

SUBDIVISION RESTRICTIONS:

ADMINISTRATOR

IS PROHIBITED.

ON A PROPOSED ROAD.

ENTERING THE ROADWAY

1. IF SEWAGE DISPOSAL IS BY MEANS ON-SITE SEWAGE FACILITIES. A PERMIT MUST BE OBTAINED FOR EACH LOT.

SEPTIC TANK PERFORMANCE CANNOT BE GUARANTEED, EVEN THOUGH ALL PROVISIONS OF THE PARKER COUNTY RULES FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

3. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY PARKER COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS THE MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE PROPERTY OWNER OF THE RESPONSIBILITY TO COMPLY WITH COUNTY, STATE AND FEDERAL

4. ON-SITE SEWAGE FACILITIES, ALTHOUGH APPROVED OF MEETING MINIMUM

RESULTS IN OBJECTIONABLE ODORS. IF UNSANITARY CONDITIONS ARE

CREATED OR IF THE FACILITY, AT ANY TIME, DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS. A PROPERTY DESIGNED AND CONSTRUCTED ON-SITE SEWAGE FACILITY, SITUATED IN SUITABLE SOIL, MAY MALFUNCTION IF THE FACILITY IS NOT

PROPERLY MAINTAINED AND CONTROLLED. THEREFORE, IT SHALL BE THE

BASED ON THE RESULTS OF A SITE EVALUATION PERFORMED ON EACH LOT ONLY ONE SINGLE-FAMILY RESIDENCE OR DUPLEX SHALL BE LOCATED ON A LOT WHEN AN ON-SITE SEWAGE FACILITY IS USED AND ONLY ONE RESIDENCE SHALL BE CONNECTED TO SAID FACILITY.
BUILDINGS TO BE BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR

ROADS ON WHICH THEY FRONT AND/OR ABUT SHALL BE BUILT SUCH THAT THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 1-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE BUILDING. THIS IS TO

REDUCE THE RISK OF DAMAGE TO BUILDING THAT MAY BE CAUSED BY STORM

NO BUILDING SHALL BE BUILT IN A 100-YEAR FLOOD PLAIN UNLESS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION IS COMPLIED WITH. IN NO CASE SHALL THE MINIMUM FINISHED FLOOR ELEVATION BE LESS THAN

2-FOOT ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, PRIOR TO ANY CONSTRUCTION WITHIN THE FLOODPLAIN, A FLOODPLAIN DEVELOPMENT

10. ANY FILLING OR OBSTRUCTION OF THE FLOODWAY OR DRAINAGE EASEMENTS

COUNTY AND SHALL BE OF SUFFICIENT SIZE TO PASS THE 10-YEAR STORM. IN NO CASE SHALL A DRIVEWAY CULVERT BE LESS THAN 18-INCHES IN DIAMETER

THE MAIN ROADWAY. THIS WILL REDUCE THE RISK OF WATER, WHICH EXCEEDS THE CAPACITY OF THE CULVERT, FLOWING OVER THE CULVERT AND

13. ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION OCCURRING 14. ROUTINE MAINTENANCE AND MOWING OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER, IF NEEDED, THE COUNTY SHALL RESERVE THE RIGHT TO ACCESS/ENTER THE DRAINAGE EASEMENTS TO PERFORM ROUTINE MAINTENANCE AND/OR MOWING.

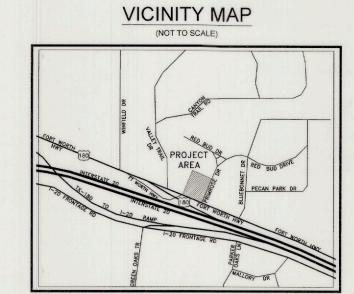
PERMIT MUST BE OBTAINED FROM THE PARKER COUNTY FLOODPLAIN

11. ANY DRIVEWAY CULVERTS, IF NECESSARY, ARE TO BE INSTALLED BY THE PROPERTY OWNER AND IN ACCORDANCE WITH THE POLICIES OF PARKER

12. THE DRIVEWAY ABOVE A CULVERT SHOULD BE CONSTRUCTED SUCH THAT THE DRIVEWAY IS AT LEAST SIX (6") INCHES BELOW THE OUTSIDE EDGE OF

PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN AND OPERATE THE ON-SITE SEWAGE FACILITY IN A SATISFACTORY MANNER. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED IN ACCORDANCE WITH THE RULES ESTABLISHED BY PARKER COUNTY AND THE TCEQ. DESIGN SHALL BE

STANDARDS, MUST BE UPGRADED BY THE PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE IF THE NORMAL OPERATION OF THE FACILITY



202418814 PLAT Total Pages: 1

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 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.

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: 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

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.

VACATED BY A COURT ORDER ISSUED BY THE COMMISSIONER'S COURT OF PARKER COUNTY

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 $\frac{1}{2}$ " iron rod found with a cap at the North corner of said Lot 2, the East corner of the North corner of said Lot 2, the East corner of the North corner of said Lot 2, the East corner of the North corner of said Lot 2, the East corner of the North Corner of Said Lot 2, the East Corner of Said Lot 2, t

of said Lot 3 the South corner of Lot 6 and the West corner of Lot 7 of said Block 1: THENCE S 68°34'41" E along said Lot 6 passing at 164.79 feet a $\frac{1}{2}$ " 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 $\frac{3}{4}$ " 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 %" iron rod found in the North right-of-way line of

THENCE N 68°23'58" W along the Northeasterly right-of-way of said Fort Worth Highway a distance of 184.48 to the Point of Beginning and containing in all 100,865 square feet or 2.32 acres of land.

