

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.

**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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E EFFECTIVE DATE: SEPTEMBER 26, 2008 A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "AE"; BASE FLOOD ELEVATION DETERMINED ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA

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.

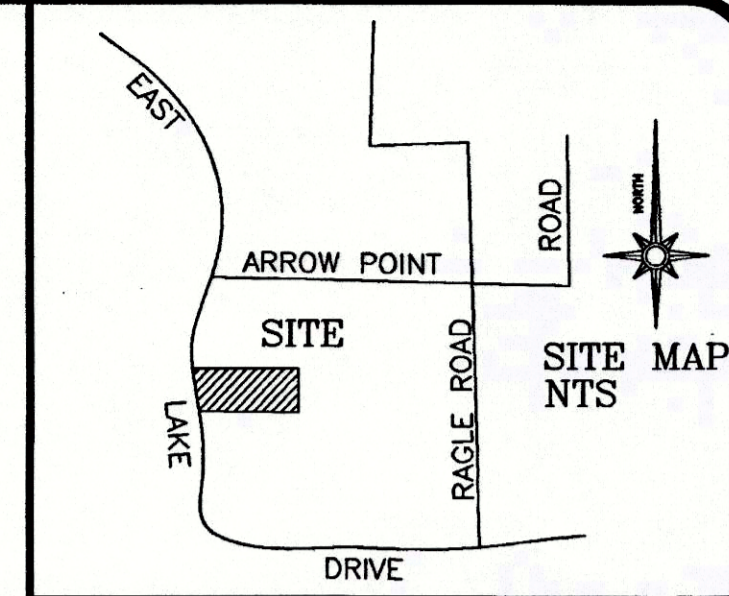
STATE OF TEXAS )  
COUNTY OF PARKER )

201925706 PLAT Total Pages: 1

WHEREAS, IAN ALEXANDER (Volume 2010, Page 1358 and Doc No. 201903115, being the sole owner of 2.092 acres situated in and being a portion of the J. L. EDWARDS SURVEY, ABSTRACT No. 416 in the Extra-Territorial Jurisdiction in 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) in the east line of East Lake Road, said iron being called by deed to be S 05°52'00" W, 419.3 feet from the southwest corner of Lot 2, Block 2, East Lakeview Addition, an addition to Parker County, Texas according to the plat recorded in Volume 290, Page 604, Plat Records, Parker County, Texas;

THENCE East, 400.29 feet to an iron rod found in the west line of a tract of land described by deed to Lawrence Bierschenk recorded in Volume 604, Page 22, Deed Records, Parker County, Texas; THENCE S 00°06'16" E, with the west line of said Lawrence Bierschenk tract, 54.80 feet to an iron rod found; THENCE South, 181.01 feet to an iron rod found at the northeast corner of a tract of land Nellie Wood recorded in Volume 1408, Page 542, Real Records, Parker County, Texas; THENCE West, with the north line of said Nellie Wood tract, 372.78 feet to an iron rod found in the east line of said East Lake Road; THENCE N 06°40'45" W, with the east line of said East Lake Road, 237.42 feet to the POINT OF BEGINNING and containing 2.092 acres (91,156 square feet) of land.



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

201925706  
09/27/2019 02:41 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

This property is located in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas.

*Paul Pinner* Mayor, City of Weatherford Date 9/23/19

ATTEST: *Malinda Nowell* City Secretary, City of Weatherford Date 9/23/19

**DEED RESTRICTION CERTIFICATION STATEMENT**

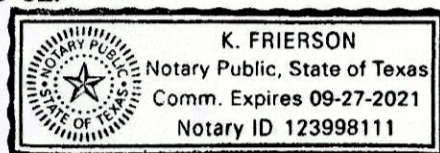
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner *I. J. Alexander*

SWORN TO AND SUBSCRIBED before me this 20th day of September, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: 09/27/21



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, IAN ALEXANDER, does hereby adopt this plat designating the herein above described property as LOT 1, I. J. ALEXANDER, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 2.092 acres situated in and being a portion of the J. L. EDWARDS Survey Abstract No. 416 in the City of Weatherford, 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 the 20 day of 09, 2019.

*I. J. Alexander*  
Ian Alexander

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.*  
David Harlan, Jr.  
Registration No. 2074  
September 13, 2019

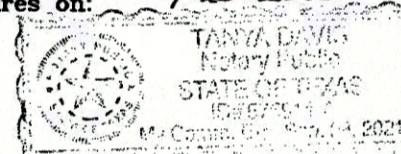
STATE OF TEXAS )  
COUNTY OF PARKER )

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 16th day of September, 2019.

