

C-267

MINOR PLAT
EMERALD SUBDIVISION
LOTS 1 THROUGH 3
AN ADDITION TO THE CITY OF WEATHERFORD,
JOHN C. CHAPMAN SURVEY, ABSTRACT NO. 249,
AND THE H.M. PARRISH SURVEY, ABSTRACT NO. 1867
ALL IN PARKER COUNTY, TEXAS

ACCT. NO.: 12120
SCH. DIST.: 2E
CITY: N/A
MAP NO.: 0014

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, DONALD SWEARINGIN, being the sole owner of a 4.012 acre tract of land being a tract of land out of the JOHN C. CHAPMAN SURVEY, ABSTRACT 249, and the H.M. PARRISH SURVEY, ABSTRACT 1867, Parker County, Texas; being that certain tract of land described in Volume 1103, Page 1088, Real Records, Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron pipe for the northeast and beginning corner of this tract. Whence the southwest corner of the T.O.P. RR. CO. SURVEY, SECTION 141, ABSTRACT NO. 1447 is called to bear S 88°48'00" E 101.48 feet and N 35°52'00" E 955.41 feet.
THENCE S 88°56'18" E 348.98 feet to a found 1/2" iron pipe, for the northeast corner of this tract.
THENCE S 38°00'14" W 718.85 feet to a set 1/2" iron rod in the north right of way line of F.M. Highway No. 920, for the southeast corner of this tract.
THENCE N 53°17'47" W 281.00 feet along the north right of way line of said F.M. Highway No. 920 to a found 1/2" iron pipe, for the southwest corner of this tract.
THENCE N 35°52'00" E 517.71 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DONALD SWEARINGIN (OWNER) does hereby adopt this plat designating the herein above described real property as LOTS 1 THROUGH 3, EMERALD SUBDIVISION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon, AND

DOES HEREBY WAIVER 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, AND

DOES HEREBY CONVEY AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF WEATHERFORD, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

WITNESS my hand at Weatherford, Parker County, Texas this the 27th day of May, 2005.

Donald Swearingin
DON SWEARINGIN

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Don Swearingin known to me by the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of May, 2005.

