

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.

Dated this the 22 day of December, 2023

By: Monica Johnson
Development & Neighborhood Services Staff

ATTEST: [Signature]
Development & Neighborhood Services Staff

STATE OF TEXAS } OWNER'S ACKNOWLEDGMENT AND DEDICATION

COUNTY OF PARKER }

I, Cynthia Shannon, the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Description for a tract of land being all of Lot 2, Knuteson Addition, an addition to City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 757, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron found in the Westerly line of Azle Highway (F.M. 730), said iron being for the Southwest corner of said Lot 2 and for the Southeast corner of Lot 1;

thence N $36^{\circ}25'38''$ W, 896.52 feet to a capped iron found at the Northwest corner of said Lot 2 and the Northeast corner of said Lot 1 and being in the South line of that certain tract of land described in deed to C.C. Reynolds Estate, recorded in Volume 1125, Page 352, Real Records, Parker County, Texas;

thence S $88^{\circ}51'56''$ E, with the common line of said Lot 2 and said Volume 1125, Page 352, 35.62 feet to a capped iron set, said iron being for the Southeast corner of said Volume 1125, Page 352 and the Southwest corner of Tract II, described in deed to Arkos Realty & Investment, L.P., recorded in Clerks File No. 201415483, Real Records, Parker County, Texas;

thence S $89^{\circ}07'39''$ E, with the North line of said Lot 2 and with the South line of Tract II & Tract I of said Clerks File No. 201415483, 1116.81 feet to a $\frac{3}{8}$ " iron found in the Westerly line of said Azle Highway (F.M. 730), said iron being for the Northeast corner of said Lot 2 and for the Southeast corner of said Tract I, Clerks File No. 201415483 and being for the beginning of a curve to the left whose radius is 11409.16 feet;

thence with the Westerly line of said Azle Highway, (F.M. 730) and with said curve to the left with an arc length of 379.51 feet, with a chord bearing of S $40^{\circ}52'03''$ W, with a chord length of 379.49 feet to a $\frac{1}{2}$ " iron found;

thence S $41^{\circ}43'52''$ W, with the Westerly line of said Azle Highway, (F.M. 730), 558.31 feet to the point of beginning and containing 9.458 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cynthia Shannon acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lots 2R1, 2R2 & 2R3, Knuteson Addition, an addition to the City of Weatherford, 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 at any time procuring permission from anyone.

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

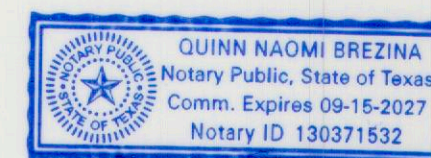
Cynthia Shannon
Cynthia Shannon

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Cynthia Shannon, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of December, 2023.

[Signature]
Notary Public
Parker County, Texas.



14138.001.002.00

14138
WE
J-14

KNOW ALL MEN BY THESE PRESENTS:

That I, Doug Burt, 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]
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 12-18-23

OWNER/DEVELOPER
CYNTHIA SHANNON
1257 AZLE HIGHWAY
WEATHERFORD, TEXAS 76085

Re-Plat
Lots 2R1, 2R2 & 2R3, Block 1,
KNUTESON ADDITION,
an addition to the City of Weatherford, Parker County,
Texas, according to the plat thereof recorded in Cabinet
C, Slide 757, Plat Records, Parker County, Texas and being
9.458 acres of land.

2023615PLAT

C.C. REYNOLDS ESTATE
VOLUME 1125, PAGE 352TRACT II
ARKOS REALTY & INVESTMENT, L.P.
CLERKS FILE NO. 201415483TRACT I
ARKOS REALTY & INVESTMENT, L.P.
CLERKS FILE NO. 201415483S $88^{\circ}51'56''$ E
35.62'

CAPPED IRON FOUND

CAPPED IRON SET

S $89^{\circ}07'39''$ E 1116.81'

793.83'

10' DRAINAGE/UTILITY ESMT. (PER PLAT)

5/8" IRON FOUND

10' UTILITY & DRNG. ESMT. (PER PLAT)

322.98'

20' CROSSTEX NORTH TEXAS GATHERING, L.P. ESMT.

VOLUME 2598, PAGE 308 (PER PLAT)

LOT 2R2, BLOCK 1
4.622 ACRESLOT 2R3, BLOCK 1
2.364 ACRESEXTRA-TERRITORIAL JURISDICTION
CITY LIMIT LINE
CITY OF WEATHERFORD
S $41^{\circ}43'52''$ W 422.23'60' COMMON ACCESS ESMT.
(PER THIS FILING)
N $89^{\circ}43'52''$ E 336.41'

28.98'

5/8" IRON FOUND

CITY LIMIT LINE

N $89^{\circ}43'52''$ E 592.72'60' BRAZOS ELECTRIC EASEMENT
VOLUME 283, PAGE 468
VOLUME 303, PAGE 90
(PER PLAT)LOT 2R1, BLOCK 1
2.472 ACRES10' DRAINAGE/UTILITY ESMT. (PER PLAT)
S $41^{\circ}43'52''$ W 558.31'
AZLE HIGHWAY
(F.M. 730)
100' RIGHT OF WAY

1/2" IRON FOUND

30'

100'

30'

BASE BEARING PER GPS OBSERVATIONS - NORTH
TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL
ZONE 4202.SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF
UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS
OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE
DIGGING, TRENCHING, EXCAVATING OR BUILDING.ACCORDING TO THE F.I.R. MAP, PANEL NO.
48367C0300-E, DATED SEPTEMBER 26, 2008,
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD.SELLING A PORTION OF ANY LOT IN 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.ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS
HAVE BEEN VACATED OR INCORPORATED INTO THE
CREATION OF THIS PLAT.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle202408953
04/09/2024 03:37 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F695

0' 100' 200' 300'

SCALE 1"= 100'

HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616