

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

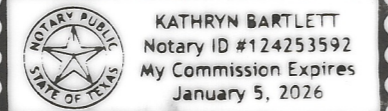
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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.

DEED RESTRICTION CERTIFICATION STATEMENT

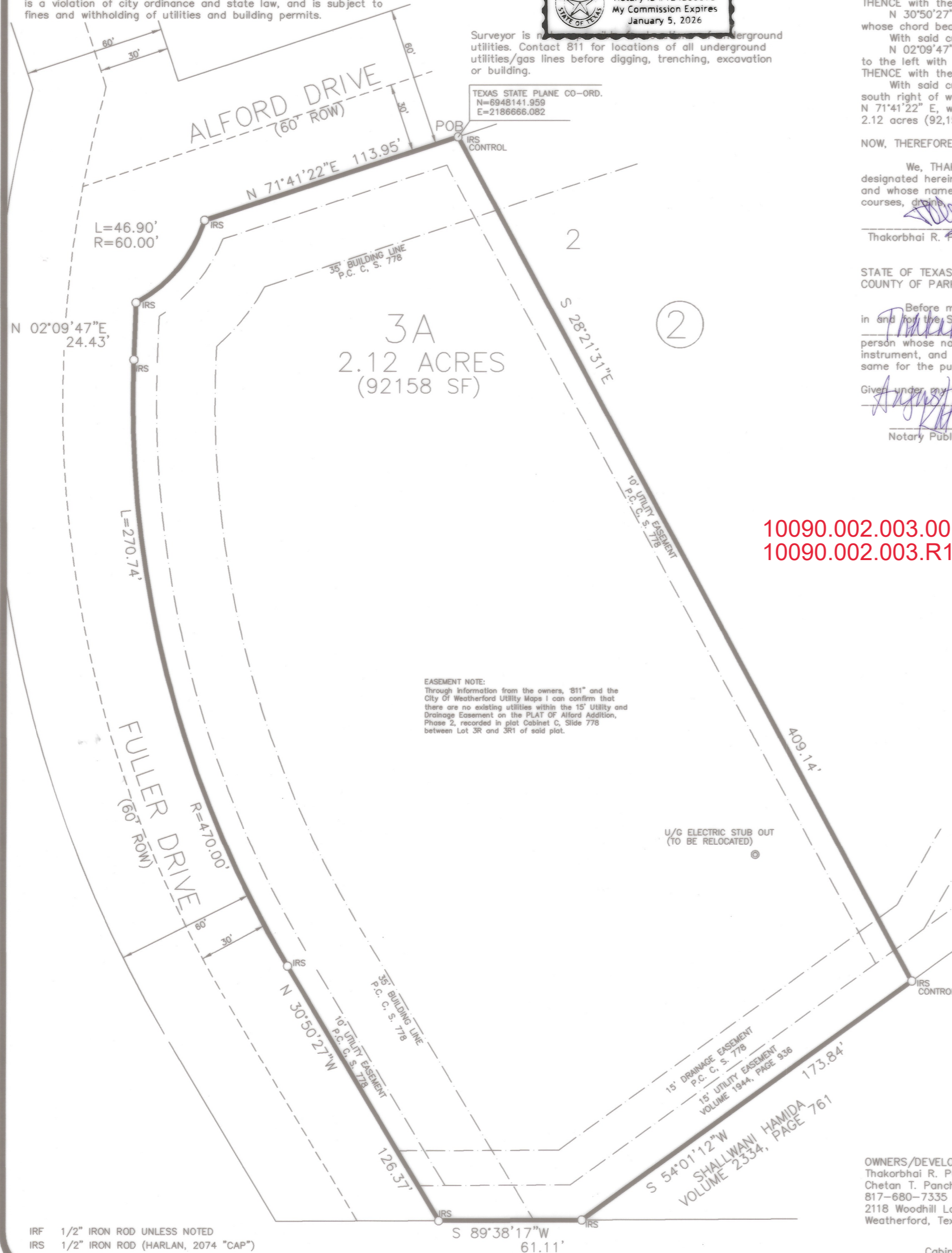
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: Thakorbhai R. Panchal, Chetan T. Panchal
SWORN TO AND SUBSCRIBED before me this 22nd day of August, 2022
Notary Public: Kathryn Bartlett



Surveyor is not responsible for locations of all underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

TEXAS STATE PLANE CO-ORD.
N=6948141.959
E=2186666.082



EASEMENT NOTE: Through information from the owners, 811 and the City of Weatherford Utility Maps I can confirm that there are no existing utilities within the 15' Utility and Drainage Easement on the PLAT OF Alford Addition, Phase 2, recorded in Plat Cabinet C, Slide 778 between Lot 3R and 3R1 of said plat.

