

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.

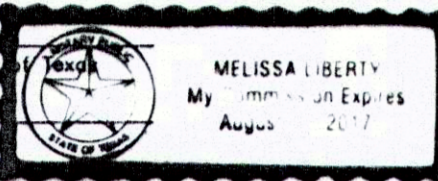
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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
SWORN TO AND SUBSCRIBED before me this _____ day of _____ 2014.

Notary Public in and for the State of Texas



My Commission Expires On:

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0385 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 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.

NOTICE: This property is located in the A. T. OBENCHAIN SURVEY, ABSTRACT No. 1033 only.

NOTE: APPROVAL OF THIS PLAT AUTHORIZES ONE (1) SINGLE-FAMILY RESIDENCE TO BE BUILT ON THE NEW LOT 1R, BLOCK 1, MENDOZA PLACE ADDITION. CONSTRUCTION OR PLACEMENT OF ANY ADDITIONAL STRUCTURES, OR ANY FUTURE SUBDIVISION WITHIN THE ENTIRETY OF THE MENDOZA PLACE ADDITION MAY REQUIRE THE EXTENSION OF PUBLIC WATER AND SANITARY SEWER FACILITIES, AND THE CONSTRUCTION OF REQUIRED PUBLIC STREETS WITHIN THE SUBDIVISION.

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

TABLE INSET:
Mayor, City of Weatherford

Date 9/9/14

ATTEST:
Malinda Howell
City Secretary, City of Weatherford

Date 9/5/14

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.
Registration No. 2074
FEBRUARY, 2014

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 29 day of July 2014.

Notary Public in and for the State of Texas

My Commission Expires on:

STATE OF TEXAS)
COUNTY OF PARKER) 201418854 PLAT Total Pages: 1
WHEREAS, ELUTERIO MENDOZA (Volume 2379, Page 1884) and ELUTERIO MENDOZA AND MARGARITO DIAZ (Volume 2521, Page 231), are the owners of Lot 1, Block 1, MENDOZA PLACE, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 70, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the west line of Tin Top Road, as it exist, said iron being the northeast corner of said Lot 1, Block 1;
THENCE with the west line of said Tin Top Road the following courses and distances:
S 01°37'00" E, 110.35 feet to an iron rod found;
S 02°20'00" E, 150.20 feet to an iron rod found;
THENCE S 58°54'00" W, 398.59 feet to an iron rod found;
THENCE West, 388.24 feet to an iron rod found at the southwest corner of said Lot 1;
THENCE N 00°14'49" E, with the west line of said Lot 1, 472.81 feet to an iron rod found at the northwest corner of said Lot 1;
THENCE S 89°28'42" E, with the north line of said Lot 1, 718.31 feet to the POINT OF BEGINNING 7.015 acres (305,603 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ELUTERIO MENDOZA and MARGARITO DIAZ, does hereby adopt this plat designating the herein above described property as LOT 1R AND LOT 1R1, BLOCK 1, MENDOZA PLACE, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being Lot 1, Block 1, Mendoza Place, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 70, Plat Records, 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 _____ day of _____ 2014.

Eluterio Mendoza Margarita Diaz

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 ELUTERIO MENDOZA 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 _____ day of _____ 2014.

Notary Public in and for the State of Texas



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 MARGARITO DIAZ 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 _____ day of _____ 2014.

