

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

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

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: *[Signature]*
 SWORN TO AND SUBSCRIBED before me this 20 day of January, 2017.
[Signature]
 Notary Public in and for the State of Texas
 My Commission Expires On 3-28-20

LAURIE A BALL
 NOTARY PUBLIC-STATE OF TEXAS
 COMM. EXP 03-28-2020
 NOTARY ID 6192540

OWNER/DEVELOPER:
 Brent Matlock
 106 Harmon Street
 Weatherford, TX 76086
 817-658-3586

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

CURRENT ZONING LOT 33, 32, 31 AND 34, BLOCK 1; R-1 FAMILY
 CURRENT ZONING LOT 35 AND 36, BLOCK 1; C1-COMMERCIAL
 CURRENT ZONING LOT 8 AND 9, BLOCK 3; C1-COMMERCIAL
 CURRENT ZONING PROPERTY SOUTH OF MINERAL WELLS HIGHWAY; C1-COMMERCIAL



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.
 Registration No. 2074
 July 18, 2016

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 20 day of January, 2017.

Notary Public in and for the State of Texas

My Commission Expires on:



STATE OF TEXAS)
 COUNTY OF PARKER)

201705884 PLAT Total Pages: 1

WHEREAS, BRENT MATLOCK (Doc #201508393), is the owner of a tract of land being Lot 33 and Lot 35, Block 1, CONNAWAY'S FIRST ADDITION to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 265, Page 641, Deed Records, Parker County, Texas, now being known as Plat Cabinet A, Slide 16, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a steel post in the northwest line of Spring Street, as it exists, at the southeast corner of said Lot 35 and the southwest corner of Lot 36, Block 1, said Connaway's First Addition;

THENCE S 88°52'18" W, with the line of said Spring Street, 129.99 feet to a nail set in asphalt at the southwest corner of said Lot 35 in the east line of Harmon Street, as it exists;
 THENCE N 04°05'00" E, with the east line of said Harmon Street, 191.33 feet to an "X" cut in a concrete flume at the northeast corner of Lot 33, Block 1 and the southwest corner of Lot 32, Block 1, Connaway's First Addition;
 THENCE S 87°18'21" E, with the common line of said lots, 116.47 feet to an "X" cut in said flume for the northeast corner of said Lot 33; the southeast corner of said Lot 32; the southwest corner of Lot 31, Block 1 and the northwest corner of Lot 34, Block 1, Connaway's First Addition;
 THENCE South, with the common line of said lots, 182.81 feet to the POINT OF BEGINNING and containing 0.528 acres (23,018 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BRENT MATLOCK, does hereby adopt this plat designating the herein above described property as LOT 33R AND LOT 35R, BLOCK 1, CONNAWAY'S FIRST ADDITION to the City of Weatherford, Parker County, Texas, being a replat of Lot 33 and Lot 35, Block 1, Connaway's First Addition, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 265, Page 641, Deed Records, Parker County, Texas, now known as Plat Cabinet A, Slide 16, Plat Records, 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 20 day of January, 2017.

[Signature]
 Brent Matlock

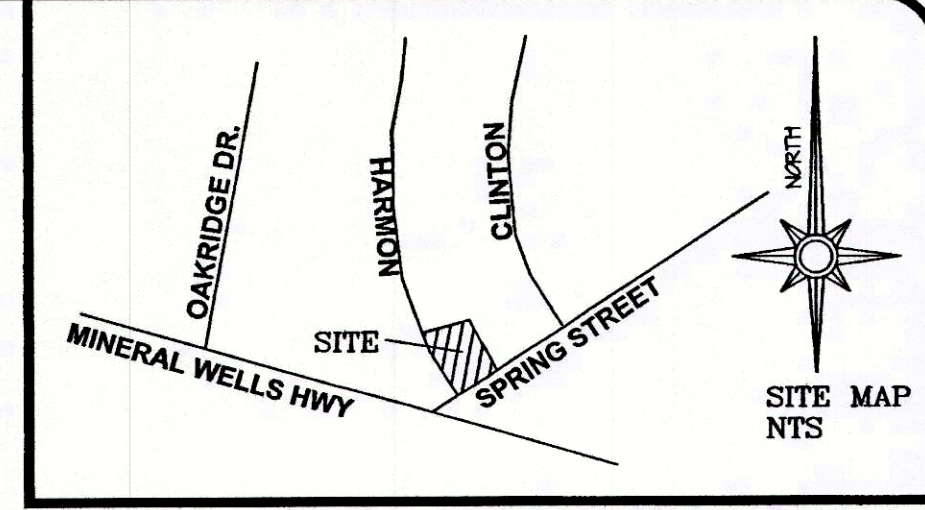
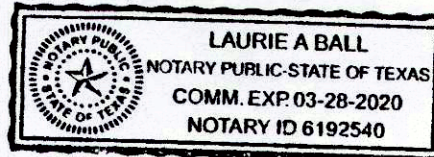
STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRENT MATLOCK, 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 20 day of January, 2017.

[Signature]
 Notary Public in and for the State of Texas

3-28-20
 My Commission Expires On:



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.
[Signature]
 Mark F. Kelly, Vice President,
 MERS, Inc.

