

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.

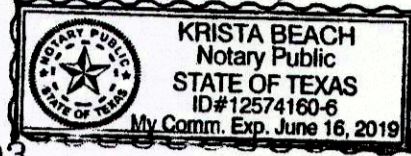
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.

Victoria Aguilar, Owner. Notary Public in and for the State of Texas. My Commission Expires On: June 16, 2019.



STATE OF TEXAS) 201804058 PLAT Total Pages: 1
COUNTY OF PARKER)

WHEREAS, VICTORIA AQUINO AGUILAR (Doc No. 2018003140, is the Owner of 0.77 Acres situated in and being the West 1/2 of Lots 1 - 4 and the north 40 feet of Lot 5, Block 40; West 1/2 of the East 1/2 of Lot 1 and Lot 2, Block 40, CARTER'S ADDITION and the south 30' of West 5th Street (City of Weatherford Resolution No. 63, dated December 22, 1960), according to the plat recorded in Volume 329, Page 618 and the 1905 Myers Map of the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the in the south right of way line of said West 5th Street, said iron being N 00°59'33" E, 30.00 feet from the northwest corner of said Lot 1, Block 40; THENCE N 89°59'43" E, with the south line of said West 5th Street, 150.01 feet to an iron rod set; THENCE S 00°16'16" E, 126.77 feet to an iron rod set; THENCE S 89°59'43" W, 52.81 feet to an iron rod set; THENCE S 00°59'33" W, 143.21 feet to an iron rod set; THENCE S 89°59'43" W, 100.00 feet to an iron rod set; THENCE N 00°59'33" E, 270.00 feet to the POINT OF BEGINNING and containing 0.77 acres (33,513 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, VICTORIA AQUINO AGUILAR, does hereby adopt this plat designating the herein above described property as LOT 5R, BLOCK 40, CARTER'S ADDITION, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of 0.77 Acres situated in and being the West 1/2 of Lots 1 - 4 and the north 40 feet of Lot 5, Block 40; West 1/2 of the East 1/2 of Lot 1 and Lot 2, Block 40, Carter's Addition and the south 30' of West 5th Street (City of Weatherford Resolution No. 63, dated December 22, 1960), according to the plat recorded in Volume 329, Page 618 and the 1905 Myers Map 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 21 day of February, 2018.

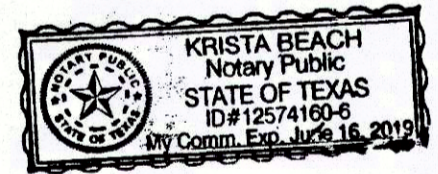
Victoria Aguilar, Victoria Aquino Aguilar

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 VICTORIA AQUINO AGUILAR, 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 21 day of February, 2018.

Krista Beach, Notary Public in and for the State of Texas. My Commission Expires On: June 16, 2019.

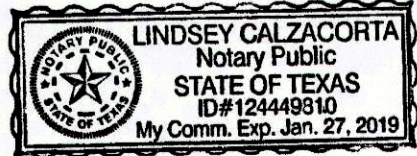


NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 F EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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

