

D-601

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JOE JANEIRO, BEING THE OWNER OF A 3.006 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY #161, ABSTRACT NO. 1448 PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT CONVEYED TO JANEIRO IN COUNTY CLERKS No. 201606619, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON PIPE IN THE CALLED NORTH RIGHT OF WAY LINE OF MCFARLAND LANE (ROAD EASEMENT - TRACT TWO V. 2095, P. 1726 - A PAVED SURFACE), AT THE SOUTHWEST CORNER OF SAID TRACT ONE, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FARMER IN V. 1908, P. 1571, R.R.P.C.T. FOR 128.68 FEET, S 89°09'E 38.59 FEET, N 00°51'17" W 717.26 FEET, AND NORTH 545.65 FEET.

THENCE N 00°33'22" W 755.94 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO FOWLER IN V. 1663, P. 1209, R.R.P.C.T., AT THE NORTHEAST CORNER OF SAID (1908/1571), SAME BEING THE NORTHWEST CORNER OF SAID TRACT ONE, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°23'23" E 172.99 FEET ALONG THE SOUTH LINE OF SAID (1663/1209) TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FEULLY IN D201327777, O.P.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°33'22" E 757.99 FEET TO A FOUND 1/2" IRON ROD IN THE CALLED NORTH RIGHT OF WAY LINE OF SAID MCFARLAND LANE, AT THE SOUTHWEST CORNER OF SAID (D201327777), FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°55'49" W 173.00 FEET ALONG THE CALLED NORTH RIGHT OF WAY LINE OF SAID MCFARLAND LANE TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOSEPH JANEIRO, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, JOE JANEIRO ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS THE 17 DAY OF August, 2016.

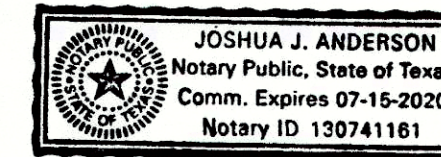
Joseph Janeiro
JOSEPH JANEIRO
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOSEPH JANEIRO, 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 ON THIS THE 17 DAY OF Aug, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD, PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

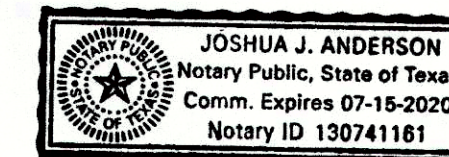
Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
JULY 2016 - JN160358P

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 KYLE RUCKER, 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 ON THIS THE 17 DAY OF Aug, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 14017
SCH. DIST.: WE
CITY: _____
MAP NO.: H-13

MINOR PLAT OF
LOT 1, BLOCK 1
JOE JANEIRO ADDITION
BEING A 3.006 ACRES TRACT OF LAND
OUT OF THE T & P RR Co. SURVEY, SECTION No. 161,
ABSTRACT No. 1448, PARKER COUNTY, TEXAS
ACCORDING TO COUNTY CLERK'S No. 201606619,
REAL RECORDS, PARKER COUNTY, TEXAS
JULY 2016

CARTER SURVEYING
& MAPPING, INC.
110 A PALO PINTO STREET - WEATHERFORD, TEXAS
(P) 817-594-0400 - (F) 817-594-0403

V. 1663, P. 1209
R.R.P.C.T.

N 89°23'23" E 172.99'

N 00°33'22" W 755.94'

S 00°33'22" E 757.99'

LOT 1
BLOCK 1
3.006 ACRES
CC# 201606619
R.R.P.C.T.

CC# 201327777
R.R.P.C.T.

V. 1908, P. 1571
R.R.P.C.T.

ZION HILL LOOP

P.O.B.

N 89°55'49" W 173.00'

MCFARLAND LANE
(ROAD EASEMENT - TRACT TWO V. 2095, P. 1726 - A PAVED SURFACE)

NOTES:

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367/00270E, DATED SEPTEMBER 26, 2006. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) WATER IS TO BE PROVIDED BY PRIVATE WATER WELL.
- 5) SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEWER FACILITIES.
- 6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS (CARTER - W/FORD) UNLESS OTHERWISE NOTED.
- 7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- 8) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
- 9) THIS PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF WEATHERFORD. PER E.T.J. AGREEMENT SIGNED 6/7/2011 AND FILED IN BOOK 2911, PAGE 1570, PARKER COUNTY COMMISSIONER COURT SIGNATURES ARE NOT REQUIRED.
- 10) 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.
- 11) THE HEREIN STATED OWNER(S) AND SUBSEQUENT OWNER(S) DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND WAIVE ALL CLAIMS FOR ANY DAMAGES.