Lois L. Chandler
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

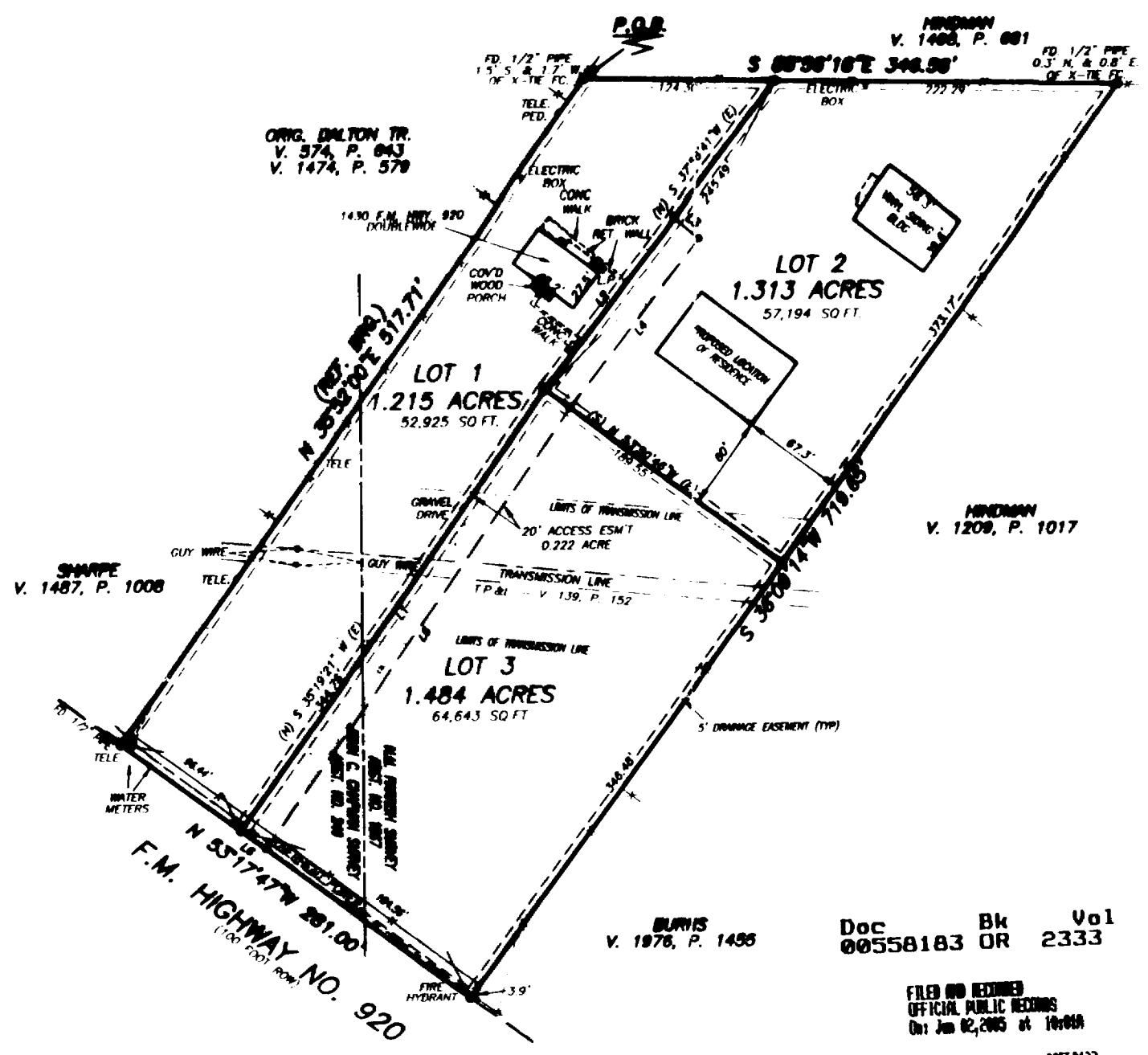
RECOMMENDED BY: PLANNING & ZONING BOARD
CITY OF WEATHERFORD, TEXAS

Signature of Chairperson: [Signature]
DATE OF RECOMMENDATION: 5-31-05

APPROVED BY: CITY COUNCIL
CITY OF WEATHERFORD, TEXAS

Signature of Mayor: [Signature]
DATE OF APPROVAL: 5-31-05

ATTEST: [Signature]
CITY SECRETARY DATE: 5-31-05



Doc Bk Vol Pg
00558183 OR 2333 321

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jun 02, 2005 at 10:08 AM

Record Number: 00558183
Amount: \$1.00
By: Patricia Nelson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the same records of Parker County as stated herein by me.
Jun 02, 2005

JENNIE HENDERSON, COUNTY CLERK
PARKER COUNTY

EASEMENT CALL TABLE

Course	Bearing	Distance
L1	N 35°19'21" E	344.76'
L2	N 37°56'41" E	138.25'
L3	S 52°03'19" E	20.00'
L4	S 37°56'41" W	137.78'
L5	S 35°19'21" W	344.78'
L6	N 53°17'47" W	20.01'

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City of Weatherford, Texas.

NOTES:
ALL BUILDING SETBACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
ALL DRAINAGE AND UTILITY SETBACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

THIS PROPERTY SHALL CONFORM TO ALL CITY OF WEATHERFORD ZONING REQUIREMENTS.
THERE SHALL EXIST ALONG ALL LOT LINES A 5' UTILITY AND DRAINAGE EASEMENT, AS SHOWN.

THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480522 0005 D, DATED JANUARY 03, 1997.
ALL CORNERS SHALL BE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

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

Title

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared [Name], known to me by the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of 2005.

Notary Public in and for the State of Texas

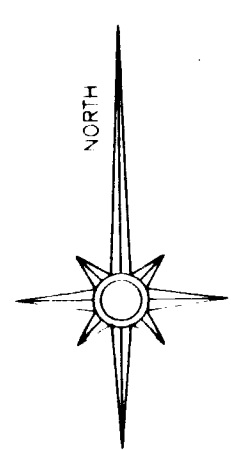
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PATRICK CARTER, 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.

[Signature of Patrick Carter]

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 JND50413PLAT.
APRIL 28, 2005.



DEVELOPER:
DONALD SWEARINGIN
1430 PEASTER HWY
WEATHERFORD, TX



GRAPHIC SCALE - FEET

CARTER SURVEYING & MAPPING
110 A Pale Pink Street
Weatherford, TX 78088
817-594-0400 FAX: 817-594-0403