

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of public streets, Viability, 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.

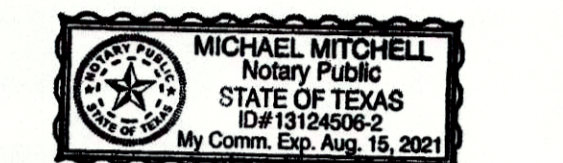
NOTICE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys or natural contours, to conform to the grades established in the subdivision.

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plot 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: Timothy Paul Tumlum
SWORN TO AND SUBSCRIBED before me this 16th day of April, 2020.

Notary Public in and for the State of Texas
My Commission Expires On: 8-15-21



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.
Texas Registration No. 2074
March 05, 2020

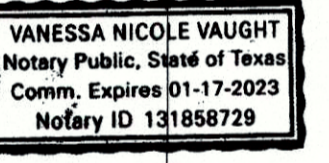


STATE OF TEXAS COUNTY OF PARKER

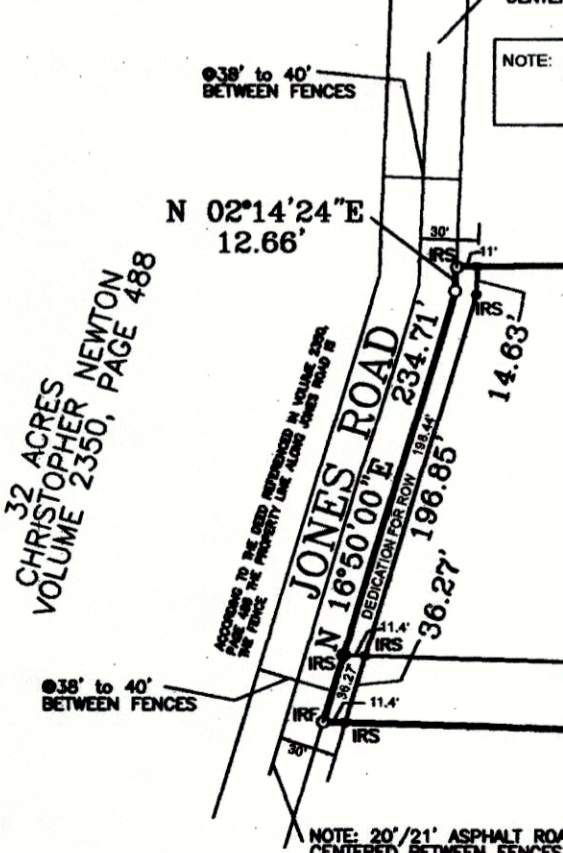
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for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

Given under my hand and seal of office, this 16th day of April, 2020.

Notary Public in and for the State of Texas
My Commission Expires on: 01-17-2023



Owners/Developers: Paul and Natalie Tumlum, 136 Reabud Lane, Weatherford, TX 78088, And Steve Freymuth, 1110 Jones Rd, Weatherford, TX 78088



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

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.

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.

ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

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 dedicating of the streets and easements.

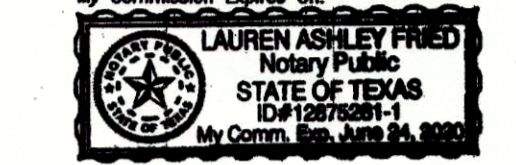
Signature: [Handwritten Signature]

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 [Handwritten Name], 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 16th day of April, 2020.

Notary Public in and for the State of Texas
My Commission Expires On: 6-24-2020

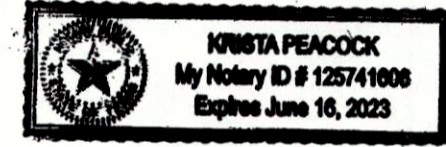


This property is located in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas.
Date: 5/5/20

Mayor, City of Weatherford

Attest: Malinda Nowell, City Secretary, City of Weatherford, Date: 5/5/20

Attest: Krista Peacock, Notary Public in and for the State of Texas, June 16, 2023, My Commission Expires on: [blank]



THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the City of Weatherford for filing at the office of the County Clerk Of Parker County, Texas

RECOMMENDED BY: CITY PLANNER
Signature of City Planner: [Handwritten Signature], Date of Recommendation: 5/4/2020

APPROVED BY: Mayor/City Manager
Signature of Mayor/City Manager: [Handwritten Signature], Date of Approval: 5/5/20

Attest: Malinda Nowell, City Secretary, Date: 5/5/20

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, TIMOTHY PAUL TUMLUM AND NATALIE RENEA TUMLUM (2.1 acres Doc No. 201905433) and STEVE D. FREYMUTH (3.596 acres Doc No. 20132343), being the sole owners of 5.696 acres situated in and being a portion of the F. L. GREEN SURVEY, ABSTRACT No. 495 in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the most easterly northeast corner of said 5.696 acre tract at the northeast corner of Green Ranch Addition, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 374, Plat Records, Parker County, Texas in the south line of Lot 6, Greenwood Ridge Addition, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 454, Plat Records, Parker County, Texas, said iron being called by deed to be the northwest corner of the F. M. Christian Survey, Abstract No. 323, Parker County, Texas;

