

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.

WATER: PRIVATE WATER WELLS

WASTEWATER: PRIVATE SEPTIC SYSTEMS

PROPERTY IS UNZONED

NOTE: THERE IS A 5' BUILDING LINE AND UTILITY EASEMENT ALONG ALL INTERIOR SIDE LOT LINES

ROADS LINEAR = 614.65' 32%
CURVE = 1357.0 68%

AREA IN DOVE HILL BRANCH ROAD 2.89 ACRES
AREA IN LOTS 24.28 ACRES
TOTAL 27.17 ACRES

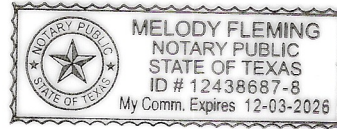
DEED RESTRICTION CERTIFICATION STATEMENT

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.

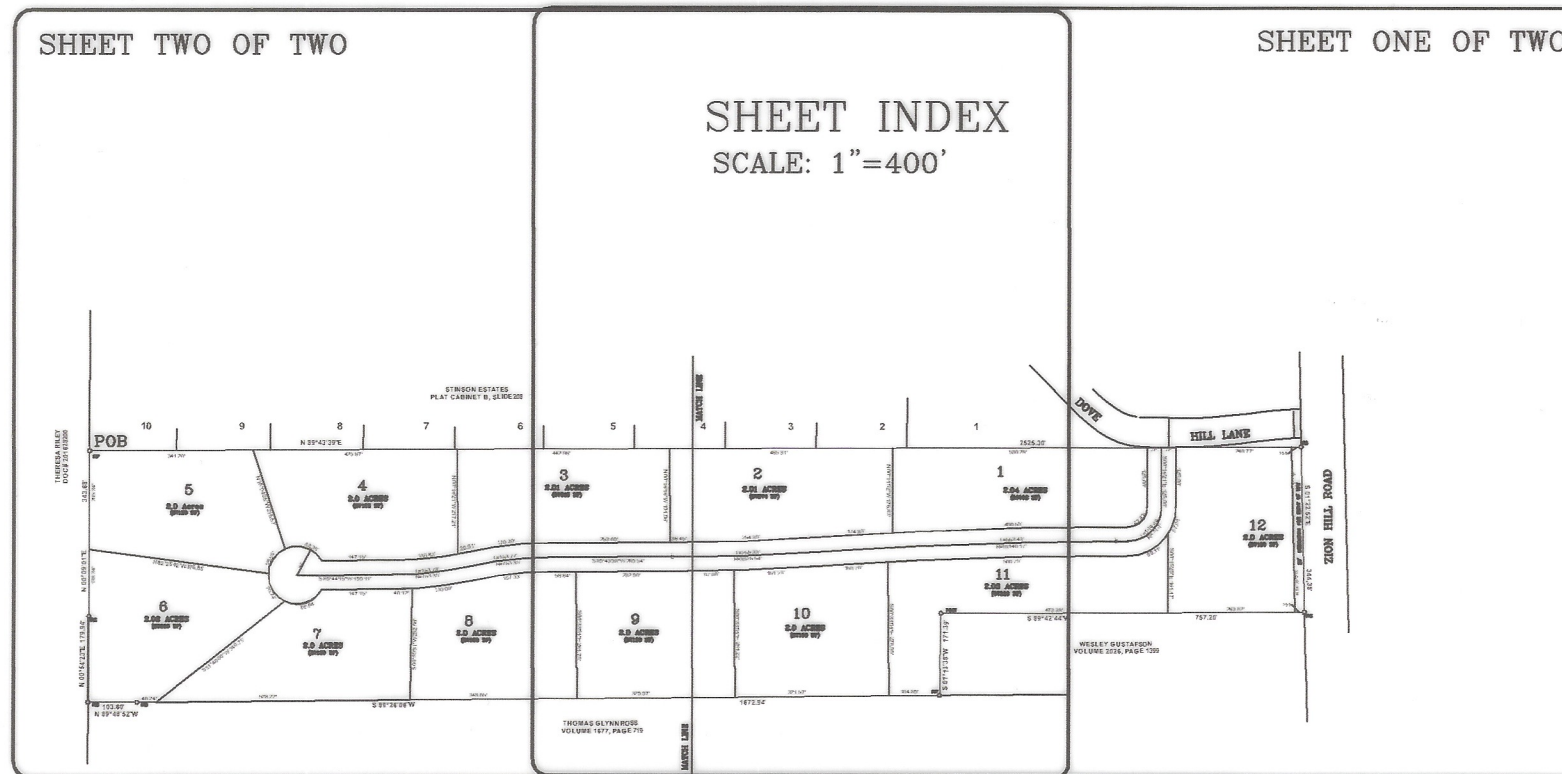
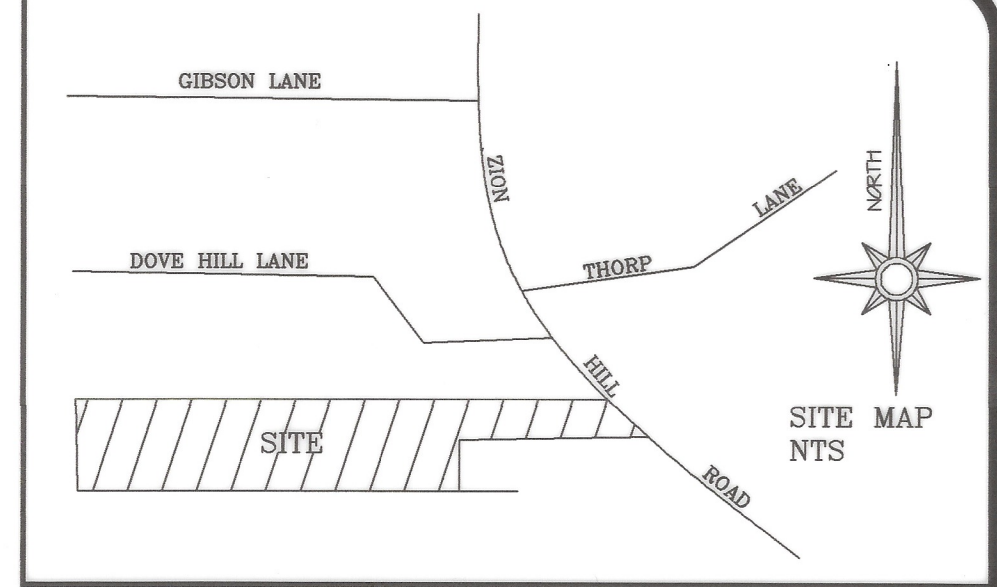
Owner _____