*Tanya Davis*  
Notary Public in and for the State of Texas

My Commission Expires on: 9-28-2021



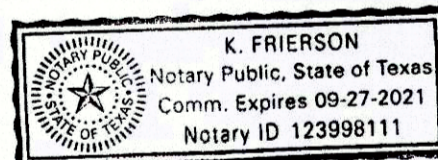
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared IAN ALEXANDER, 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 September, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: 09/27/21



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 *J. G. ...* Date of Recommendation 9-20-19

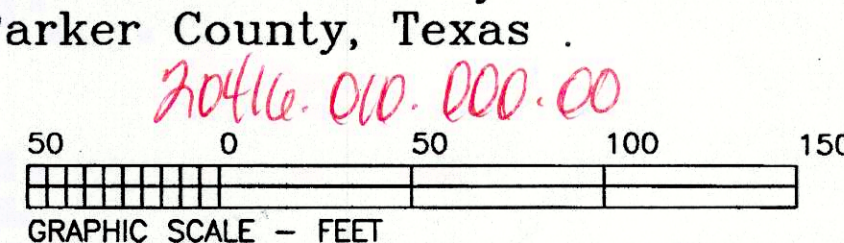
APPROVED BY Mayor/City Manager *Paul Pinner* Date of Approval 9-23-19

ATTEST: *Malinda Nowell* City Secretary Date 9/23/19

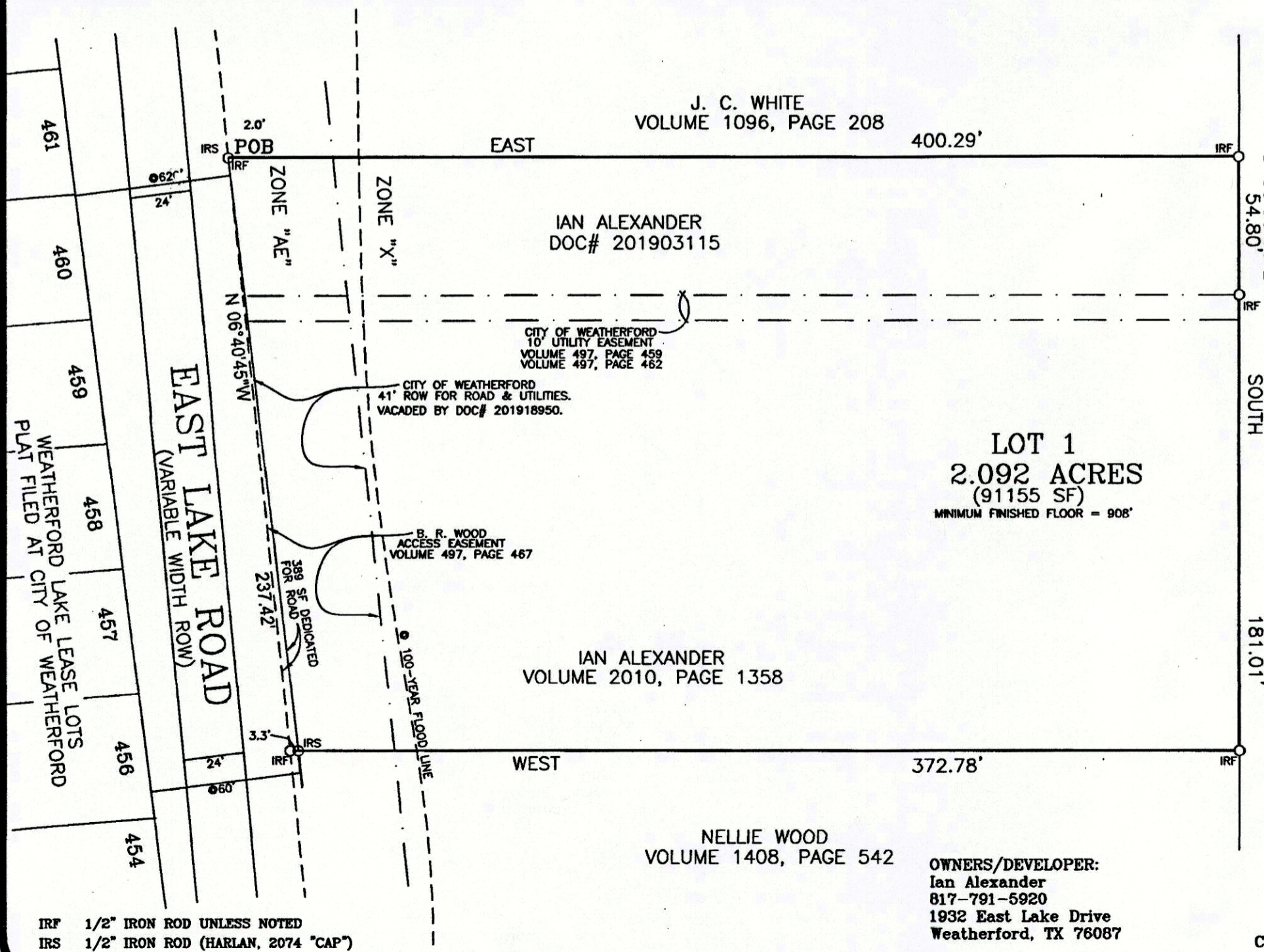
**MINOR PLAT**

LOT 1  
I. J. ALEXANDER

AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
Being 2.092 acres situated in and being a portion of the J. L. Edwards Survey Abstract No. 416 in the City of Weatherford Parker County, Texas



SCALE: 1" = 50'  
HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500



Cabinet/Instrument# E 387