Notary Public in and for the State of Texas

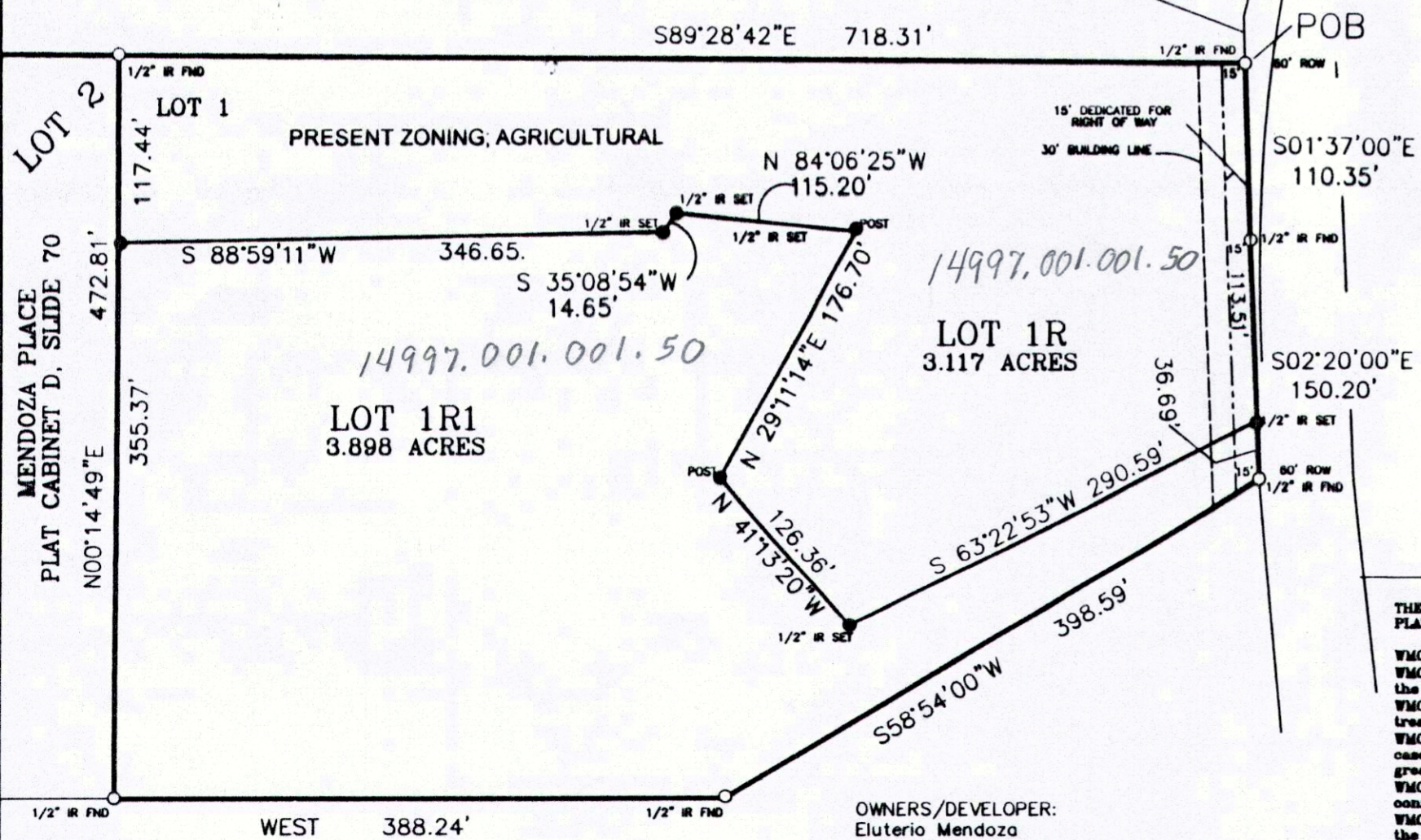


THE DEVELOPERS REQUEST THE FOLLOWING WAIVERS/SUSPENSIONS WITH THE FILING OF THIS PLAT:
WMC 11-3-9(a) All new subdivisions shall be connected to the city's water system.
WMC 11-3-9(a) Private onsite water wells will be evaluated on a case-by-case basis by the city engineer and only where lot sizes are three acres or greater.
WMC 11-3-9(b) All new subdivisions shall be served by the city's wastewater collection and treatment system.
WMC 11-3-9(b) Private onsite wastewater treatment unit will be evaluated on a case-by-case basis by the city engineer and only where lot sizes are three acres or greater.
WMC 11-3-9(c) The subdivider shall be responsible for (2) Extensions of utility lines to connect to existing utility services;
WMC 11-3-9(d) Extensions of water and wastewater mains. Unless approved in writing by the utilities department, all developments shall be required to extend water and wastewater mains across the entire frontage of the subdivision in such an alignment that it can be extended to the next property in accordance with the master water and sewer plans for the city.

