NOTES:

AT THE TIME OF THIS SURVEY THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE, OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0270E, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.

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.

UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S 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 FASEMENT. 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.

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING

BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS,

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS

AREA SHOWN TO BE RESERVED BY THE CITY OF WEATHERFORD FOR THE PURPOSES OF FUTURE TRANSPORTATION INFRASTRUCTURE IS BASED ON THE CITY OF WEATHERFORD'S MASTER THOROUGHFARE PLAN AND IS SUBJECT TO CHANGE RELOCATION, REVOCATION, ABANDONMENT, AND/OR EXPANSION AT THE REQUEST BY AND AT THE FULL EXPENSE OF THE CITY OF WEATHERFORD. IN ADDITION, THERE SHALL BE NO CONSTRUCTION WITHIN SAID RESERVED AREA, SAVE FOR Fransportation infrastructure, unless the city of weatherford decides to change, relocate, revoke or ABANDON, SAID RESERVATION, AT WHICH TIME THE CURRENT OWNER WILL HAVE ALLOWANCE TO USE SAID AREA FOR ALL INTENDED AND DESIRED PURPOSES WITHIN ALLOWABLE CITY ZONING REGULATIONS.

THE HEREIN STATED OWNERS AND SUBSEQUENT OWNERS DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND

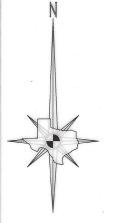
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY RECOMENDED FOR APPROVAL AND PASSED TO THE CITY COUNCIL OF WEATHERFORD FOR ITS CONSIDERATION FOR APPROVAL

CONSIDERATION BY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

Malerda Noveal

5/18/21



SURVEYOR: KYLE RUCKER, R.P.L.S. 104 S. WALNUT ST. WEATHERFORD, TX, 76086 817-594-0400

TEXAS COMMUNITY DEVELOPMENT CORP PO BOX 2739 WEATHERFORD, TX 76086

WEST PARK INTERESTS, LTD (A PAVED SURFACE - VARIABLE WIDTH R.O.W.) FND. 1/2" IR TEXAS PYTHIAN HOME D.R.P.C.T. ABSTRACT No. 906 M. MESA SURVEY ABSTRACT No. 856 LOT 1, BLK 1 WILSON DOC# 201814383 0.437 Acres M. PARIS V. 2714, P. 1327 O.R.P.C.T. 15' BUILDING LINE N 88°43'00" W 154.40' WILLIAMS V. 1188, P. 68 Curve 1 - C1 20906.085.001.00 Radius: 1045.00' Arc Length: 51.15' Chord: S 34°54'11" W 51.14 FND. 1/2" IR

> **ACCT NO: 17586** SCH DIST: WE CITY: CWE

STATE OF TEXAS COUNTY OF PARKER

WHEREAS TEXAS COMMUNITY DEVELOPMENT CORP, BEING SOLE OWNER OF A 0.483 ACRES TRACT OF LAND OUT OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOC# 201808324, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

BEGINNING AT A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE OCCUPIED AND APPARENT SOUTH LINE OF BANKHEAD HIGHWAY (AS IT EXISTS) AND THE CALLED WEST LINE OF THE M.MESA SURVEY, ABSTRACT No. 864, PARKER COUNTY, TEXAS, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHEAST CRNER OF SAID SARAH MONK SURVEY, ABSTRACT No. 906 BEARS S 00°22'40" E 1030.64 FEET.

THENCE S 00°20'23" E 141.60 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 88°43'00" W 154.40 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 19°17'19" E 203.82 FEET TO FOUND 1/2" IRON ROD IN THE SAID SOUTH LINE OF BANKHEAD HIGHWAY FOR THE NORTHWEST CORNER OF THIS

THENCE S 57°48'59" E 101.84 FEET ALONG THE SOUTH LINE OF SAID BANKHEAD HIGHWAY TO THE POINT OF BEGINNING

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS COMMUNITY DEVELOPMENT CORP, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1: SOUTHSIDE BANKHEAD ADDITION No. 1, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE 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

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

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 EXECUTIVE DIRECTOR OF TEXAS COMMUNITY DEVELOPMENT CORP., 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _________, 2021. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MATTHEW KORONCZOK Notary Public, State of Texas Comm. Expires 09-19-2023 Notary ID 132180003

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

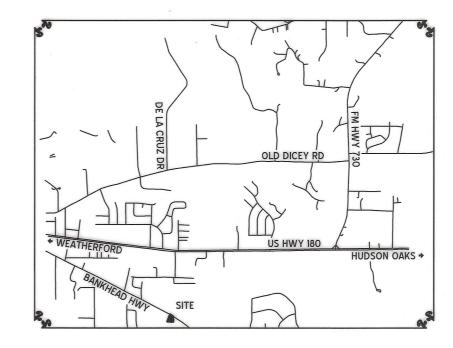
THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444. TEXAS SURVEYING, INC., 110 PALO PINTO ST. WEATHERFORD, TX 76086 DECEMBER, 2017 - JN170948P



FILED AND RECORDED 202120772 05/26/2021 11:31 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

PLAT CABINET E, SLIDE 764



FINAL PLAT LOT 1, BLOCK 1 SOUTHSIDE BANKHEAD ADDITION No. 1. AN ADDITION TO THE CITY OF WEATHERFORD. PARKER, COUNTY, TEXAS.

A 0.483 ACRES TRACT OF LAND BEING A PORTION OF THE SARAH MONK SURVEY, ABSTRACT No. 906, PARKER COUNTY, TEXAS. **APRIL 2021**