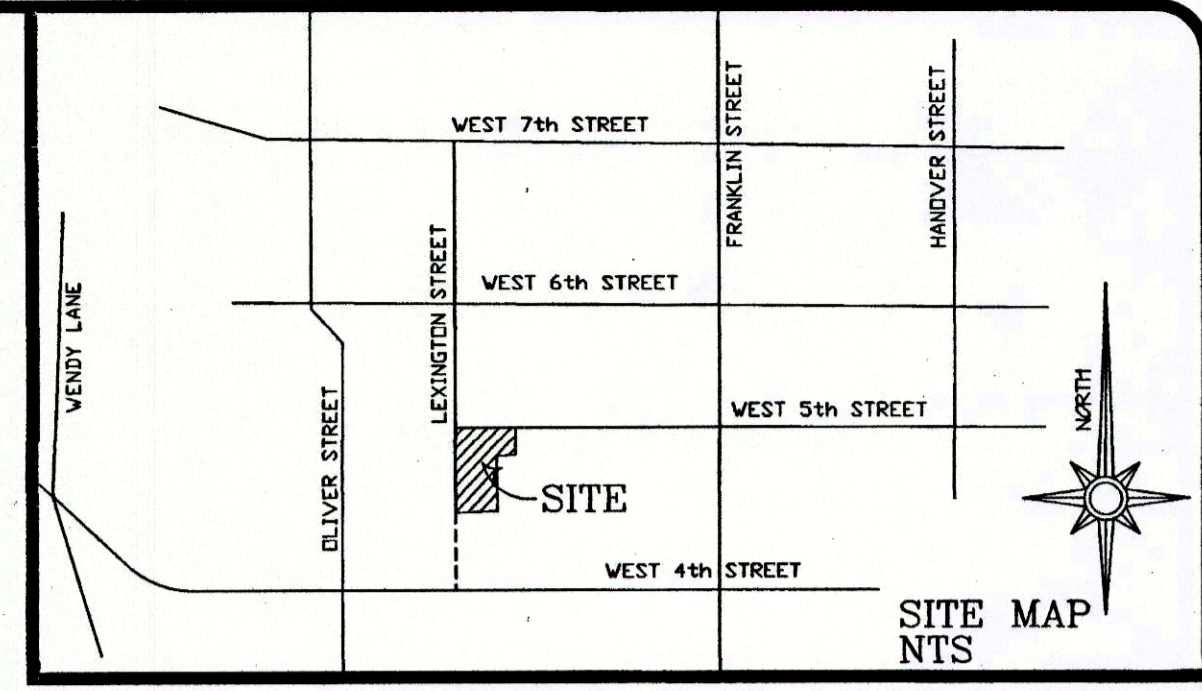
FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Jeanne Brunson, 201804058, 02/23/2018 02:13 PM, Fee: 76.00, Jeanne Brunson, County Clerk, Parker County, Texas, PLAT



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.

Cabinet/Instrument# E Slide 40



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.
N/A

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 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 ___ day of ___, 2018.

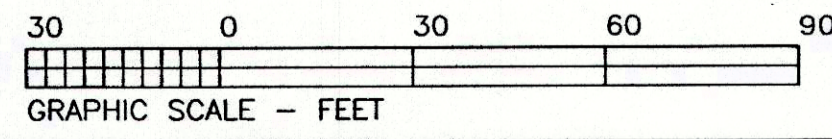
Notary Public in and for the State of Texas
My Commission Expires On:

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 2-22-18
Signature of City Planner Date of Recommendation
APPROVED BY: Mayor/City Manager 2-23-18
Signature of Mayor/City Manager Date of Approval
ATTEST: Melinda Howell 2/23/18
City Secretary Date

MINOR PLAT
LOT 5R, BLOCK 40
CARTER'S ADDITION
IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

Being a replat of 0.77 Acres situated in and being the West 1/2 of Lots 1 - 4 and the north 40 feet of Lot 5, Block 40; West 1/2 of the East 1/2 of Lot 1 and Lot 2, Block 40, Carter's Addition and the south 30' of West 5th Street (City of Weatherford Resolution No. 63, dated December 22, 1960) according to the plat recorded in Volume 329, Page 618 and the 1905 Myers Map of the City of Weatherford, Parker County, Texas

