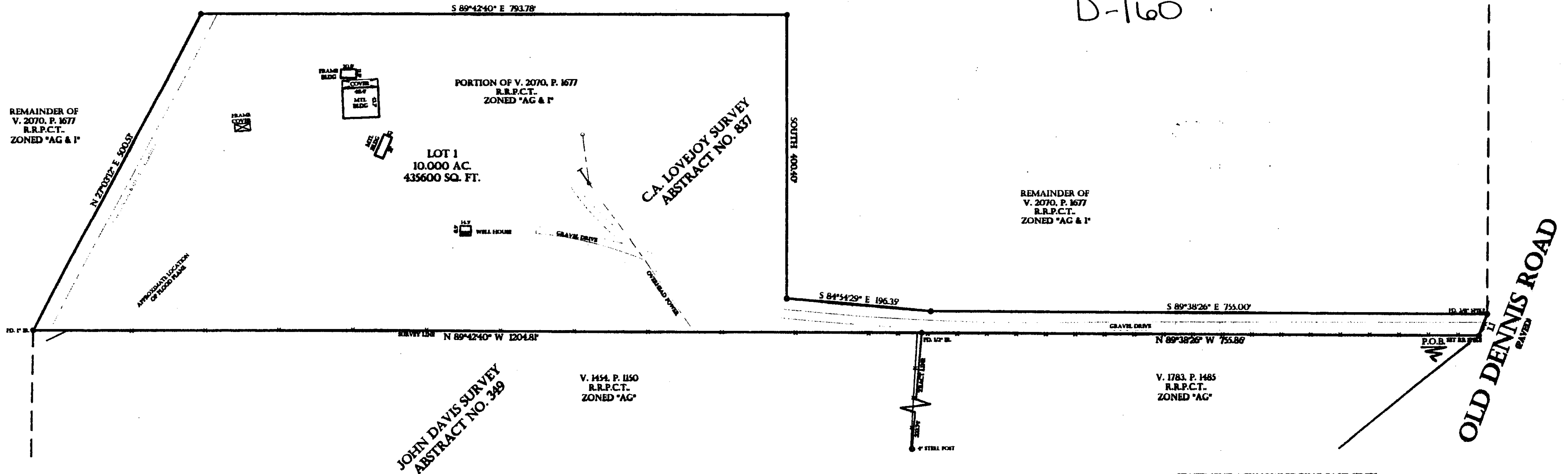


LINE	BEARING	DISTANCE
L1	S 20°42' W	32.06

D-160



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:

[Signature]
SIGNATURE OF CITY PLANNER

CITY OF WEATHERFORD, TEXAS
11/15/2011
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
SIGNATURE OF CITY MANAGER

CITY OF WEATHERFORD, TEXAS
11/22/11
DATE OF APPROVAL

SIGNATURE OF MAYOR

[Signature]
SIGNATURE OF MAYOR

11-22-11
DATE OF APPROVAL

ATTEST:

[Signature]
CITY SECRETARY

11/22/11
DATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, LUCY JOHNSON, BEING THE SOLE OWNER OF A 10.000 ACRE TRACT OF LAND 435,600 SQ. FT. BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHNSON IN VOLUME 2070, PAGE 1677, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A SET RAILROAD SPIKE IN THE WEST OCCUPIED RIGHT OF WAY OF OLD DENNIS ROAD GRAVEDA AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GARNER IN V. 1783, P. 1485, R.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THE JOHN DAVIS SURVEY, ABSTRACT NO. 349 IS CALCULATED TO BEAR N 89°40' W 196.00 FEET.

THENCE N 89°38'26" W 755.00 FEET ALONG THE COMMON BOUNDARY LINE OF SAID JOHNSON TRACT AND SAID GARNER TRACT (V. 1783, P. 1485) TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GARNER IN V. 154, P. 1150, R.R.P.C.T. FOR A CORNER OF THIS TRACT.

THENCE N 89°42'40" W 1204.81 FEET ALONG SAID JOHNSON TRACT AND SAID GARNER TRACT (V. 154, P. 1150) TO A FOUND 1" IRON ROD AT SAID NORTHWEST CORNER OF THE JOHN DAVIS SURVEY, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 27°03'12" E 500.51 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°42'40" E 793.78 FEET TO A SET 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE SOUTH 400.40 FEET TO A SET 1/2" IRON ROD FOR AN ILL CORNER OF THIS TRACT.

THENCE S 84°54'29" E 196.39 FEET TO A SET 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 89°38'26" E 755.00 FEET TO A FOUND 3/8" SPIKE IN THE WEST RIGHT OF WAY LINE OF SAID OLD DENNIS ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 20°42' W 32.06 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID OLD DENNIS ROAD TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LUCY JOHNSON, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, JOHNSON ACRES, AN ADDITION TO PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON.

WITNES MY HAND AT *Weatherford*, PARKER COUNTY, TEXAS

THIS THE 2 DAY OF NOVEMBER, 2011
[Signature]
LUCY JOHNSON

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 _____, 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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF NOV, 2011.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SPECIAL 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.