SWORN TO AND SUBSCRIBED before me this 17 day of January, 2023.

Melody Fleming
Notary Public in and for the State of Texas



202302202 PLAT Total Pages: 2



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.

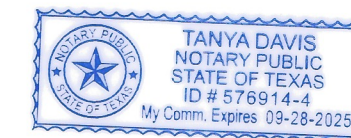
David Harlan, Jr.
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074
July 20, 2022

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.

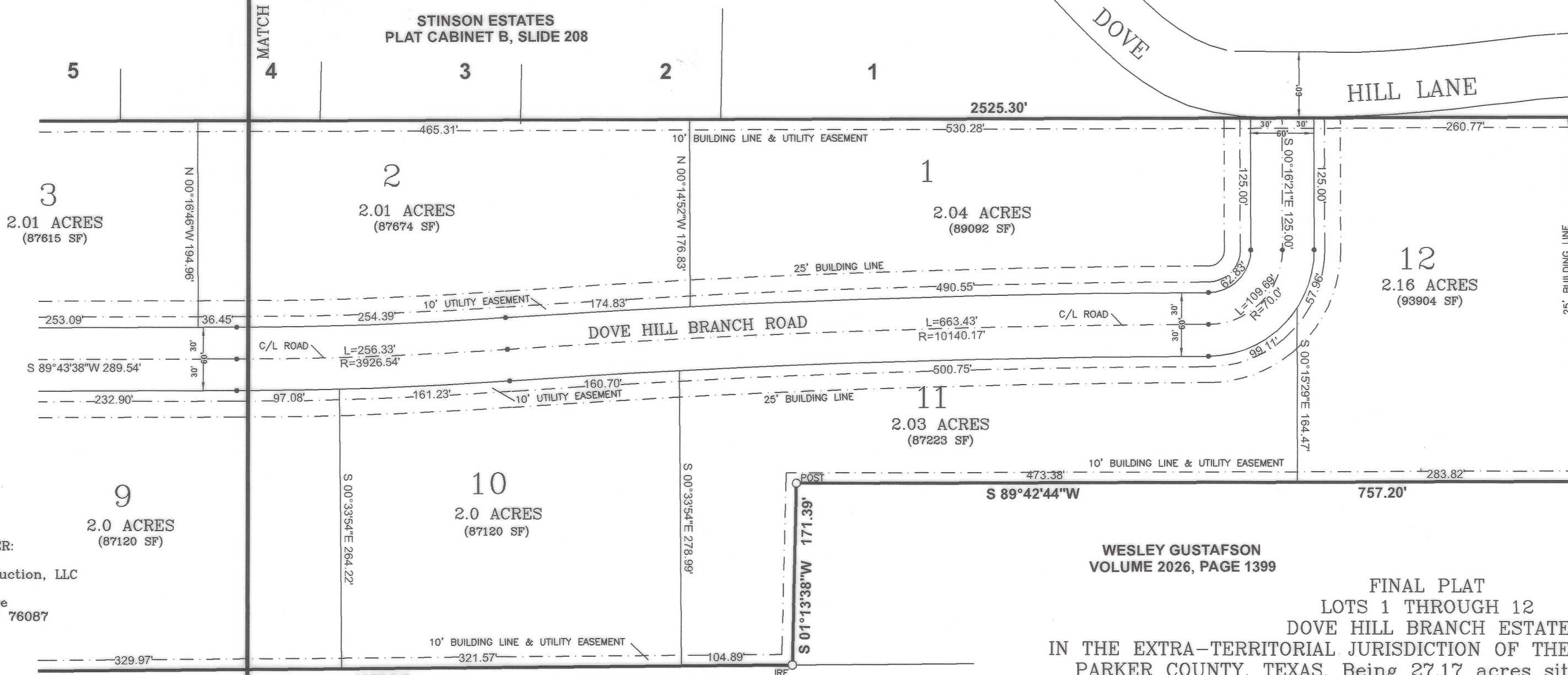
Given under my hand and seal of office, this 13th day of January, 2023.

Tanya Davis
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 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 4202, NAD 83



OWNER/DEVELOPER:
Melvin Frysinger
Frysinger Construction, LLC
817-613-7441
321 Addison Drive
Hudson Oaks, TX 76087

WESLEY GUSTAFSON
VOLUME 2026, PAGE 1399

THOMAS GLYNN ROSS
VOLUME 1677, PAGE 719

FINAL PLAT
LOTS 1 THROUGH 12
DOVE HILL BRANCH ESTATES
IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS, Being 27.17 acres situated in and being
a portion of the T & P RR Company Survey, Section No. 168
Abstract No. 1346 in the ETJ in the City of Weatherford
Parker County, Texas

21346.002.000.00
21346.002.001.00
21346.011.002.00

HENDRICK SETH
DOC# 202210524

JOSE SIGALA
VOLUME 2676, PAGE 1706

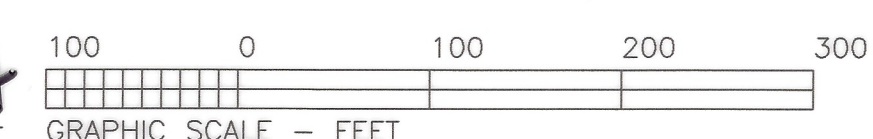
17011
PE
G-13

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

SHEET ONE OF TWO

SEPTEMBER 2022

Cabinet/Instrument# F Slide 424



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

SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS FRYSSINGER CONSTRUCTION, LLC (Doc No. 202200400), acting by and through its duly authorized agent, is the sole owner of 27.17 acres situated in and being a portion of the T & P RR COMPANY, SECTION No. 168, ABSTRACT No. 1346, Parker County, Texas in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the southwest corner of Stinson Estates, according to the plat recorded in Plat Cabinet B, Slide 208, Plat Records, Parker County, Texas in the east line of a tract of land described by deed to Theresa Riley recorded in Doc No. 201628200, Official Records, Parker County, Texas;

