

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.

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.

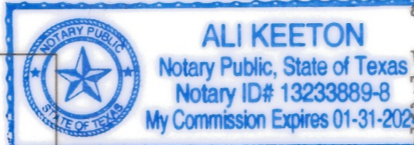
DEED RESTRICTION CERTIFICATION STATEMENT

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: Benjamin Roy Schoonover and Donna Schoonover

SWORN TO AND SUBSCRIBED before me this 13th day of December, 2021.

Notary Public in and for the State of Texas



NOTE: NO NEW ROADS NEEDED

WATER: INDIVIDUAL PRIVATE WATER WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

STATE OF TEXAS COUNTY OF PARKER

202148711 PLAT Total Pages: 1

WHEREAS BENJAMIN ROY SCHOONOVER AND DONNA SCHOONOVER (Doc No. 201414078) are the owners of 7.963 acres situated in and being all of Lot 2, BD Acres, an addition in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet F, Slide 24, 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 southeast corner of Lot 1, said BD Acres in the west right of way line of North Bend Road and the northeast corner of Lot 2, said BD Acres;

THENCE with the south line of said North Bend Road the following courses and distances; S 13°56'10" E, 340.14 feet to an iron rod set at the beginning of a curve to the right with a radius of 1810.0 feet and whose chord bears S 05°39'25" E, 299.76 feet; With said curve to the right through a central angle of 09°29'59" and a distance of 300.10 feet to an iron rod set; S 00°54'26" E, 242.82 feet to an iron rod set in the north right of way line of the future Ric Williamson Memorial Loop; THENCE S 89°30'48" W, with the north right of way line of said proposed Ric Williamson Memorial Loop, 43.72 feet to an iron rod set; THENCE N 00°29'24" W, 235.48 feet to an iron rod set; THENCE N 56°57'07" W, 214.81 feet to an iron rod set; THENCE N 08°40'13" E, 472.45 feet to an iron rod set at the southwest corner of said Lot 1 and the northwest corner of said Lot 2; THENCE N 80°52'33" W, 343.60 feet to the POINT OF BEGINNING and containing 7.963 acres (346854 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned, owners of the land shown on this plat and designated herein as LOT 2R AND LOT 2R1, BD ACRES, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and whose name is subscribed hereto, 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.

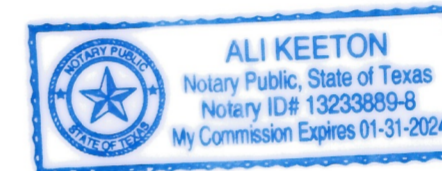
Benjamin Roy Schoonover and Donna Schoonover

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 BENJAMIN ROY SCHOONOVER, 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 the 13th day of December, 2021.

Notary Public in and for the State of 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 DONNA SCHOONOVER, 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 the 13th day of December, 2021.

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.

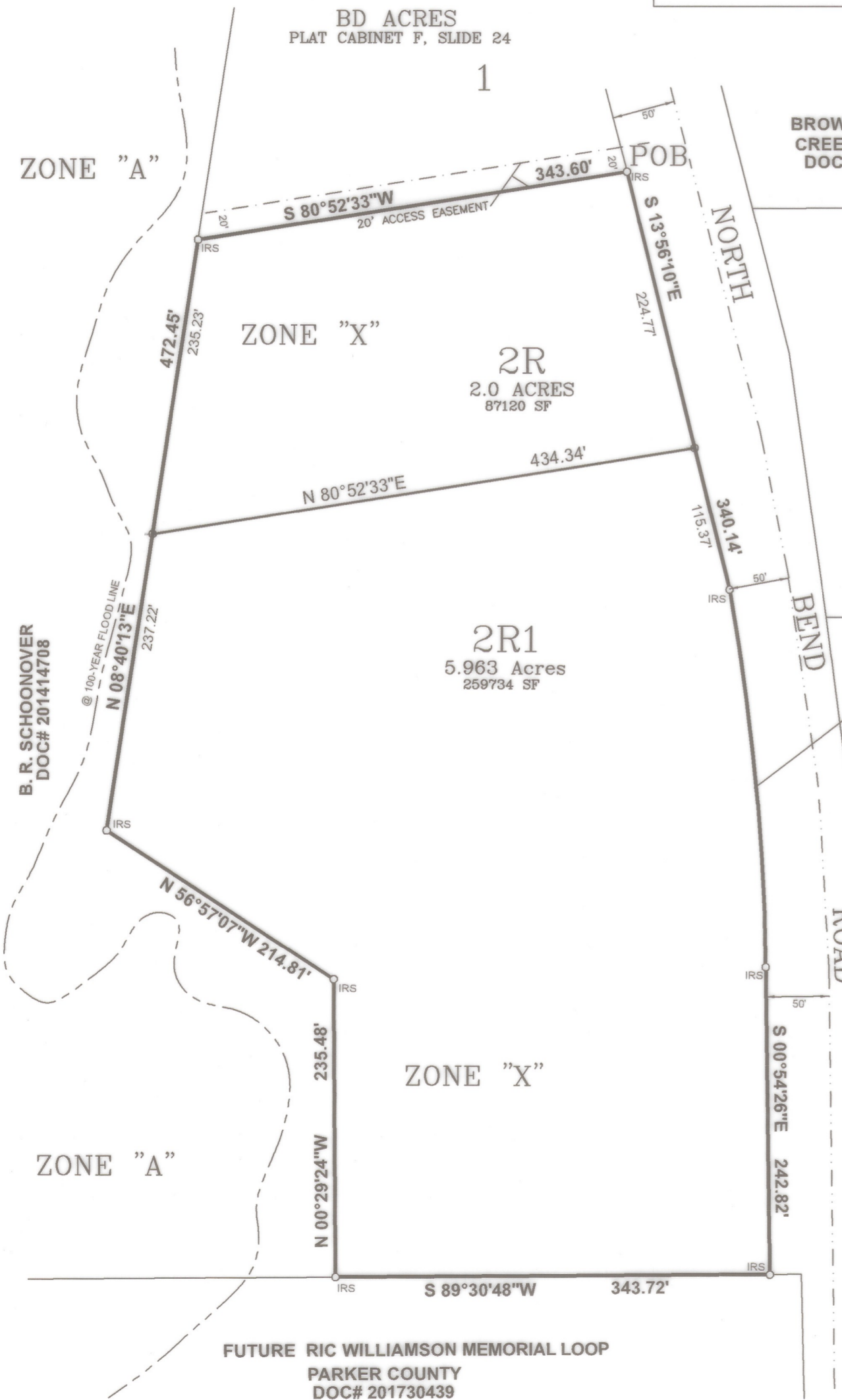
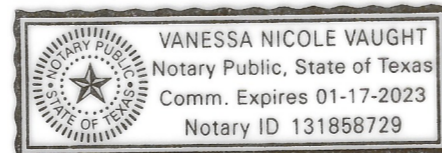
David Harlan, Jr. Texas Registered Professional Land Surveyor, No. 2074

