

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ALLAN G. NOLAN AND SANDRA W. NOLAN (Volume 1374, Page 292) are the owners of a tract of 10.04 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 137, ABSTRACT No. 1346 an addition in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the east right of way line of Farm to Market Highway No. 920, said iron being the northwest corner of Lot 1, House Addition, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 320, Plat Records, Plat Records, Parker County, Texas;

THENCE N 26°32'48" W, with the east right of way line of said Farm to Market Highway No. 920, 356.75 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of a tract of land described by deed to Theresa Riley recorded in Doc No. 201628200, Official Records, Parker County, Texas;
THENCE N 89°28'58" E, with the south line of said Theresa Riley tract, 1362.20 feet to an iron rod set in the west line of a tract of land described by deed to Cann-Weatherford recorded in Doc No. 201614343, Official Records, Parker County, Texas;
THENCE with the west line of said Cann-Weatherford tract the following courses and distances:
S 22°31'10" E, 258.00 feet to an iron rod set;
S 10°09'02" E, 81.73 feet to a 1/2" iron rod found at the northeast corner of Lot 2, said House Addition;
THENCE S 89°28'58" W, with the north of said House Addition, 1335.98 feet to the POINT OF BEGINNING and containing 10.04 acres (437,077 square feet) of land.

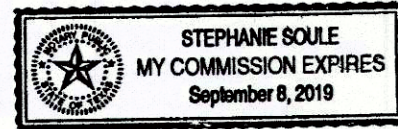
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ALLAN G. NOLAN AND SANDRA W. NOLAN, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, ANC #2, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 10.04 acres situated in and being a portion of the T & P RR Company Survey Section No. 137, Abstract No. 1346 an addition in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, 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

WITNESS, my hand, this the 10th day of June 2019.

Allan G. Nolan
Allan G. Nolan
Sandra W. Nolan
Sandra W. Nolan



201914745 PLAT Total Pages: 1

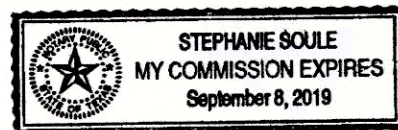
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ALLAN G. NOLAN, known to me by the person whose name is subscribed to the 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 10th day of June 2019.

Stephanie Soule
Notary Public in and for the State of Texas

My Commission Expires on: 9-8-19



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 SANDRA W. NOLAN, known to me by the person whose name is subscribed to the 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 10th day of June 2019.

Stephanie Soule
Notary Public in and for the State of Texas

My Commission Expires on: 9-8-19



This property is located in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas.

Paul Johnson 6-14-19
Mayor, City of Weatherford Date

ATTEST:
Christa Peacock
City Secretary, City of Weatherford Date

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City.

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.

DEED RESTRICTION CERTIFICATION STATEMENT

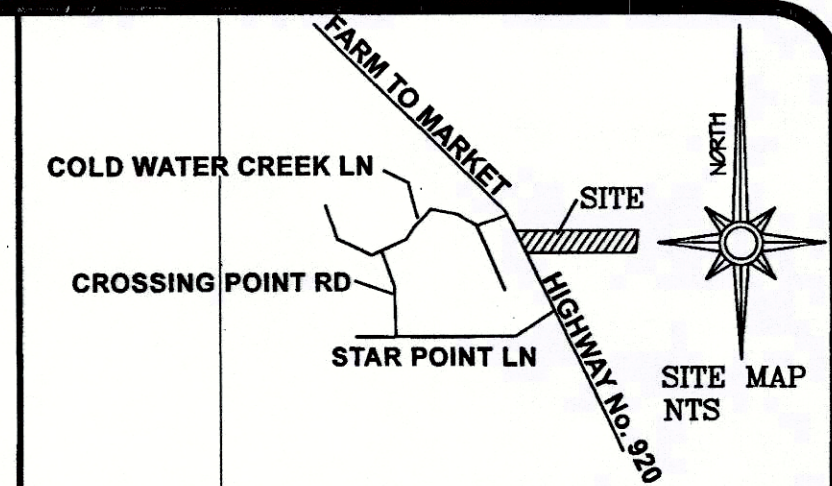
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Allan G. Nolan
Owner

SWORN TO AND SUBSCRIBED before me this 10th day of June 2019.

Stephanie Soule
Notary Public in and for the State of Texas

My Commission Expires on: 9-8-19



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0265 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

KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, 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.

David Harlan, Jr.
David Harlan, Jr.
Registration No. 2074
February 8, 2019

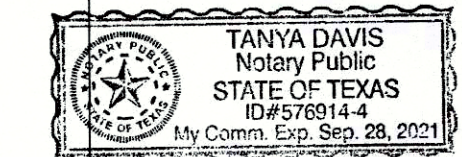
STATE OF TEXAS)
COUNTY OF PARKER)

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 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, this 7th day of June 2019.