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

STATE OF TEXAS COUNTY OF PARKER DATE: WWW 28, 200

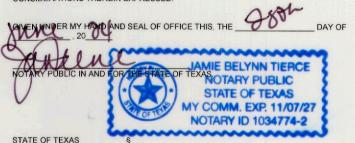
I, JOHNNY DWIRE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK 1, HIGHLAND PARK ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION

THEREIN EXPRESSED 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



COUNTY OF PARKER DATE: 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

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

MY HAND AND SEAL OF OFFICE THIS, THE JAMIE BELYNN TIERCE NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 11/07/27 NOTARY ID 1034774-2

ACCT. NO: 13410

CITY:

MAP NO: K-15

SCH. DIST: WE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS Lila Deakle

202418814 07/23/2024 09:56 AM Fee: 100.00 Lila Deakle, County Clerk Parker County, TX PLAT

13410.001.002.00 13410.001.001.00 (SP)

1/2" IRF LOT 3 BLOCK 1 LOT 2R BLOCK 1 DAVID CLACK V.2948, P.1627 O.R.P.C.T. N68-34'05"W

NOTES

- BEARINGS ARE BASED ON GPS NAD 83 COORDINATES. ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT. ALL LOTS HAVE A 10 BUILDING LINE ALONG THE SIDE AND REAR LOTS UNLESS OTHERWISE SHOWN.
- 4. ALL LOTS HAVE A 25' BUILDING LINE ALONG THE FRONT LOTS UNLESS OTHERWISE SHOWN.
 5. ALL LOTS HAVE A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES
- UNLESS OTHERWISE SHOWN.
 THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY GROUNDWATER
- CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
- ALL LOTS WILL HAVE SEPTIC.
- 7. ALL LOTS WILL HAVE SEPTIC.
 8. ALL LOTS HAVE PRIVATE WELL.
 9. AREA DEDICATIONS: 2.2.4.
 GROSS AREA = 1.32 ACRES
 ROW DEDICATION = 0.00 ACRES
 NET RESIDENTIAL AREA = 3.60 ACRES
 10. THIS PROPERTY LIES IN ZONE "X " ACCORDING TO FLOOD INSURANCE RATE
 MAP 48367C0300E, PARKER COUNTY TEXAS. EFFECTIVE DATE: SEPTEMBER 26,
- 11. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE BREACH INUNDATION LIMITS OF A NATURAL RESOURCES CONSERVATION SERVICE (NRCS)
- REGULATED FLOOD CONTROL STRUCTURE OR A DAM AS DEFINED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ.)

 12. IF THE CURRENT PROPERTY QUALIFIES FOR AN AGRICULTURAL TAX EXEMPTION AND THE PROPOSED USE OF THE PROPERTY IS SUBJECT TO A CHANGE IN THE TAX EXEMPTION, THE PROPERTY MAY BE SUBJECT TO ROLLBACK TAXES FOR THE PREVIOUS THREE (3) YEARS

 13. SEPTIC SYSTEMS WILL NOT BE ALLOWED ON PROPERTIES UNDER 2 ACRES
- WITHOUT PROOF OF WATER SERVICE DRIVEWAY PERMITS ARE TO BE OBTAINED THROUGH THE COUNTY ENGINEER
 ALL MAILBOXES SHALL BE PLACED AND CONSTRUCTED IN ACCORDANCE WITH THE ACCESS DRIVEWAY PERMIT AND DEVELOPMENT RULES AND
- REGULATIONS REQUIREMENTS.

 16. DEVELOPER IS RESPONSIBLE FOR THE DRAINAGE AND THE CLEARING OF OBSTACLES IN THE NEW RIGHT-OF-WAY BETWEEN THE PROPERTY LINE AND 17. THE EXISTING COUNTY ROADWAY DITCH SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH THE PARKER COUNTY TYPICAL ROADWAY SECTION BORROW DITCHES SHOWN ON SHEET 1 OF ARTICLE 9 OF
- THE "CONSTRUCTION STANDARDS" OF PARKER COUNTY DEVELOPMENT RULES 18. NO CULVERT REQUIRED SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR
- OTHER PENALTIES.
 20. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY. 21. LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE BOTH VISIBLE AND READABLE DAY AND NIGHT FROM THE

Waiver for groundwater study approved In Commissioner Court July 22, 2024

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.

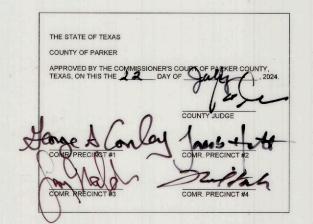
La Ce pholes 6/25/24 Tommy Q. Burks

Registered Professional Land Surveyor No. 5509

Burks Land Surveying

FIRM No. 10069700





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

PREPARED BY:
BURKS LAND SURVEYING 223 CR 1260 DECATUR, TEXAS 76234 (817)228-5577 È—MÁIL: blsurvey98@yahoo.com

CONTACT: QUINT BURKS

FINAL PLAT LOT 2R, BLOCK 1 HIGHLAND PARK ADDITION

> BEING A RE-PLAT OF LOTS 1 AND 2, BLOCK 1 HIGHLAND PARK ADDITION CITY OF WEATHERFORD PARKER COUNTY, TEXAS

2.32 ACRES

15Z