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 *[Signature]*, 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 15 day of February, 2017.
[Signature]
 Notary Public in and for the State of Texas
 My Commission Expires On: 8/17/20

ROBERT J. CASTIGLIA
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires August 17, 2020
 ID# 2453287

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] 3-8-17
 Signature of City Planner Date of Recommendation

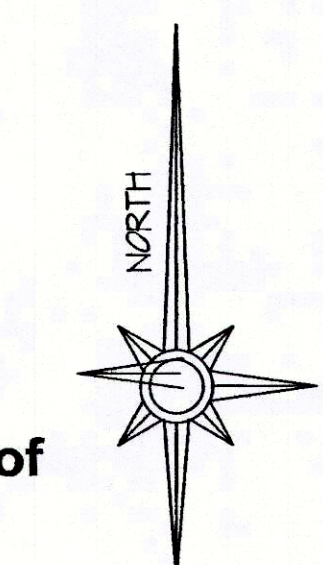
APPROVED BY: Mayor/City Manager
[Signature] 3-10-17
 Signature of Mayor/City Manager Date of Approval

ATTEST:
[Signature] 3/10/17
 City Secretary Date

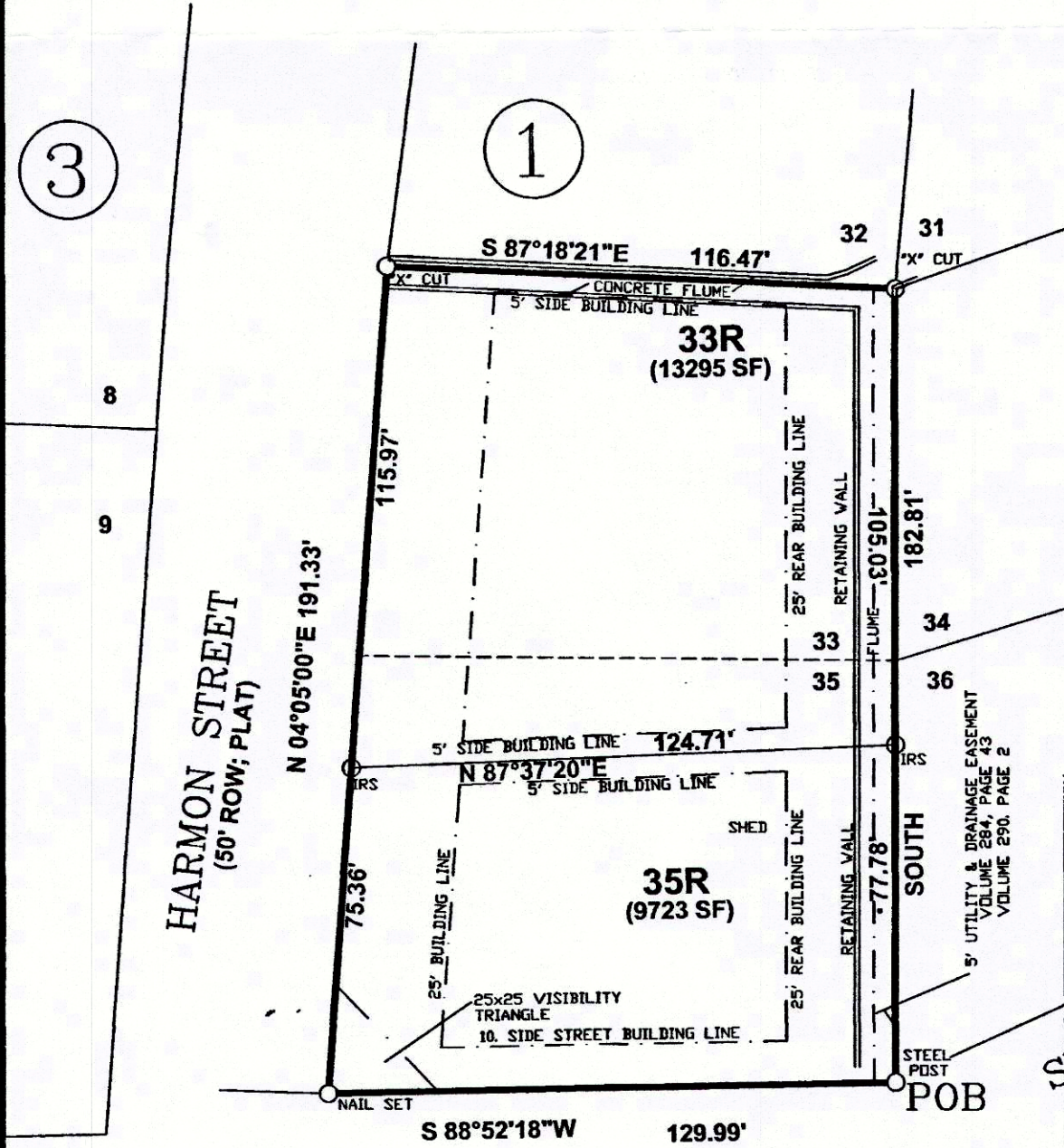
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 201705884
 03/16/2017 02:04 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

ABBT. NO: 11430
 SCH. DIST: CWE
 CITY: H-15
 MAP NO:



SCALE: 1" = 40'



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0265 E, EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

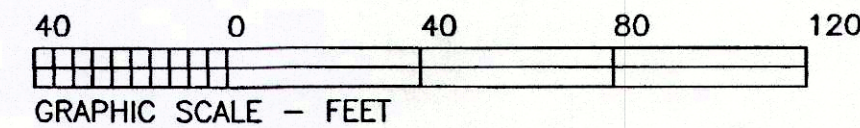
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

MINOR PLAT
 LOT 33R AND LOT 35R, BLOCK 1
 CONNAWAY'S FIRST ADDITION
 to the City of Weatherford, Parker County, Texas
 Being a replat of Lot 33 and Lot 35, Block 1, Connaway's First Addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Volume 265 Page 641, Deed Records, Parker County, Texas
 July, 2016

VARIABLE WIDTH INTERSECTION
 MINERAL WELLS HIGHWAY
 (100' ROW)

W. L. JONES REALTY DOC# 201328386
 MELVIS JORDAN VOL. 1612, P. 715
 CASSIE MEASURES VOL. 1848, P. 1421

Cabinet/Instrument# D Slide 690



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

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