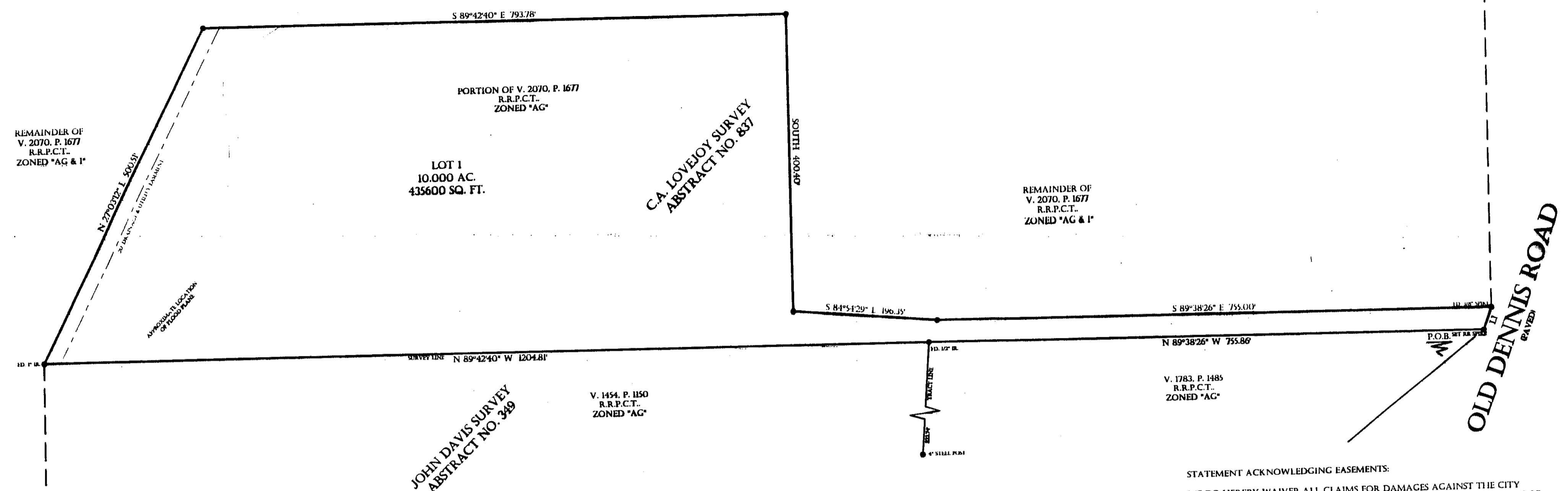


LINE	BEARING	DISTANCE
LI	S 20°41'21" W	32.06'

D-170

Doc# 787779
Book 2801 Page 292



ACCT. NO : 14018
SCH. DIST: WIE
CITY: WIE
MAP NO.: G-16

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

RECOMMENDED BY: *[Signature]* CITY OF WEATHERFORD, TEXAS
DATE OF RECOMMENDATION: 3/8/2012

APPROVED BY: *[Signature]* CITY OF WEATHERFORD, TEXAS
DATE OF APPROVAL: 3-13-12

[Signature]
SIGNATURE OF MAYOR
DATE OF APPROVAL: 3/12/2012

ATTEST:
Melinda Nowell
CITY SECRETARY
DATE: 3/12/12

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, D.K. JOHNSON & LUCY JOHNSON, BEING THE OWNERS OF A 10,000 ACRE TRACT OF LAND HEREIN SHOWN BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHNSON IN VOLUME 2070, PAGE 1677, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A SET RAILROAD SPIKE IN THE WEST OCCUPIED RIGHT OF WAY OF OLD DENNIS ROAD (PAVED), AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GARNER IN V. 1783, P. 1485, R.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THE JOHN DAVIS SURVEY, ABSTRACT NO. 349 IS CALCULATED TO BEAR N 89°41'02" W 1960.67 FEET;

THENCE N 89°38'26" W 755.86 FEET ALONG THE COMMON BOUNDARY LINE OF SAID JOHNSON TRACT AND SAID GARNER TRACT (V. 1783, P. 1485 TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 89°42'40" W 1204.81 FEET ALONG SAID JOHNSON TRACT AND SAID GARNER TRACT (V. 1454, P. 1150 TO A FOUND 1" IRON ROD AT SAID NORTHWEST CORNER OF THE JOHN DAVIS SURVEY, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 27°03'12" E 500.51 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89°42'40" E 793.78 FEET TO A SET 1/2" IRON ROD FOR A CORNER OF THIS TRACT;

THENCE SOUTH 400.40 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;

THENCE S 84°54'29" E 196.35 FEET TO A SET 1/2" IRON ROD FOR A CORNER OF THIS TRACT;

THENCE S 89°38'26" E 755.00 FEET TO A FOUND 3/8" SPIKE IN THE WEST RIGHT OF WAY LINE OF SAID OLD DENNIS ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 20°41'21" W 32.06 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID OLD DENNIS ROAD TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D.K. JOHNSON & LUCY JOHNSON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, JOHNSON ACRES, AN ADDITION TO PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON.

SPECIAL 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.

FLOOD HAZARD ZONE:
THIS TRACT APPEARS TO BE IN A FLOOD HAZARD ZONE "A" ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0380E DATED SEPTEMBER 26, 2008.