FLOOD HAZARD ZONE:

THIS TRACT APPEARS TO BE IN A FLOOD HAZARD ZONE "A" ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0380E DATED SEPTEMBER 26, 2008.

UPON DEVELOPMENT OR SUBDIVISION OF LOT 1, A FLOOD STUDY SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS TO ESTABLISH THE FLOODWAY MANAGEMENT AREA AND THE 100 YEAR FLOODPLAIN AND THE NECESSARY EASEMENTS SHALL BE RECORDED."

SPECIAL NOTES:

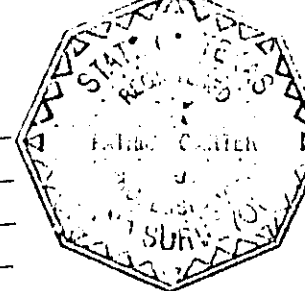
THIS TRACT IS CURRENTLY ZONED I & AG. ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

SURVEYORS CERTIFICATE

THAT I, PATRICK CARTER, 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.

[Signature]
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
817-594-0400 - JN1005191

ACCT. NO: 14018
SCH. DIST.: WE
CITY: CWE
MAP NO.: G-16



Doc# 782074 Fees: \$68.00
12/20/2011 1:55PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK

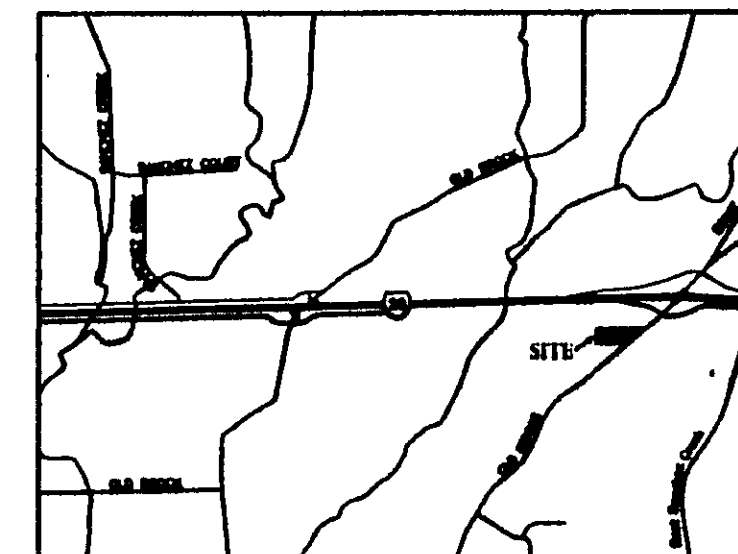
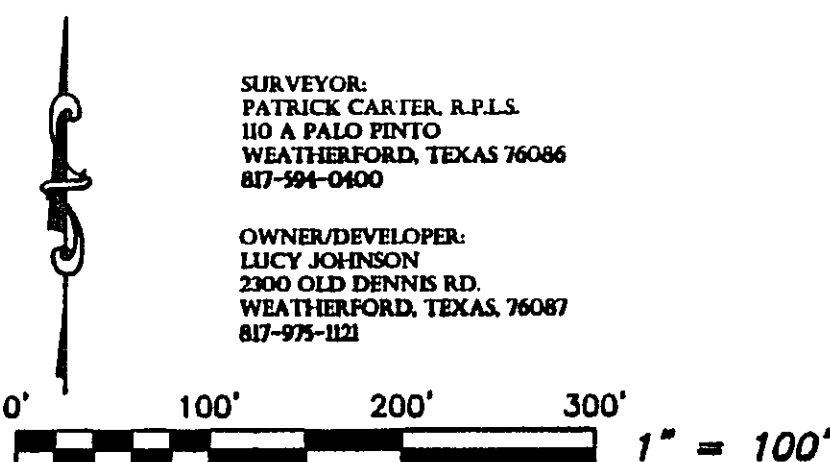
STATEMENT ACKNOWLEDGING EASEMENTS:

WE DO HEREBY WAIVER 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.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE 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 BUILDING, 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 EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:

"THE AREA OR AREAS SHOWN ON THE PLAT AS "V.A.M." (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND AGENTS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID V.A.M. EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE V.A.M. EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FURNITURE. THE CITY MAY WITHDRAW MAINTENANCE OF THE V.A.M. EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE V.A.M. EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE V.A.M. EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, AGENTS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE V.A.M. EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN."



MINOR PLAT
LOT 1
JOHNSON ACRES
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS
BEING A 10.000 ACRES SUBDIVISION
OUT OF THE C.A. LOVEJOY SURVEY
ABSTRACT NO. 837, PARKER COUNTY, TEXAS
SEPTEMBER 2010

CARTER SURVEYING
& MAPPING
110 A PALO PINTO WEATHERFORD, TX 817-594-0400
FAX 817-594-0403