DESARROLLO TEXAS No. 1, L.P.
VOLUME 2637, PAGE 1927
PRESENT ZONING: COMMERCIAL

TIN TOP ROAD
VARILBE RIGHT OF WAY

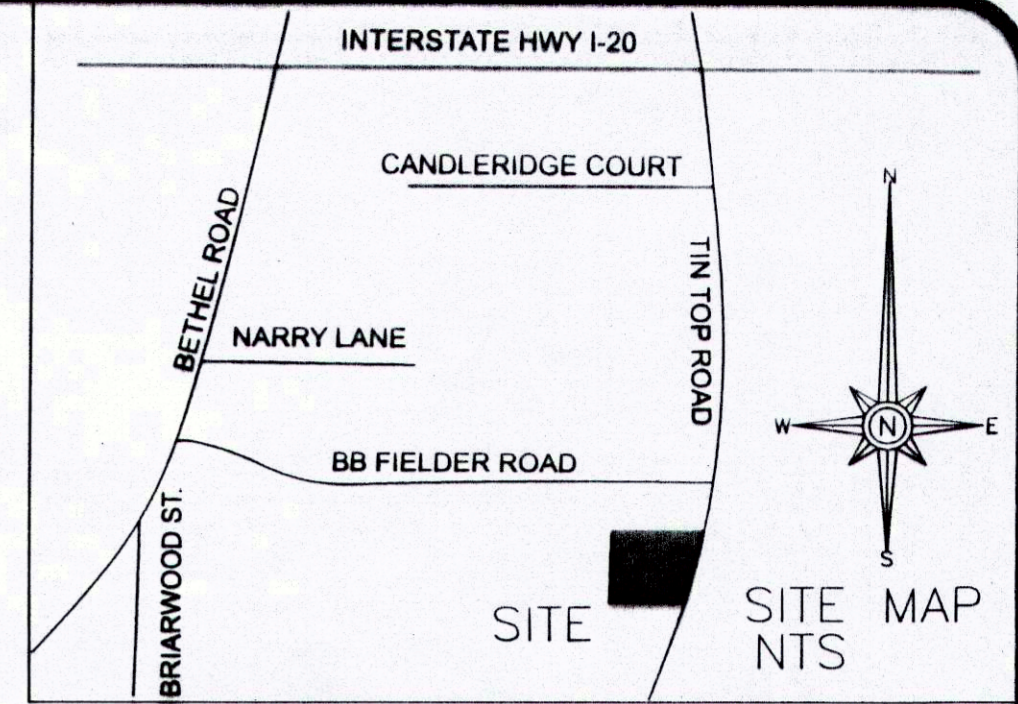
WADE BOYLES
VOLUME 579, PAGE 30
VOLUME 722, PAGE 458
PRESENT ZONING: AGRICULTURAL



WILLIAM F. TRIMBLE
VOLUME 1077, PAGE 810
PRESENT ZONING: AGRICULTURAL

OWNERS/DEVELOPER:
Eluterio Mendoza
2460 Tin Top Road
Weatherford, TX 76087
Contact: Jorge Mendoza
817-229-8135

Cabinet/Instrument# D Slide 359



STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

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 _____ 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 _____ day of _____ 2014.

Notary Public in and for the State of Texas

My Commission Expires On:

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 OF WEATHERFORD, TEXAS
Signature of City Planner Date of Recommendation

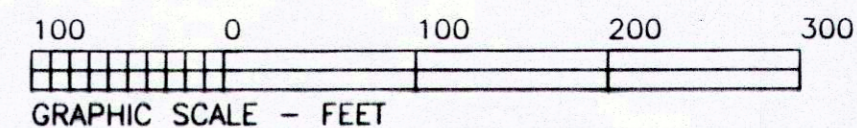
APPROVED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Manager/Mayor Date Approval

ATTEST:

Malinda Howell 9/5/14
City Secretary Date

LOT 1R AND LOT 1R1, BLOCK 1
MENDOZA PLACE
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being Lot 1, Block 1, Mendoza Place, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 70, Plat Records Parker County, Texas



HARLAN LAND SURVEYING, INC.
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FAX: METRO(817) 341-2833