

FILED AND RECORDED

D-279

201325601 PLAT Total Pages: 1

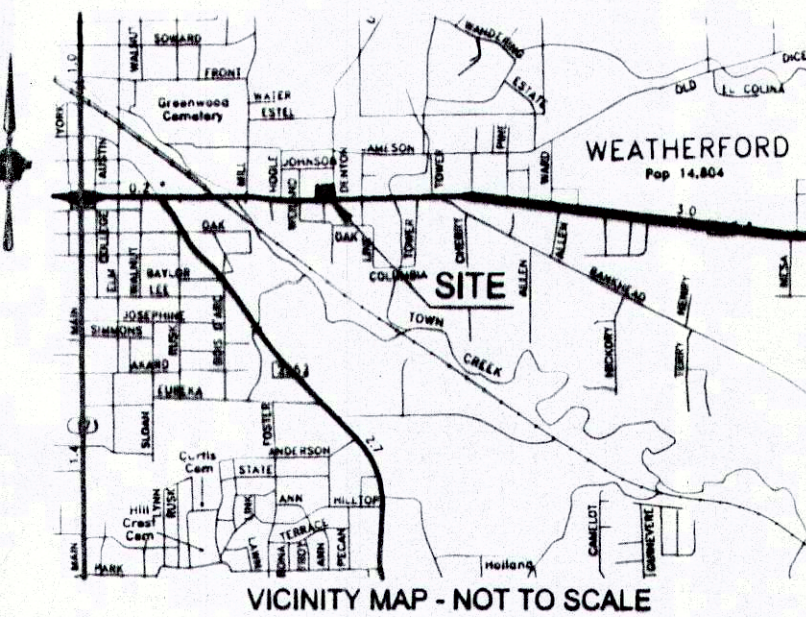
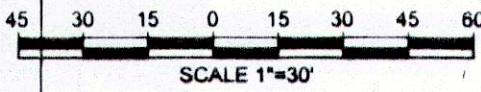
KNOW ALL MEN BY THESE PRESENTS:

That I, Gary E. Johnson, 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 person supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Gary E. Johnson
Registered Professional Land Surveyor No. 5189

Jeane Brunson
201325601
11/07/2013 02:30 PM
Fee: \$5.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

JOHNSON STREET
40' PUBLIC RIGHT-OF-WAY



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 Gary E. Johnson, Registered Professional Land Surveyor, known to me by the person whose name is subscribed to the above and 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 4th day of November, 2013.

