1025.0
C7	L=174.37 R=1025.0
C8	L=174.37 R=1025.0
C9	L=174.37 R=1025.0
C10	L=174.37 R=1025.0
L1	N 51°36'10"W 42.74'
L2	S 67°46'03"E 33.12'



3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

CHERRY STREET

1  
ROCK GATE  
VOLUME 362-A, PAGE 86

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.*  
David Harlan, Jr.  
Registration No. 2074  
March 02, 2020



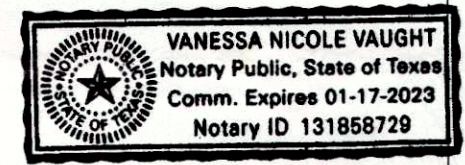
STATE OF TEXAS  
COUNTY OF PARKER

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 16<sup>th</sup> day of April, 2020.

*Vanessa Vaught*  
Notary Public in and for the State of Texas

01-17-2023  
My Commission Expires on:

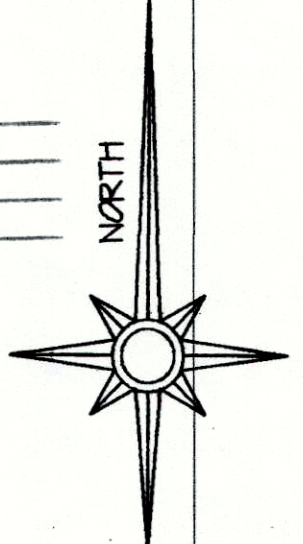


FINAL PLAT  
LOTS 1 THROUGH 20, BLOCK 1; LOTS 1 THROUGH 13  
BLOCK 2 AND LOTS 1 THROUGH 3, GB1 AND GB2, BLOCK 3  
WINDMILL MEADOWS  
AN ADDITION IN THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

7.765 Acres being all of Lots 1, 2 & 3, Block 1, Tower Street Addition No 2, recorded in Plat Cabinet C, Slide 102 and all of Lots 1 through 6; Lots 9 through 19 and a portion of Lot 7, Block 1; all of Block 2 and Clover Circle (a 50' street), Prince and Park Addition, an addition in the City of Weatherford, according to the plat recorded in Plat Cabinet A, Slide 128, Plat Records, Parker County, Texas and a 0.08 acre tract of land situated in the Oliver Davis Survey, Abstract No. 372, in the City of Weatherford, Parker County, Texas

March 2020

ACCT. NO.: 19621  
SCH. DIST.: WE  
CITY: CWE  
MAP NO.: H-15



SCALE: 1" = 60'