U/G ELECTRIC STUB OUT (TO BE RELOCATED)

OWNERS/DEVELOPERS: Thakorbhai R. Panchal, Chetan T. Panchal, 2118 Woodhill Lane, Weatherford, Texas 76087

Cabinet/Instrument# F 318

202233476 PLAT Total Pages: 1

STATE OF TEXAS COUNTY OF PARKER

WHEREAS THAKORBHAI R. PANCHAL (Vol. 2651, P. 446 and Doc 202211447) and CHETAN T. PANCHAL (Doc 201308117 and 202211448), are the owners of a tract of land situated in and being all of Lot 3R and Lot 3R1, Block 2, ALFORD ADDITION, PHASE 2, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 778, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northeast corner of said Lot 3R in the south right of way line of Alford Drive, said iron being the northwest corner of Lot 2, Block 2, said Alford Addition, Phase 2; THENCE S 28°21'31" E, with the common line of said Lot 3R, Lot 3R1 and Lot 2, 409.14 feet to an iron rod set in the south line of said Phase 2 and the north line of a tract of land described by deed to Shallwani Hamida recorded in Volume 2334, Page 761, Official Records, Parker County, Texas; THENCE with the south line of said Phase 2 the following courses and distances; S 54°01'12" W, 173.84 feet to an iron rod set; S 89°38'17" W, 61.11 feet to an iron rod set in the east right of way line of Fuller Drive, a 60' ROW; THENCE with the east right of way line of said Fuller Drive the following courses and distances; N 30°50'27" W, 126.37 feet to an iron rod set at the beginning of a curve to the right with a radius of 470.0 feet and whose chord bears N 14°20'16" W, 267.02 feet; With said curve to the right through a central angle of 33°00'19" and a distance of 270.75 feet to an iron rod set; N 02°09'47" E, 24.43 feet to an iron rod set in the south right of way line of said Alford Drive in a non-tangent curve to the left with a radius of 60.0 feet and whose chord bears N 39°46'12" E, 45.72 feet; THENCE with the south right of way line of said Alford Drive the following course and distances; With said curve to the left through a central angle of 44°47'27" and a distance of 46.91 feet to an iron rod set in the south right of way line of said Alford Drive; N 71°41'22" E, with the south right of way line of said Alford Drive, 113.95 feet to the POINT OF BEGINNING and containing 2.12 acres (92,158 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

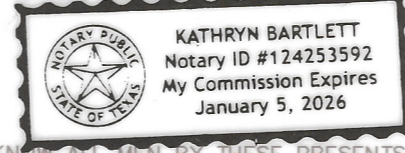
We, THAKORBHAI R. PANCHAL and CHETAN T. PANCHAL, the undersigned, owners of the land shown on this plat and designated herein as LOT 3A, BLOCK 2, ALFORD ADDITION, PHASE 2, A SUBDIVISION IN THE CITY OF WEATHERFORD, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drainage easements, and public places thereon shown for the purpose and consideration therein expressed.

Thakorbhai R. Panchal, Chetan T. Panchal

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 Thakorbhai R. Panchal, known to me by 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 considerations therein expressed.

Given under my hand and seal of office this 22nd day of August, 2022. Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

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.

David Harlan, Jr., Texas Registered Professional Land Surveyor, No. 2074

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 David Harlan, Jr., 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 they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22nd day of August, 2022.

Tanya Davis, Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

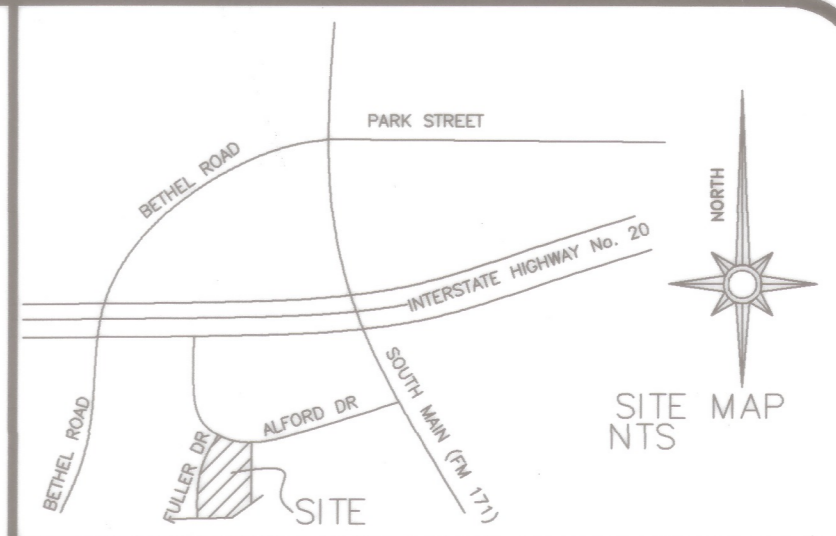
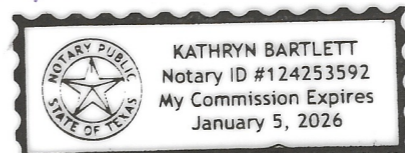
Lila Deakle, County Clerk, Parker County, Texas

202233476 09/08/2022 03:53 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

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 Chetan T. Panchal, known to me by 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 considerations therein expressed.

Given under my hand and seal of office this 22nd day of August, 2022. Notary Public in and for the State of Texas



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0385 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

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 N/A, known to me by 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_, 2022.

Notary Public in and for the State of Texas

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.

Date: 7th day of September, 2022.

By: Mon Barron, Development & Neighborhood Services Staff

ATTEST: Mon Barron, Secretary

10090 WE CWE H-16

MINOR PLAT LOT 3A, BLOCK 2 ALFORD ADDITION, PHASE 2 A SUBDIVISION IN THE CITY OF WEATHERFORD, TEXAS Being a replat of Lot 3R and Lot 3R1, Block 2, Alford Addition, Phase 2, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 778, Plat Records, Parker County, Texas

April 2022

HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM #10088500 harlanland@yahoo.com