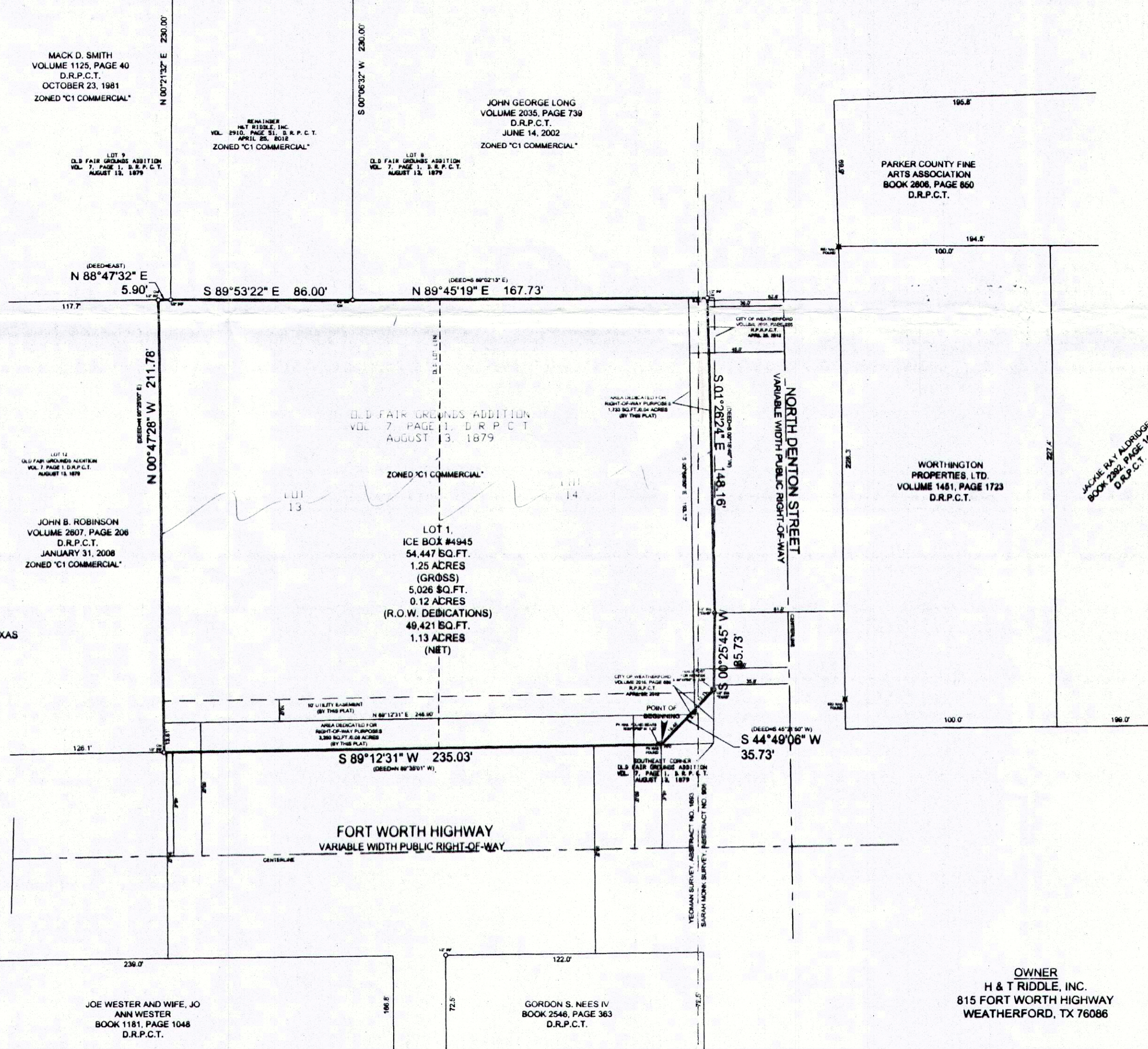
Notary Public in and for the State of Texas
My Commission Expires on:
October 23, 1981

CITY APPROVAL OF MINOR PLAT
Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY:
Signature of City Planner: [Signature]
Date of Recommendation: 11-5-13
APPROVED BY:
Signature of Mayor/City Manager: [Signature]
Date of Approval: 11/7/13
ATTEST:
City of Secretary: Melinda Howell
Date: 11/7/13

LEGEND
CM CONTROLLING MONUMENT
PFC POINT FOR CORNER
D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
R.P.R.P.C.T. REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS

GENERAL NOTES
1) According to the F.I.R.M. No. 48367C0270 E, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
2) Bearings are based on NAD 83 (North Central Texas Coordinate System)
3) 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

WHEREAS, H & T Riddle, Inc., Shari Beth Parkey, Rhonda Jo Kilborn and Janie Riddle are the Owners of a 1.25 acre tract of land situated and being a portion of Lots 13, 14, OLD FAIR GROUNDS ADDITION, an addition to the City of Weatherford, Parker County, Texas, and being all those certain lots, tracts or parcels of land in possession of and described by deeds to H & T Riddle, Inc. recorded in Volume 2610, Page 81 of the Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point for corner from which a PK nail found for witness bears North 65 degrees 57 minutes 56 seconds West, a distance of 1.22 feet from the west corner of a corner clip at the intersection of the West right-of-way line of North Denton Street (variable width public right-of-way) and the North right-of-way line of Fort Worth Highway (variable width public right-of-way), said point being the Southeast corner of herein described tract;

Thence South 89 Degrees 12 Minutes 31 Seconds West, along the North right-of-way line of said Fort Worth Highway, a distance of 235.00 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of a tract of land conveyed to John B. Robinson by deed recorded in Volume 2607, Page 206 of the Deed Records of Parker County, Texas, same being the Northwest corner of herein described tract;

