

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0270E,
DATED SEPTEMBER 26, 2008

NOTE: 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

NOTE: ALL EXISTING EASEMENTS AND/OR DEDICATIONS
HAVE BEEN INCORPORATED INTO THIS PLAT

NOTE: FUTURE DEVELOPMENT MAY BE SUBJECT TO THE
INSTALLATION, BONDING OR SURETY OF PUBLIC
IMPROVEMENTS AND INFRASTRUCTURE DEEMED
NECESSARY BY THE CITY OF WEATHERFORD.

NOTE: WATER SERVICE WILL BE SUPPLIED BY THE CITY
OF WEATHERFORD

NOTE: SEWER SERVICE WILL BE SUPPLIED BY THE CITY
OF WEATHERFORD

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR
DAMAGES AGAINST THE CITY OCCASIONED BY THE
ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF
THE SURFACES OF ANY PORTION OF THE EXISTING
STREETS AND ALLEYS, OR NATURAL CONTOURS, TO
CONFORM TO THE GRADES ESTABLISHED IN THE
SUBDIVISION.

15120
WE
CWE
H-14

STATE OF TEXAS
COUNTY OF PARKER

That I, ZAIDA HUERTA PADRON, the owner of the land shown on this plat, and designated herein as LOT 1R-A and LOT 1R-B in Block 19 of Milliken Heights, an addition to the City of Weatherford, Parker County, Texas, and whose name is subscribed hereto, do 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.

Zaida R Huerta Padron
ZAIDA HUERTA PADRON

11-7-23
Date

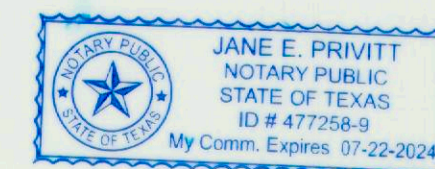
STATE OF TEXAS

COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ZAIDA HUERTA PADRON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 7th day of November, 2023

Jane E. Priddy
Signature



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 9th day of November, 2023

BY: Monica Johnson
Development & Neighborhood Services Staff

ATTEST: BQR
Secretary

LEGAL DESCRIPTION

Of a 0.518 acre tract of land, being all of Lot 1R in Block 19 of Milliken Heights, according to plat recorded in Cabinet D, Slide 553 of the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) at the intersection of the south right of way line of Common Street and the east line of a 20 foot alley for the northwest and beginning corner of this tract.

Thence N. 89 deg. 56 min. 57 sec. E. 90.00 feet along the south right of way line of said Common Street to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 2R of said Milliken Heights for the most northerly northeast corner of this tract.

Thence S. 00 deg. 07 min. 18 sec. E. 67.60 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 2R for an ell corner of this tract.

Thence N. 89 deg. 56 min. 57 sec. E. 110.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Lot 2R and in the west right of way line of Van Winkle Street for the most easterly northeast corner of this tract.

Thence S. 00 deg. 07 min. 18 sec. E. 82.40 feet along the west right of way line of said Van Winkle Street to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 7 in Block 19 of Milliken Heights, according to plat recorded in Volume 69, Page 640 of the Deed Records for the southeast corner of this tract.

Thence S. 89 deg. 56 min. 57 sec. W. 200.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 7 and in the east line of said 20 foot alley for the southwest corner of this tract.

Thence N. 00 deg. 07 min. 18 sec. W. 150.00 feet to the place of beginning.

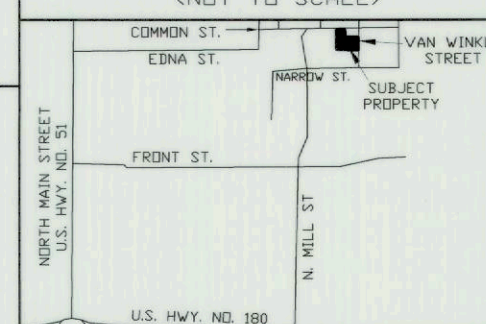
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION ON AUGUST 30, 2022

Philip E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN221104 15199.crd FN230962



VICINITY MAP (NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 600
DATE 11-9-2023

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202329303
11/09/2023 03:54 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER INFORMATION

ZAIDA PADRON
141 ENCHANTED OAKS COURT
HUDSON OAKS, TEXAS 76087
682-375-7370

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

MINOR PLAT

LOT 1R-A & LOT 1R-B
MILLIKEN HEIGHTS
BLOCK 19

A DIVISION OF A 0.518 ACRE TRACT,
BEING ALL OF LOT 1R IN BLOCK 19 OF
MILLIKEN HEIGHTS, AN ADDITION TO THE
CITY OF WEATHERFORD, ACCORDING TO
PLAT RECORDED IN CABINET D, SLIDE
553 OF THE PLAT RECORDS OF PARKER
COUNTY, TEXAS

PLAT DATE: SEPTEMBER 15, 2023

SCALE - 1" = 30 FEET



15120.019.005.00