Tanya Davis
Notary Public in and for the State of Texas

My Commission Expires on: 9-28-21

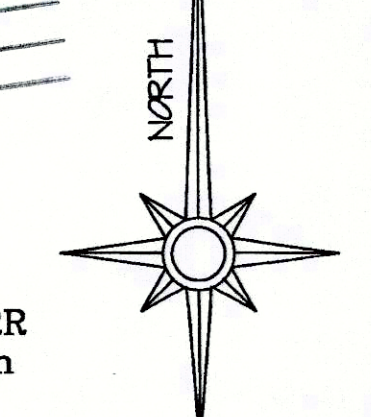


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

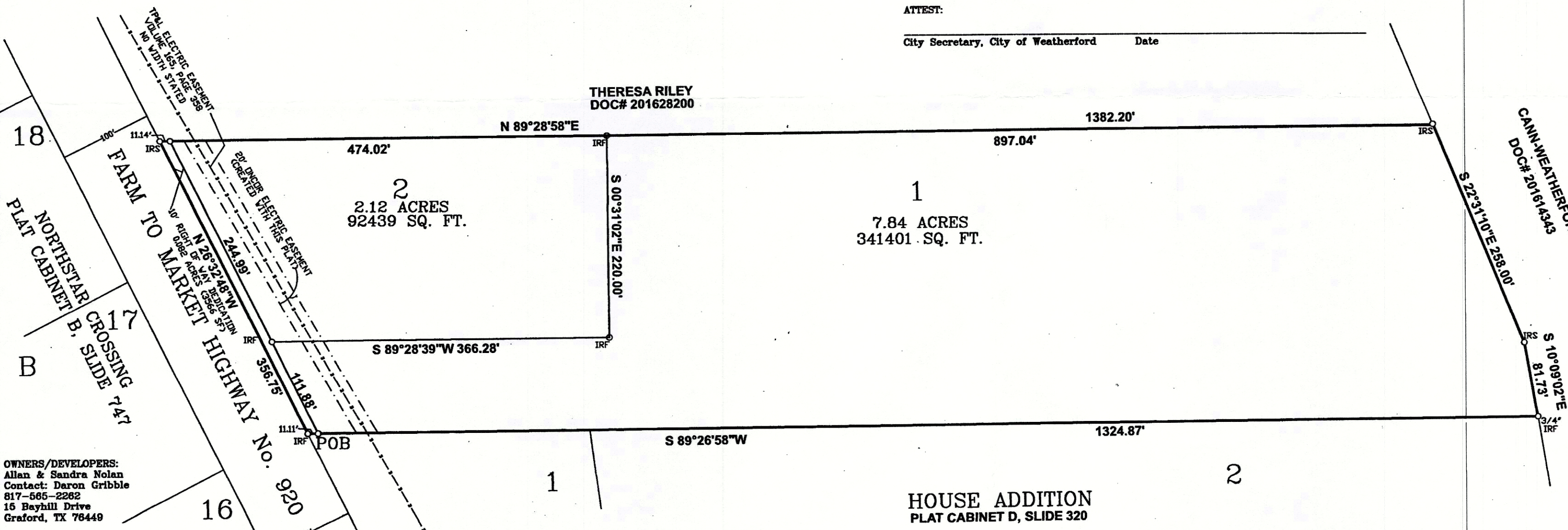
201914745
06/14/2019 03:14 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 10016
SCH. DIST.: PE
CITY: G-13
MAP NO.:



SCALE: 1" = 100'

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



OWNERS/DEVELOPERS:
Allan & Sandra Nolan
Contact: Daron Gribble
817-505-2262
15 Bayhill Drive
Graford, TX 76449

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

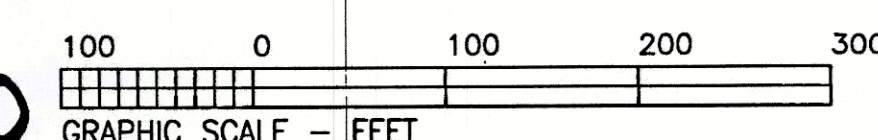
Per Client: NO LIEN HOLDER

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.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the City of Weatherford for filing at the office of the County Clerk Of Parker County, Texas
RECOMMENDED BY CITY PLANNER
[Signature] 6-11-19
Signature of City Planner Date of Recommendation
APPROVED BY: Mayor/City Manager
[Signature] 6-13-19
Signature of Mayor/City Manager Date of Approval
ATTEST:
Christa Peacock 6-13-19
City Secretary Date

21346.004.000.00

May 2019



IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument# E 310 Slide