Thence North 00 Degrees 47 Minutes 28 Seconds West, along the East line of said Robinson tract, a distance of 211.78 feet to a 1/2 inch iron rod found for corner in the South line of a tract of land conveyed to Mack D. Smith by deed recorded in Volume 1125, Page 40 of the Deed Records of Parker County, Texas, said point being the Northeast corner of said Robinson tract, same being the Northwest corner of herein described tract;

Thence North 86 Degrees 47 Minutes 32 Seconds East, along the South line of said Smith tract, a distance of 5.90 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of said Smith tract;

Thence South 89 Degrees 53 Minutes 22 Seconds East, departing the Southeast corner of said Smith tract, a distance of 86.00 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of a tract of land conveyed to John George Long by deed recorded in Volume 2035, Page 736 of the Deed Records of Parker County, Texas;

Thence North 89 Degrees 45 Minutes 19 Seconds East, along the South line of said Long tract, a distance of 167.73 feet to a 1/2 inch iron rod found for corner in the West right-of-way line of said North Denton Street, said point being the Southeast corner of said Long tract, same being the Northeast corner of herein described tract;

Thence South 01 Degrees 26 Minutes 24 Seconds East, along the West right-of-way line of said North Denton Street, a distance of 148.16 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS";

Thence South 00 Degrees 25 Minutes 45 Seconds West, continuing along the West right-of-way line of said North Denton Street, a distance of 35.73 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the North corner of the aforementioned corner clip;

Thence South 44 Degrees 49 Minutes 06 Seconds West, along the Northwest line of said corner clip, a distance of 35.73 feet to the POINT OF BEGINNING and containing 54,447 square feet or 1.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT H & T Riddle, Inc. by acting herein by and through its duly authorized officer William E. Riddle and Shari Beth Parkey, Rhonda Jo Kilborn and Janie Riddle as individuals, do hereby adopt this plat designating the herein above described property as LOT 1, ICE BOX #4945, an addition to The City of Weatherford, Texas and do 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, 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 existing ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

WITNESS, my hand, this 5 day of Nov, 2013.

H & T RIDDLE, INC.
William E. Riddle, President

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 William E. Riddle, President of H & T Riddle, Inc., Owner, known to me to be the person whose name is subscribed to the above and 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 5 day of Nov, 2013.

Shari Parkey
Notary Public in and for the State of Texas
10-08-17
My Commission Expires on:
Shari Beth Parkey

SHERI PARKEY
Notary Public, State of Texas
My Commission Expires
October 8, 2017

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 Shari Beth Parkey, Individual, known to me to be the person whose name is subscribed to the above and 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 5 day of Nov, 2013.

Shari Parkey
Notary Public in and for the State of Texas
10-08-17
My Commission Expires on:
Janie Riddle

SHERI PARKEY
Notary Public, State of Texas
My Commission Expires
October 8, 2017

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 Janie Riddle, Individual, known to me to be the person whose name is subscribed to the above and 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 5 day of Nov, 2013.

Shari Parkey
Notary Public in and for the State of Texas
10-08-13
My Commission Expires on:
Rhonda Jo Kilborn

SHERI PARKEY
Notary Public, State of Texas
My Commission Expires
October 8, 2017

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 Rhonda Jo Kilborn, Individual, known to me to be the person whose name is subscribed to the above and 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 5 day of Nov, 2013.

Shari Parkey
Notary Public in and for the State of Texas
10-08-13
My Commission Expires on:

SHERI PARKEY
Notary Public, State of Texas
My Commission Expires
October 8, 2017

ACCT. NO.: 13898
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-15
SURVEYOR

TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

MINOR PLAT
LOT 1, ICE BOX #4945
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

Being 1.25 acres situated in the Yeoman Survey, Abstract No. 1693 and in the Sarah Monk Survey, Abstract No. 906 and being a portion of Lots 13, 14, OLD FAIR GROUNDS ADDITION, an addition to the City of Weatherford, Parker County, Texas
DATE: 11/04/2013
JOB NO: 1301607-2

OWNER
H & T RIDDLE, INC.
815 FORT WORTH HIGHWAY
WEATHERFORD, TX 76086

