

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: Don Gaskamp

SWORN TO AND SUBSCRIBED before me this 24 day of February, 2022.

Notary: Jamie Snow



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

STATE OF TEXAS COUNTY OF PARKER

202208094 PLAT Total Pages: 1

WHEREAS DON A. GASKAMP is the owner of 0.207 acres being a portion of Block 3, J. G. Batts Subdivision, according to the plat recorded in Volume 29, Page 634, Plat Records, Parker County, Texas as described by deed recorded in Volume 2339, Page 1053 and Lot GB1, Block 3, 0.063 acres Greenbelt Lot, WINDMILL MEADOWS, an addition to the City of Weatherford, according to the plat recorded in Plat Cabinet E, Slide 539, Plat Records, Parker County, Texas, according to the plat recorded in Doc No. 202137801, Official Records, 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 said Lot GB1 lot at the intersection of the north right of way line of East Columbia Street and the east right of way line of Tower Street;

THENCE N 00°22'15" E, with the east right of way line of said Tower Street, 124.20 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northwest corner of said Don A. Gaskamp (V. 2339 P. 1053) and the southwest corner of a tract of land described by deed to Luis Casarez recorded in Doc No. 201515289, Official Records, Parker County, Texas; THENCE N 89°32'37" E, with the common line of said tracts, 94.73 feet to an iron rod set at the southeast corner of said Luis Casarez tract in the west line of said Windmill Meadows; THENCE S 00°05'37" W, with the west line of said Windmill Meadows, 88.20 feet to an iron rod found at the northeast corner of said Lot GB1; THENCE S 00°00'44" W, with the east line of said Lot GB1, 36.39 feet to an iron rod found in the north right of way line of said East Columbia Street; THENCE S 89°46'57" W, with the north right of way line of said East Columbia Street, 95.37 feet to the POINT OF BEGINNING and containing 0.27 acres (11821 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, owners of the land shown on this plat and designated herein as the LOT 1, GASKAMP LOT, AN ADDITION IN 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.

Don A. Gaskamp, Don A. Gaskamp

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 Don Gaskamp, 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 24 day of February, 2022.

Notary: Jamie Snow



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.

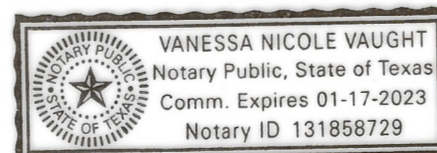
David Harlan, Jr., Texas Registered Professional Land Surveyor, No. 2074 October 2021

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 February, 2022.

Notary: Vanessa Vaught



OWNER/DEVELOPER: Don Gaskamp 817-374-5965 223 South Tower Street Weatherford, TX 76086

19621.003.GB1.00 20372.033.000.00

FEBRUARY 2022

F 175

Cabinet/Instrument#

Slide



12681 WE CWE H-15

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 1st day of March, 2022.

By: Yim Kehlack, Development & Neighborhood Services Staff

ATTEST: Monica Bauron, Secretary



MINOR PLAT LOT 1, GASKAMP LOT AN ADDITION IN THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS

Being a replat of a portion of Block 3, J. G. Batts Subdivision, according to the plat recorded in Volume 29, Page 634, Plat Records, Parker County, Texas and Lot GB1 Block 3, Greenbelt Lot, Windmill Meadows an addition to the City of Weatherford according to the plat recorded in Plat Cabinet E Slide 539, Plat Records, Parker County, Texas

SCALE: 1" = 30'

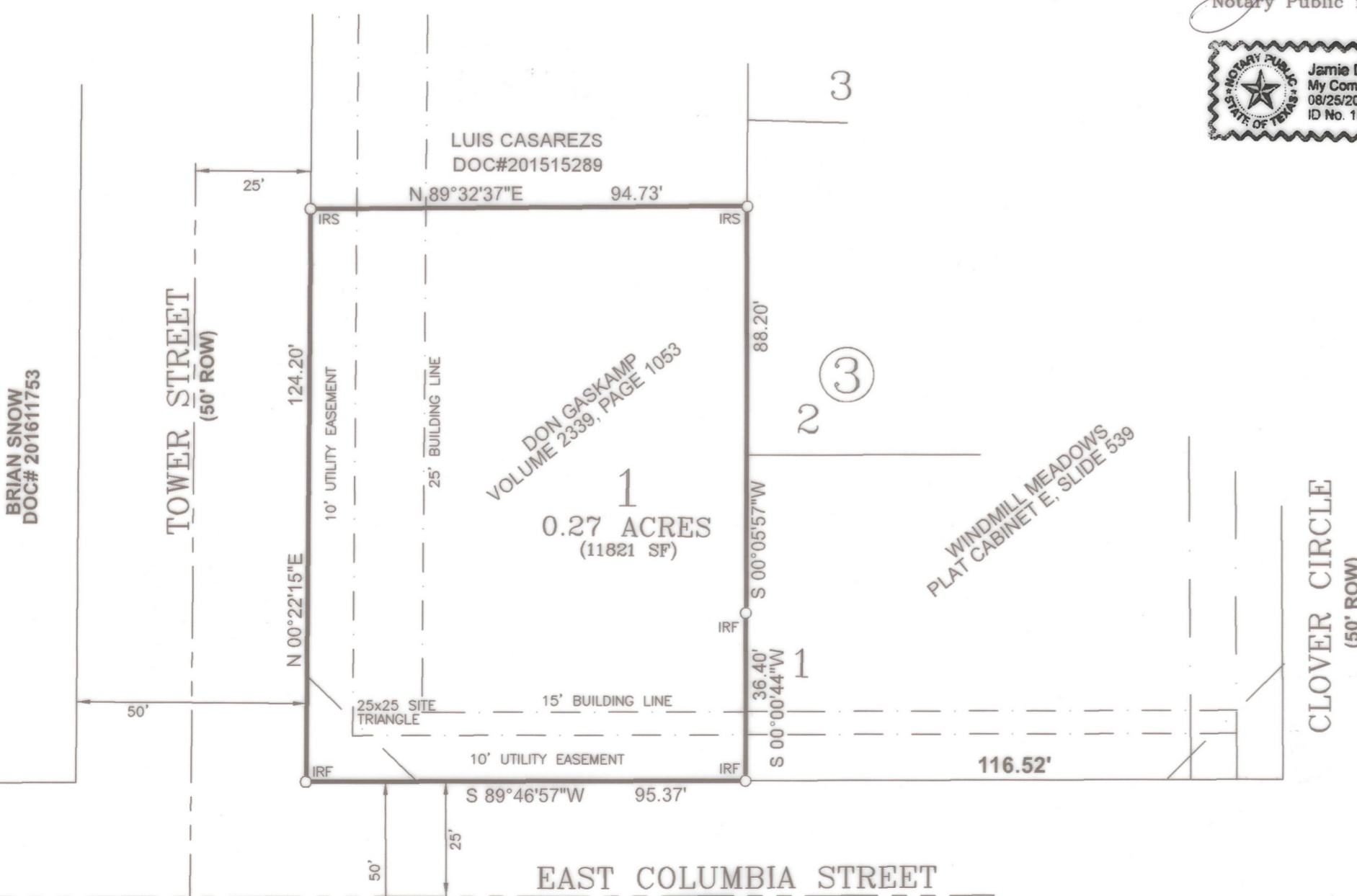
HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM #10088500 harlanland@yahoo.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202208094 03/03/2022 10:59 AM Fee: 75.00 Lila Deakle, County Clerk Parker County, Texas PLAT



BRIAN SNOW DOC# 201611753

JACKIE IMBODEN DOC# 201609954

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