UPON DEVELOPMENT OR SUBDIVISION OF LOT 1, A FLOOD STUDY SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS TO ESTABLISH THE FLOODWAY MANAGEMENT AREA AND THE 100 YEAR FLOODPLAIN AND THE NECESSARY EASEMENTS SHALL BE RECORDED.

SPECIAL NOTES:
THIS TRACT IS CURRENTLY ZONED AG. ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

SURVEYORS CERTIFICATE:
THAT I, PATRICK CARTER, 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.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JN100519R2

WITNESS MY HAND AT *Weatherford*, PARKER COUNTY, TEXAS
THIS 11TH DAY OF *MARCH*, 2012

[Signature]
D.K. JOHNSON

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 *D.K. Johnson* 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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11TH DAY OF *March*, 2012.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND AT *Weatherford*, PARKER COUNTY, TEXAS
THIS 11TH DAY OF *March*, 2012

[Signature]
LUCY JOHNSON

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 *Lucy Johnson* 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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11TH DAY OF *March*, 2012.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

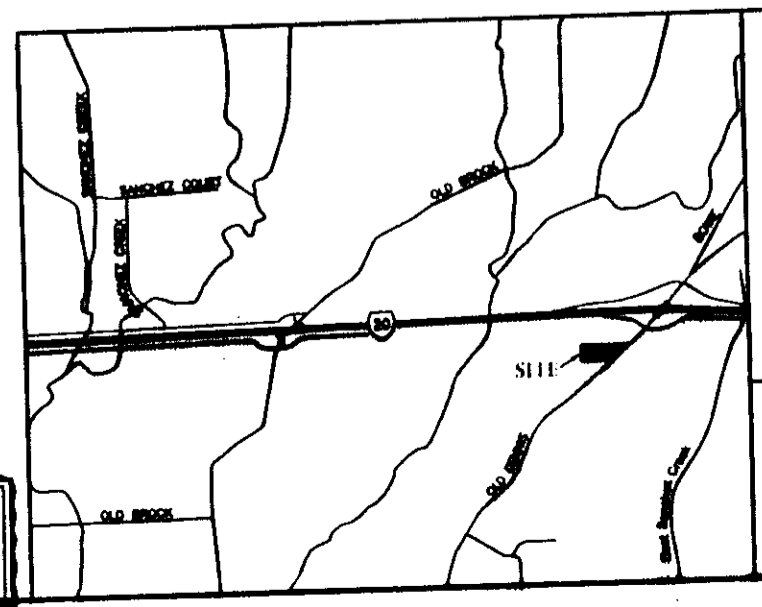
PHILIP WAYNE NEWKIRK
Notary Public, State of Texas
My Commission Expires
March 01, 2014

PHILIP WAYNE NEWKIRK
Notary Public, State of Texas
My Commission Expires
March 01, 2014

STATEMENT ACKNOWLEDGING EASEMENTS:
WE DO HEREBY WAIVER 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.

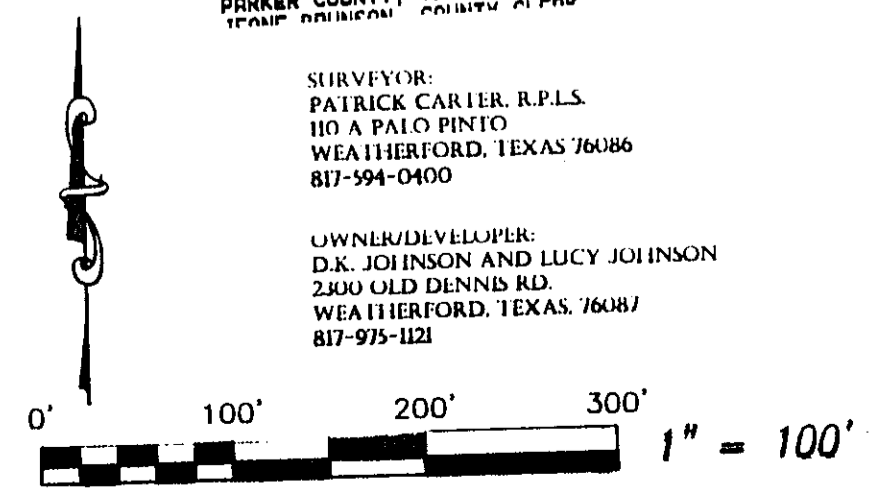
UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF WEATHERFORDS USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUETHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:
"THE AREA OR AREAS SHOWN ON THE PLAT AS "V.A.M." (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID V.A.M. EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE V.A.M. EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE V.A.M. EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE V.A.M. EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROUETHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE V.A.M. EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE V.A.M. EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN."



AMENDED PLAT
LOT 1
JOHNSON ACRES
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
BEING A 10,000 ACRES SUBDIVISION OUT OF THE CA. LOVEJOY SURVEY ABSTRACT NO. 837, PARKER COUNTY, TEXAS
FEBRUARY 2012

CARTER SURVEYING & MAPPING
110 A PALO PINTO WEATHERFORD, TX 817.594.0400
FAX 817.594.0403



Doc# 787779 Fees: \$66.00
03/14/2012 8:27AM 4 Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
YOUR ORIGINAL COUNTY CLERK

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

OWNER/DEVELOPER:
D.K. JOHNSON AND LUCY JOHNSON
2300 OLD DENNIS RD.
WEATHERFORD, TEXAS 76087
817-975-1121