FEBRUARY 2018

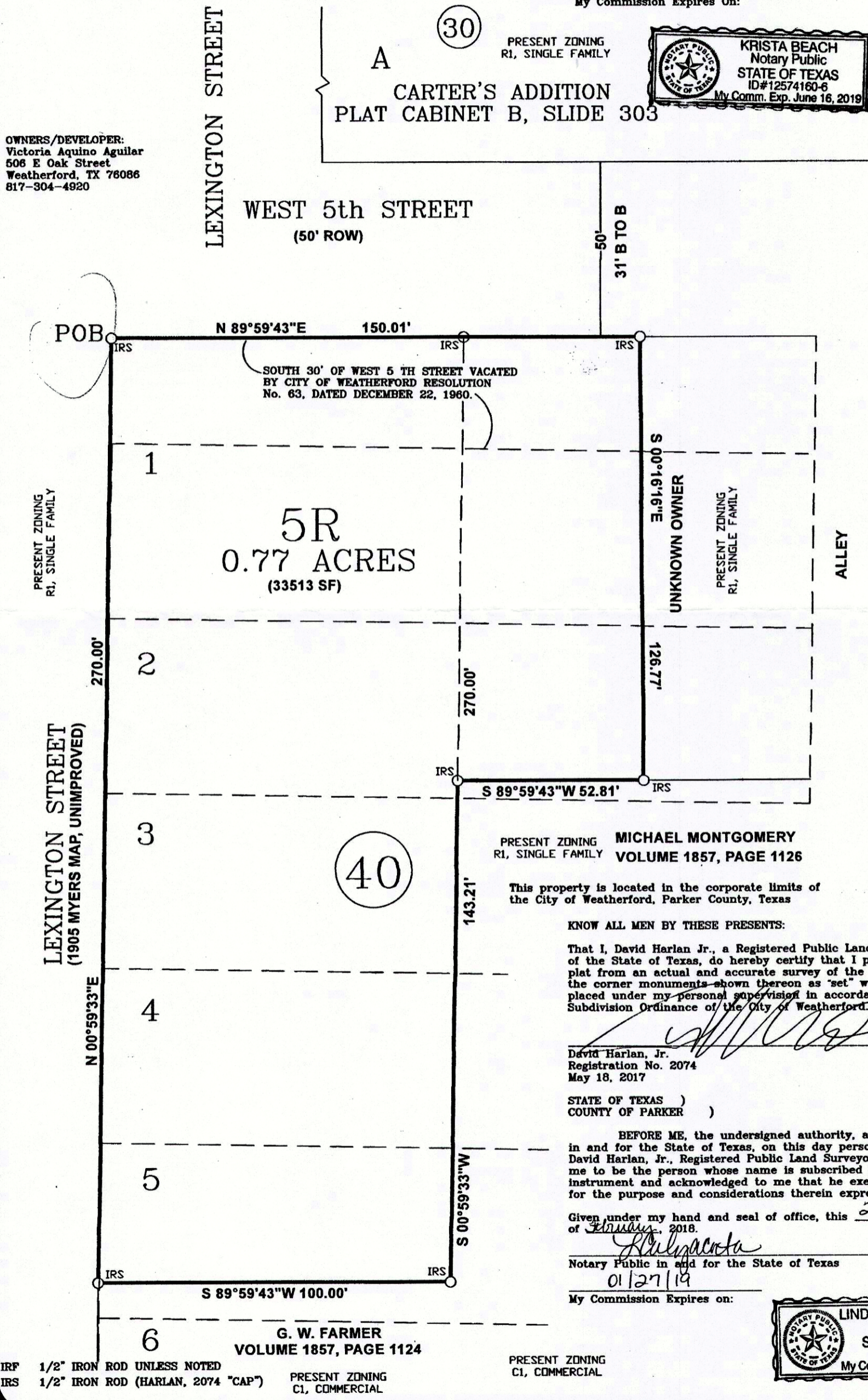


HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

SCALE: 1" = 30'

11020.040.001.10

17202PLAT



OWNERS/DEVELOPER:
Victoria Aquino Aguilar
506 E Oak Street
Weatherford, TX 76086
817-304-4920

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")
PRESENT ZONING RI, SINGLE FAMILY
PRESENT ZONING CI, COMMERCIAL