THENCE N 89°43'39" E, with the south line of said Stinson Estates, 2525.30 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the west line of Zion Hill Road, as it exists;
THENCE S 01°22'52" E, with the west line of said Zion Hill Road, 344.38 feet to an iron rod set at the northeast corner of a tract of land described by deed to Wesley Gustafson recorded in Volume 2026, Page 1399, Official Records, Parker County, Texas;

THENCE with the line of said Wesley Gustafson tract the following courses and distances;

S 89°42'44" W, 757.20 feet to a post;
S 01°13'36" W, 171.39 feet to an iron rod found in the north line of a tract of land described by deed to Thomas Glynn Ross recorded in Volume 1677, Page 719, Real Records, Parker County, Texas;
THENCE with the north line of said Thomas Glynn Ross tract the following courses and distances;
S 89°28'06" W, 1672.94 feet to an iron rod set;
N 89°48'52" W, 103.80 feet to an iron rod set in the east line of said Theresa Riley tract;
THENCE with the east line of said Theresa Riley tract the following courses and distances;
N 00°54'23" E, 179.94 feet to an iron rod set;
N 00°09'01" E, 343.68 feet to the POINT OF BEGINNING and containing 27.17 acres (1,183,933 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I FRYSSINGER CONSTRUCTION, LLC, the undersigned, owner of the land shown on this plat and designated herein as LOTS 1 THROUGH 12, DOVE HILL BRANCH ESTATES IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 27.17 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 168, ABSTRACT No. 1346 in the ETJ 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, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

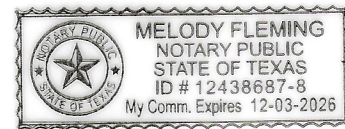
Melvin Frysinger, Owner

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 Melvin Frysinger, 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 17 day of January, 2023.

Melody Fleming
Notary Public in and for the State of Texas



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.

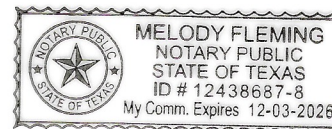
Lin Bearden
Lin Bearden, Parker Co. President, Texas Bank

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 Lin Bearden, 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 17 day of January, 2023

Melody Fleming
Notary Public in and for the State of Texas



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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202302202
01/25/2023 12:12 PM
Fee: 89.90
Lila Deakle, County Clerk
Parker County, TX
PLAT

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for Approval.

Dated this the 20 day of January, 2023.

