

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.

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.

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.

Owner

SWORN TO AND SUBSCRIBED before me this 19 day of March, 2021.

Notary Public in and for the State of Texas

202111629 PLAT Total Pages: 1

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, DEREK OSBURN CONSTRUCTION CO. (Doc No. 201928562), acting by and through its duly authorized agent, is the owner of Lot 6, Block 1, AMENDED PLAT OF WOSSUM RANCH, PHASE I, an addition in the ETJ of the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 421, in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of said Lot 6 at the northeast corner of Lot 7, Block 1, Wossum Ranch Phase I in the south right of way line of Trailwood Drive;

THENCE S 89°38'44" E, with the south right of way line of said Trailwood Drive, 142.50 feet to an iron rod found at the northwest corner of Lot 5 said Block 1; THENCE S 00°21'16" W, 616.76 feet to an iron rod found at the southwest corner of said Lot 5 in the north right of way line of North Oak Trail; THENCE S 89°59'49" W, with the north right of way line of said North Oak Trail, 142.50 feet to an iron rod found at the southwest corner of said Lot 6 and the southeast corner of said Lot 7; THENCE N 00°21'16" E, with the common line of said lots, 617.65 feet to the POINT OF BEGINNING and containing 2.02 acres (87952 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DEREK OSBURN CONSTRUCTION CO., the undersigned, owner of the land shown on this plat, and designated herein as LOT 6, BLOCK 1, AMENDING WOSSUM RANCH, PHASE I, AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being Lot 6, Block 1, Amended plat of Wossum Ranch, Phase I, an addition in the ETJ of the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 421, 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.

Derek Osburn, Owner

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 DEREK OSBURN, 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 19 day of March, 2021.

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF PARKER

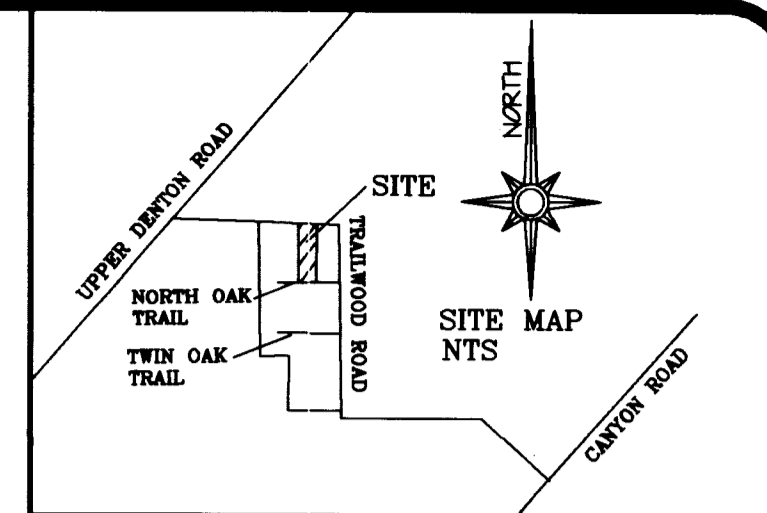
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS COUNTY OF PARKER

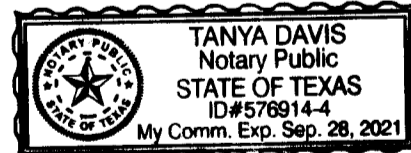
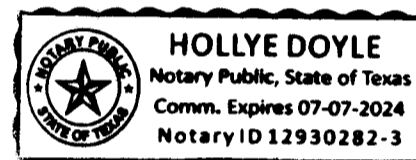
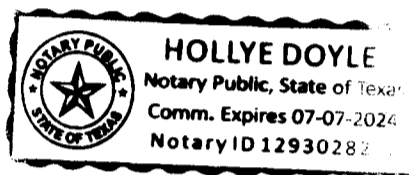
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of 2021.

Notary Public in and for the State of Texas



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0300 E EFFECTIVE DATE: SEPTEMBER 28, 2009 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



WILLIAM BEDINGER VOLUME 1548, PAGE 1547

TRAILWOOD DRIVE

POB S 89°38'44" E 142.50'

30' GAS LINE EASEMENT VOLUME 2381, PAGE 246 10' UTILITY EASEMENT P.C. E. SL. 421

7 6 5 2.02 Acres 87952 SF

WOSSUM RANCH, PHASE I PLAT CABINET E, SLIDE 421 N 00°21'16" E 617.65'

WOSSUM RANCH PHASE I PLAT CABINET E, SLIDE 421 S 00°21'16" E 616.76'

1

OWNER/DEVELOPER: Derek Osburn Derek Osburn Construction Co. 1-432-894-3407 108 Ranch House Rd, Ste 400 Aledo, TX 76008

30' BUILDING LINE P.C. E. SL. 421

10' UTILITY EASEMENT P.C. E. SL. 421

NORTH OAK TRAIL S 89°59'49" W 142.50'

7 6 5

2

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

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 16th day of MARCH, 2021.

Notary Public in and for the State of Texas

NOTE: ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

REASON FOR AMENDING NOTE: THE REVISED DRAINAGE EASEMENT BY BAIRD HAMPTON AND BROWN ENGINEERING IN 2020 REMOVES THE DRAINAGE EASEMENT ACROSS LOT 6, BLOCK 1.

BAIRD HAMPTON AND BROWN ENGINEERING 949 HILLTOP DRIVE, WEATHERFORD, TEXAS, 76086. PHONE 817-596-7575

Cabinet/Instrument# E Slide 700

ACCT NO: 19793 SCH DIST: WE

19793.001.006.00

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 29th day of March, 2021.

By: Development & Neighborhood Services Staff

ATTEST: Malinda Nowell Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

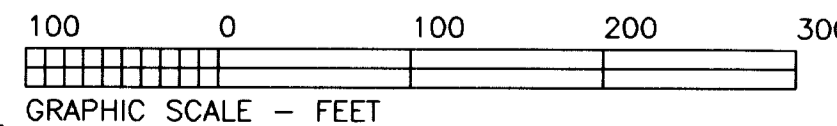
Lila Deakle

202111629 03/26/2021 11:58 AM Fee: 75.00 Lila Deakle, County Clerk Parker County, Texas PLAT

AMENDING PLAT LOT 6, BLOCK 1 WOSSUM RANCH, PHASE I

AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS Being Lot 6, Block 1, Amended plat of Wossum Ranch Phase I, an addition in the ETJ of the City of Weatherford, Parker County Texas, according to the plat recorded in Plat Cabinet E, Slide 421, in the City of Weatherford Parker County, Texas

January 2021



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM #10088500 harlanland@yahoo.com