THENCE S 00°09'51" W, 250.86 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northeast corner of a tract of land described by deeds to Nita Pearline Shahan recorded in Doc No. 201725619 and Doc No. 201725620, Official Records, Parker County, Texas; THENCE N 89°17'02" E, 12.66 feet to an iron rod found at the northeast corner of said 5.696 acre tract and the southwest corner of a tract of land described by deed to Emily Kutz recorded in Volume 1851, Page 640, Real Records, Parker County, Texas; THENCE S 88°23'40" E, with the south line of said Emily Kutz tract, 692.49 feet passing the southeast corner of said Lot 5, Greenwood Ridge Addition and continuing in all 663.37 feet to an iron rod found; THENCE S 70°29'21" E, continuing with the south line of said Greenwood Ridge Addition, 75.90 feet to the POINT OF BEGINNING and containing 5.696 acres (246,136 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TIMOTHY PAUL TUMLUM AND NATALIE RENEA TUMLUM AND STEVE D. FREYMUTH, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, YEARBYS PLACE, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 5.696 acres situated in and being a portion of the F. L. Green Survey, Abstract No. 495 in the Extra-Territorial Jurisdiction of 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 of any time procuring permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this 16th day of April, 2020.
Timothy Paul Tumlum, Natalie Renea Tumlum, Steve Freymuth

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared TIMOTHY PAUL TUMLUM, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

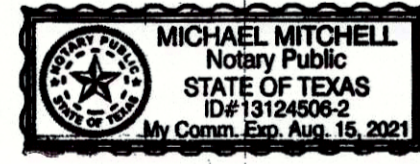
Given under my hand and seal of office on this the 16th day of April, 2020.

Notary Public in and for the State of Texas
My Commission Expires On: 8-15-21

BEFORE ME, the undersigned authority, on this day personally appeared NATALIE RENEA TUMLUM, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

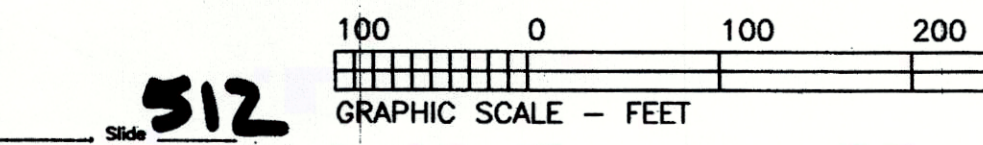
Given under my hand and seal of office on this the 16th day of April, 2020.

Notary Public in and for the State of Texas
My Commission Expires On: 8-15-21

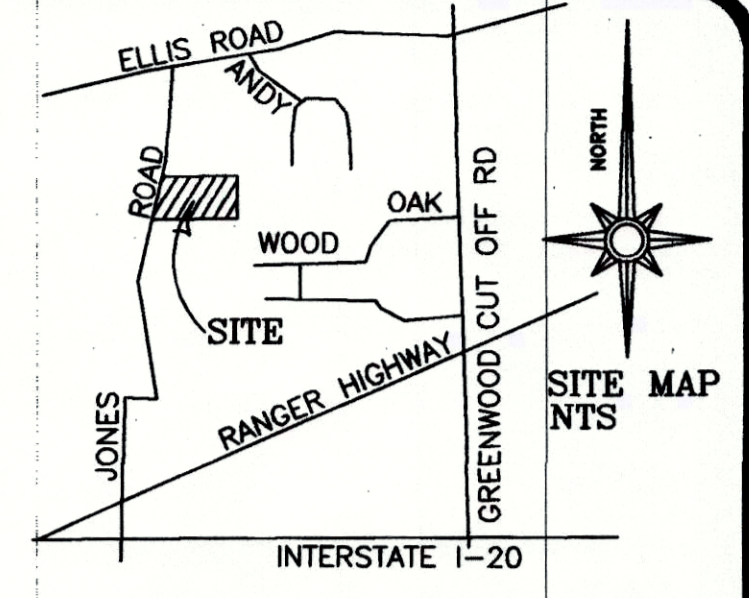


MINOR PLAT
LOT 1 AND LOT 2
YEARBYS PLACE
AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being 5.696 acres situated in and being a portion of the F. L. Green Survey, Abstract No. 495 in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas

March 2020



Handwritten numbers: 20495.023.001.00, 20495.023.001.50, 20495.023.002.00



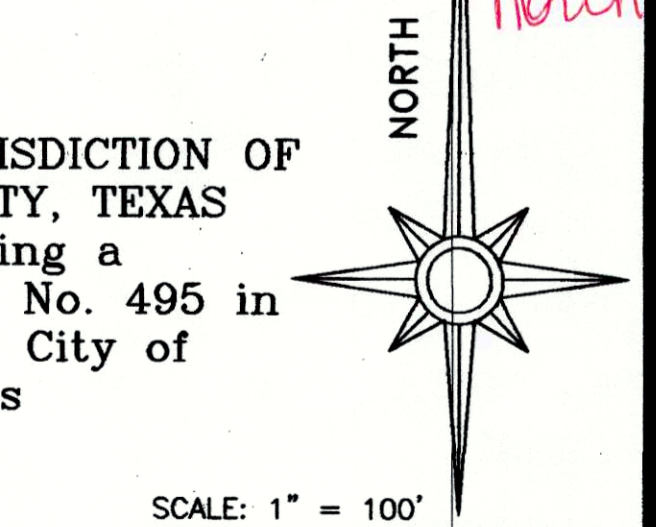
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0380 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

202012632 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202012632
05/07/2020 09:05 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 19919
SCH. DIST.: WE
CITY: E-15
MAP NO.: North



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WEATHERFORD, TX 78088
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FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com