

NOTE: WATER IS CURRENTLY SUPPLIED BY CITY OF WEATHERFORD

NOTE: SEWER IS CURRENTLY SUPPLIED BY CITY OF WEATHERFORD

NOTE: 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

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITIES 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.

NOTE: THIS PROPERTY IS CURRENTLY ZONED "R-1". BUILDING LINES SHOWN PER ZONING

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: IMPROVEMENTS NOT SHOWN

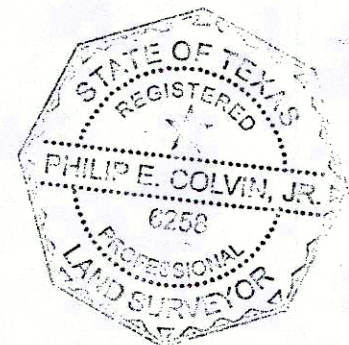
SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me on DECEMBER 27, 2016

PLAT DATE: MARCH 22, 2017

Phil E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN161088 161088B.dwg FN170147



201708199 PLAT Total Pages: 1

OWNER'S CERTIFICATE

That We, John W. Smith and S. Rhonda Smith, the owners of the land shown hereon, of which there is no lienholder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 2A-R & LOT 2B-R, BLOCK 1, HICKORY LANE ADDITION to the CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. We, by the recording of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 24 DAY OF March, 2017

BY: *John W. Smith*
JOHN W. SMITH

BY: *S. Rhonda Smith*
S. RHONDA SMITH

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John W. Smith and Rhonda Smith known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 24 day of March, 2017

Alisha Evans
Signature
ALISHA EVANS
ID# 10413545
My Comm. Exp. JULY 31, 2017

July 31, 2017
My Commission Expires On

LEGAL DESCRIPTION

Of a 1.526 acres tract out of the Sarah Monk Survey, Abstract No. 906, Parker County, Texas; being all of Lot 2 in Block 1 of Hickory Lane Addition to the City of Weatherford, according to plat recorded in Cabinet "A", Slide 750 of the Plat Records and all of a certain 1.030 acres tract described in Volume 2523, Page 1601 in the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "X" on concrete at the southwest corner of said Lot 2 and in the east right of way line of Hickory Lane Addition (paved) for the most westerly southwest and beginning corner of this tract.

Thence N. 00 deg. 42 min. 17 sec. W. 36.30 feet along the east right of way line of said Hickory Lane to a set 60D nail for a corner of this and said Lot 2.

Thence N. 18 deg. 56 min. 59 sec. E. 73.06 feet along the east right of way line of said Hickory Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 2 for the most westerly northwest corner of this tract.

Thence N. 88 deg. 10 min. 30 sec. E. 187.26 feet to a found 1/2" iron rod at the northeast corner of said Lot 2 and in the west line of said 1.030 acres tract for an ell corner of this tract.

Thence N. 01 deg. 42 min. 07 sec. W. 90.00 feet to a set "MAG" nail at the northeast corner of Lot 1 in Block 1 of said Hickory Lane Addition for a corner of this and said 1.030 acres tract.

Thence N. 00 deg. 19 min. 52 sec. W. 128.30 feet to a found 1/2" iron rod in the southeast line of East Bankhead Highway (paved) and at the northwest corner of said 1.030 acres tract for the most northerly northwest corner of this tract.

Thence S. 64 deg. 05 min. 10 sec. E. 86.83 feet along the southeast line of said East Bankhead Highway to a set concrete monument (replaced found 1/2" iron rod) for the northeast corner of this and said 1.030 acres tract.

Thence S. 11 deg. 53 min. 53 sec. E. 385.56 feet to a set concrete monument (replaced found 1/2" iron rod) for the southeast corner of this and said 1.030 acres tract.

Thence S. 89 deg. 15 min. 44 sec. W. 148.28 feet to a found 1/2" iron rod at the southwest corner of said 1.030 acres tract and in the east line of Lot 3 in Block 1 of said Hickory Lane Addition for the most southerly southwest corner of this tract.

Thence N. 01 deg. 42 min. 07 sec. W. 90.21 feet along the west line of said 1.030 acres tract to a found 1/2" iron rod at the southeast corner of said Lot 2 for an ell corner of this tract.

Thence S. 89 deg. 17 min. 15 sec. W. 213.69 feet to the place of beginning.

CITY OF WEATHERFORD APPROVAL

Approved: March 28, 2017

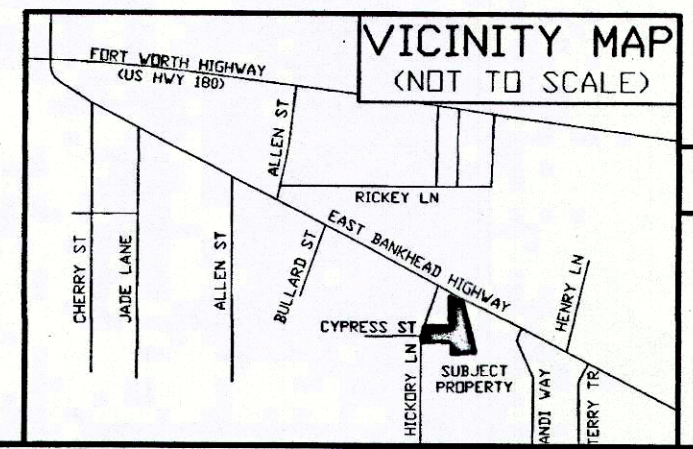
Recommended By: *Shelley* 3-28-17 City Planner

Approved By: *Paul Jay* 3-31-17 City Manager/Mayor

Attest: *Melinda Howell* 3/31/17 City Secretary

OWNER INFORMATION

JOHN & RHONDA SMITH
107 HICKORY LANE
WEATHERFORD, TX 76086
817-991-6075



SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

COUNTY CLERK

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201708199
04/06/2017 08:24 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

AGGT. NO: 13255
SCH. DIST: CWC
CITY: CWC
MAP NO: H-15

MINOR PLAT

LOT 2A-R & LOT 2B-R, BLOCK 1
HICKORY LANE ADDITION

BEING A REPLAT OF LOT 2 IN BLOCK 1 OF HICKORY LANE ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO PLAT RECORDED IN CABINET "A", SLIDE 750 OF THE PLAT RECORDS AND A PART OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, PARKER COUNTY, TEXAS

13255.001.002.00
20906.016.000.00