STATE OF TEXAS
COUNTY OF PARKER

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

RECOMMENDED BY:

[Signature]
CITY PLANNER
8-25-16
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
CITY MANAGER
8-26-16
DATE OF APPROVAL

ATTEST:

Malinda Nowell
CITY SECRETARY
8/26/16
DATE

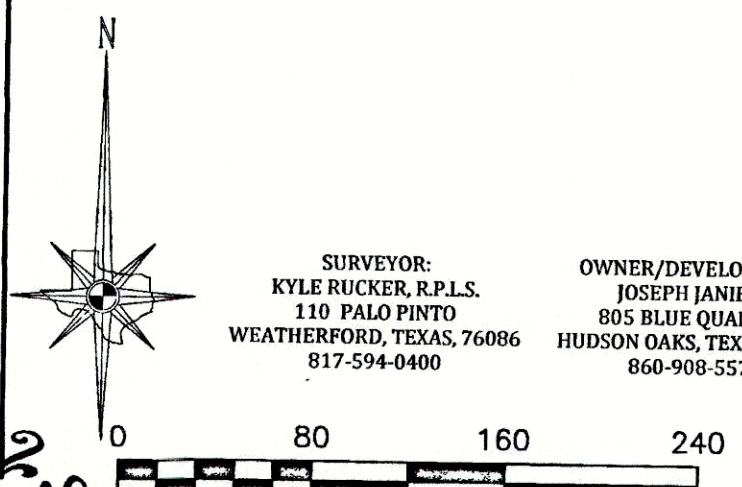
THE SOLE PURPOSE OF THIS PLAT IS TO ALLOW THE HEREIN STATED OWNER(S) TO OBTAIN A LEGAL ADDRESS FROM THE 9-1-1 ADDRESSING DEPARTMENT OF PARKER COUNTY FOR EMERGENCY MANAGEMENT SERVICES AND OBTAINING A WATER WELL PERMIT.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

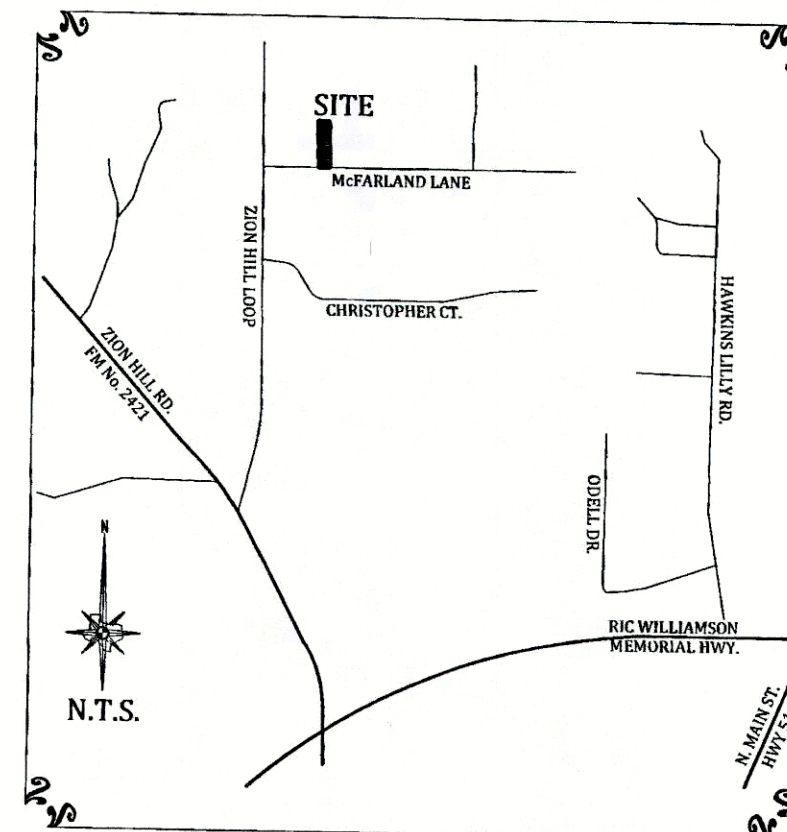
Jeanne Brunson

201619371
08/29/2016 09:10 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER(S):
JOSEPH JANEIRO
805 BLUE QUAIL DR.
HUDSON OAKS, TEXAS 76087
860-908-5571



22670.003.000.00
We carried in wrong abstract. Plat is correct.