By: Malinda Nowell
Chairman

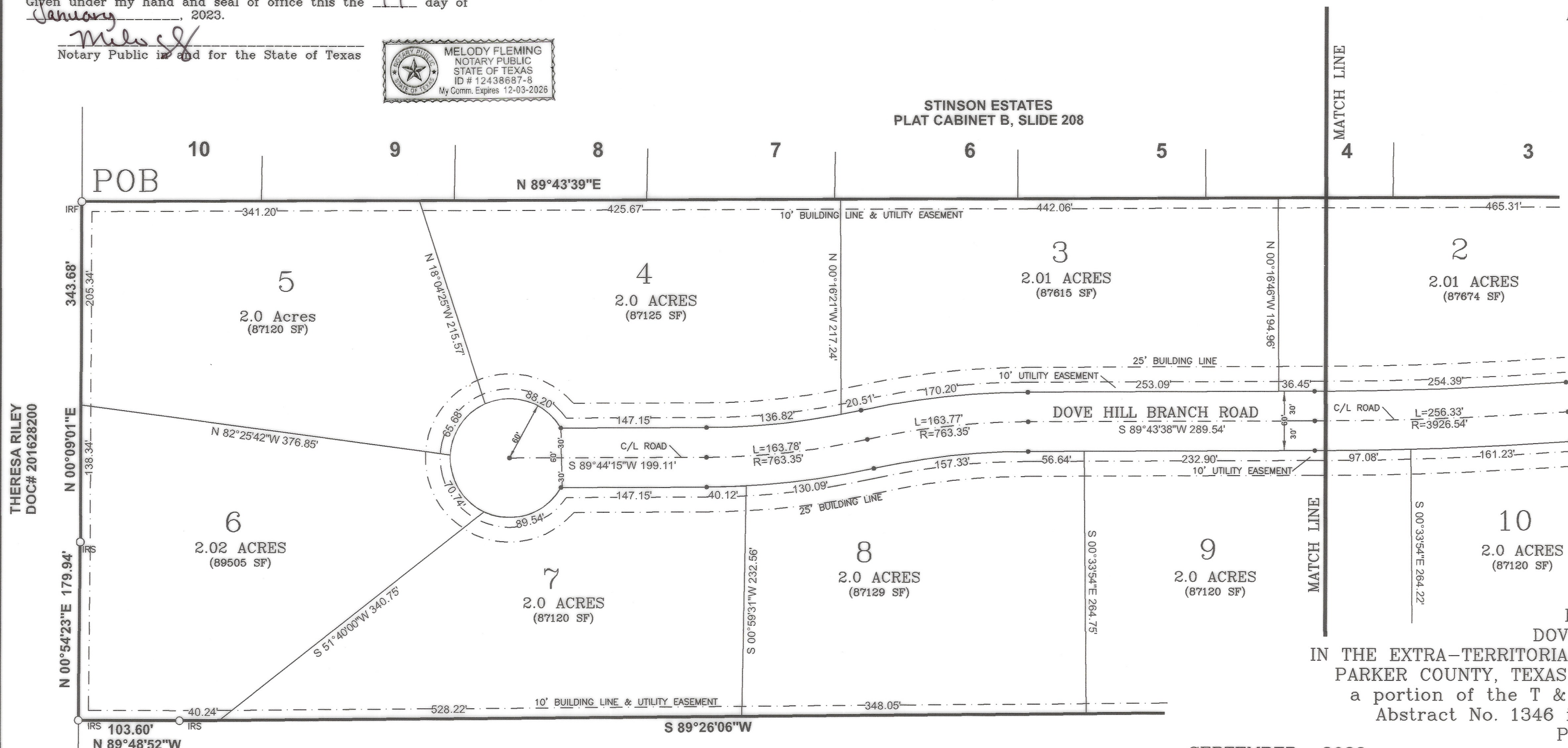
ATTEST: Malinda Nowell
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 20 day of January, 2023.

By: Paul Parker
Mayor

ATTEST: Malinda Nowell
Secretary

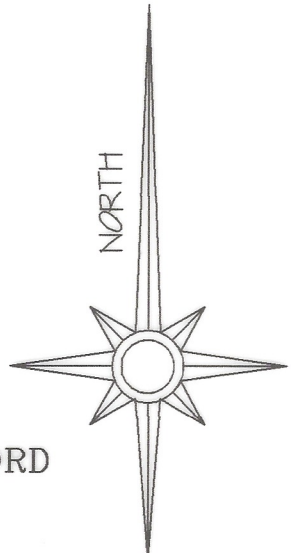


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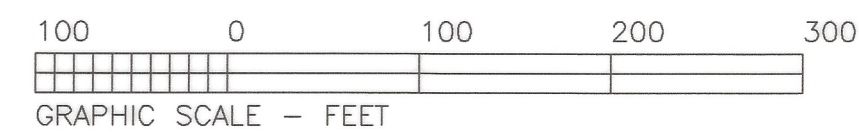
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SHEET TWO OF TWO

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WEATHERFORD, TX 76086
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