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 21st day of November, 2021.

Notary Public in and for the State of Texas



BROWN'S WILLOW CREEK FARM, LLC DOC# 201310175

JAMIE STEWARD DOC# 202102196

L=300.10' R=1810.0' S 05°39'25" E 299.76'

JAMIE STEWARD DOC# 201933070

PARKER COUNTY UNAVAILABLE

FUTURE RIC WILLIAMSON MEMORIAL LOOP PARKER COUNTY DOC# 201730439

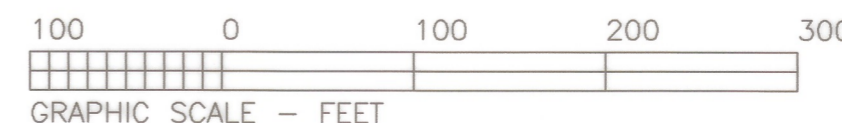
IRF 1/2" IRON ROD UNLESS NOTED IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

OWNERS/DEVELOPERS: Benjamin Roy Schoonover 817-613-4900 3517 Old Dennis Rd Weatherford, TX 76087

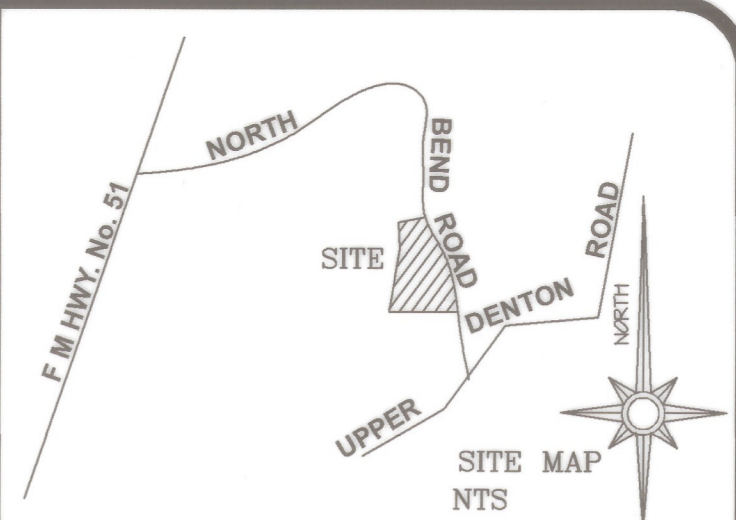
SHEET ONE OF ONE

Cabinet/Instrument#

F Slide 110



October 2021



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 E EFFECTIVE DATE: SEPTEMBER 26, 2008 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

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 this the 13th day of December, 2021.

By: Development & Neighborhood Services Staff

ATTEST: Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202148711 12/14/2021 02:19 PM Fee: 78.00 Lila Deakle, County Clerk Parker County, Texas PLAT

REPLAT LOT 2R AND LOT 2R1, BD ACRES AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS 7.963 Acres, Being a replat of Lot 2, BD Acres, an addition in the extra-territorial jurisdiction of the City of Weatherford Parker County, Texas, according to the plat recorded in Plat Cabinet F, Slide 24 Plat Records, Parker County, Texas

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 harlanland@yahoo.com