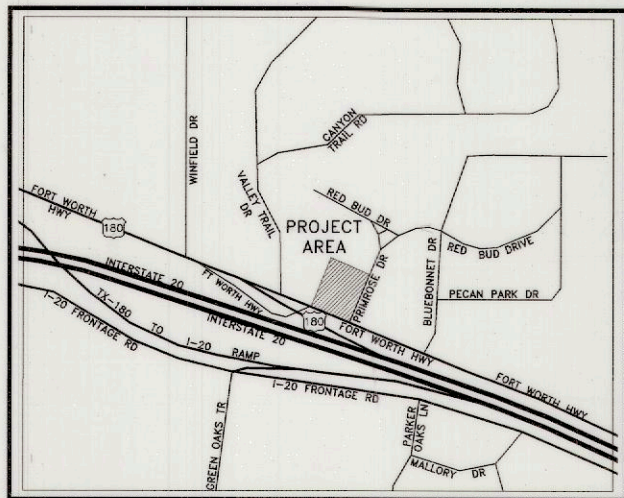


VICINITY MAP

(NOT TO SCALE)



202418814 PLAT Total Pages: 1

UTILITY EASEMENTS:

ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT RESTRICTION:

NO CONSTRUCTION, OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE PARKER COUNTY COMMISSIONER'S COURT, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

NOTICE:

DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES, IN PARTICULAR GAS AND OIL FACILITIES, THE DEVELOPER IS TO MAKE KNOWN ALL LOCATIONS OF EXISTING PIPELINE AND/OR EASEMENTS, INCLUDING BLANKET EASEMENTS, ACROSS THE PROPERTY.

PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE CROWN OF THE ROAD, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY A COURT ORDER ISSUED BY THE COMMISSIONER'S COURT OF PARKER COUNTY.

FLOODWAY EASEMENT RESTRICTION:

NO CONSTRUCTION, WITHOUT THE WRITTEN APPROVAL OF PARKER COUNTY COMMISSIONER COURT, SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE INUNDATION LIMITS.

OWNER'S CERTIFICATE

STATE OF TEXAS
PARKER COUNTY

WHEREAS, Johnny and Karen Dwire are the owners of Lot 2 and a portion of Lot 1, Block 1 Highland Park Addition, an addition to the City of Hudson Oaks as recorded in Cabinet A, Page 31 Plat Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the North right-of-way line of Fort Worth Highway (162' R.O.W.) at the West corner of said Lot 2 and the South corner of Lot 3 of said Block 1;

THENCE N 22°07'56" E leaving said right-of-way and along the common line of said Lots 2 and 3 a distance of 434.68 feet to a 1/2" iron rod found with a cap at the North corner of said Lot 2, the East corner of said Lot 3 the South corner of Lot 6 and the West corner of Lot 7 of said Block 1;

THENCE S 88°34'41" E along said Lot 6 passing at 164.79 feet a 1/2" iron rod at the South corner of said Lot 7 and being the East corner of Lot 8 of said Block 1 and continuing in all a distance of 329.53 feet to a 3/4" pipe found at the South corner of said Lot 8, then East corner of said Lot 1 and being in the Northwesterly line of Primrose Drive (60' R.O.W.);

THENCE S 21°30'43" W along said right-of-way a distance of 145.06 feet to a 1/2" iron rod found;

THENCE N 68°34'05" W leaving said right-of-way a distance of 150.35 feet to a 1/2" iron rod found;

THENCE S 21°24'20" W a distance of 290.21 feet to a 1/2" iron rod found in the North right-of-way line of said Fort Worth Highway;

THENCE N 68°23'58" W along the Northwesterly right-of-way of said Fort Worth Highway a distance of 184.48 to the Point of Beginning and containing in all 100.855 square feet or 2.32 acres of land.

Concrete TX Dot monument and Primrose Drive and being plat call the South corner of said Lot 1;

STATE OF TEXAS \$

COUNTY OF PARKER \$

DATE June 28, 2024

I, JOHNNY DWIRE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK 1, HIGHLAND PARK ADDITION TO THE CITY OF WEATHERFORD, 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.

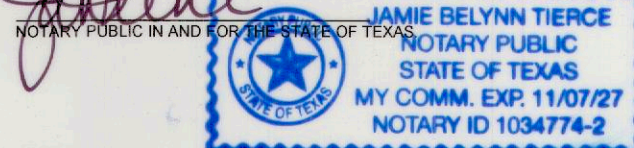
JOHNNY DWIRE
OWNER

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 JOHNNY DWIRE, 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, 28th DAY OF June, 2024



STATE OF TEXAS \$

COUNTY OF PARKER \$

DATE June 28, 2024

I, KAREN DWIRE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK 1, HIGHLAND PARK ADDITION TO THE CITY OF WEATHERFORD, 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.

KAREN DWIRE
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 KAREN DWIRE, 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, 28th DAY OF June, 2024



ACCT. NO: 13410

SCH. DIST: WE

CITY:

MAP NO: K-15

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202418814

07/23/2024 09:56 AM

Fee: 1.00

Lila Deakle, County Clerk

Parker County, TX

PLAT

FINAL PLAT
LOT 2R, BLOCK 1
HIGHLAND PARK ADDITION
2.32 ACRES

BEING A RE-PLAT OF
LOTS 1 AND 2, BLOCK 1

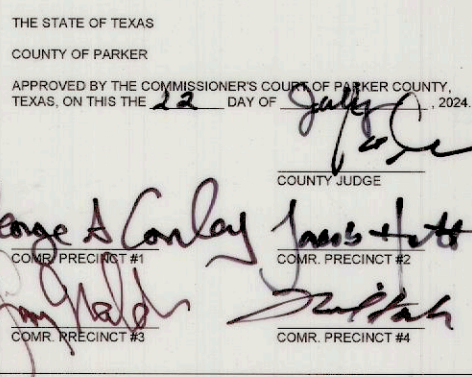
HIGHLAND PARK ADDITION

CITY OF WEATHERFORD

PARKER COUNTY, TEXAS

DEVELOPED BY:
JOHNNY AND KAREN DWIRE
3535 FORT WORTH HIGHWAY
HUDSON OAKS, TX 76087
(817)371-1761
E-MAIL: johnnydwire@gmail.com

PREPARED BY:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TEXAS 76234
(817)228-5577
E-MAIL: blsurvey98@yahoo.com
CONTACT: QUINT BURKS



SURVEYORS CERTIFICATE

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.

Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
FIRM No. 10069700



F752