

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

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. SEPTEMBER 27, 2017
Registration No. 2074



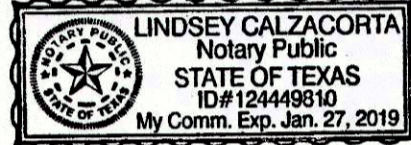
STATE OF TEXAS)
COUNTY OF PARKER)

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 21 day of January, 2018.

Notary Public in and for the State of Texas
01/27/18

My Commission Expires on:



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 OF WEATHERFORD, TEXAS

Signature of City Planner: *[Signature]* Date of Recommendation: 2-23-18

APPROVED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Manager: *[Signature]* Date Approval: 2-23-18

ATTEST:

Malinda Nowell 2/23/18
City Secretary Date

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

Signature of Mayor: *[Signature]* Date: 2-23-18
Mayor, City of Weatherford

ATTEST:

Malinda Nowell 2/23/18
City Secretary, City of Weatherford Date

201804222 PLAT Total Pages: 1

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ROBERT NEW CUSTOM HOMES, LLC. (Doc #201409732), acting by and through its duly authorized agent is the owner of Lot 12R, Block 15, MILLIKEN HEIGHTS, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 328, Plat Records in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan, 2074) at the southwest corner of said Block 15 at the intersection of the east right of way line of King Street and the north right of way line of Common Street;

THENCE North, with the east right of way line of said King Street, 62.5 feet to an iron rod found (iron rods found are 1/2" unless noted) at the southwest corner of Lot 10R, said Block 15;
THENCE East, 125.00 feet to an iron rod found with the west line of Lot 14R, said Block 15;
THENCE South, with the west line of said Lot 14R, 62.5 feet to an iron rod found in the north right of way line of said Common Street;
THENCE West, with the north right of way line of said Common Street, 125.0 feet to the POINT OF BEGINNING and containing 0.18 acres (7,812 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ROBERT NEW CUSTOM HOMES, LLC., acting by and through its duly authorized agent does hereby adopt this plat designating the herein LOT 12R, BLOCK 15, MILLIKEN HEIGHTS, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being an Amended Plat of Lot 12R, Block 15, Milliken Heights, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 328, Plat Records 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 22 day of February, 2018.

Robert New, Owner

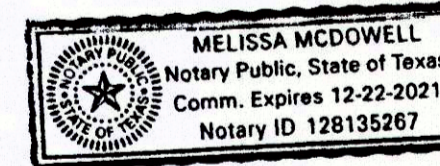
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ROBERT NEW, 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 22 day of February, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:



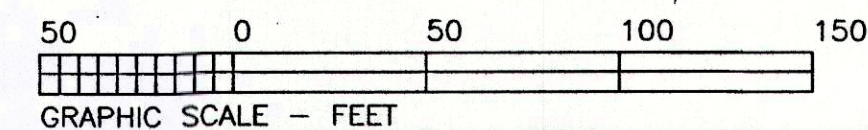
REASON FOR AMENDING: TO CHANGE SOUTH BUILDING LINE IN LOT 12R FROM 20 FEET TO 15 FEET.

No change for a system

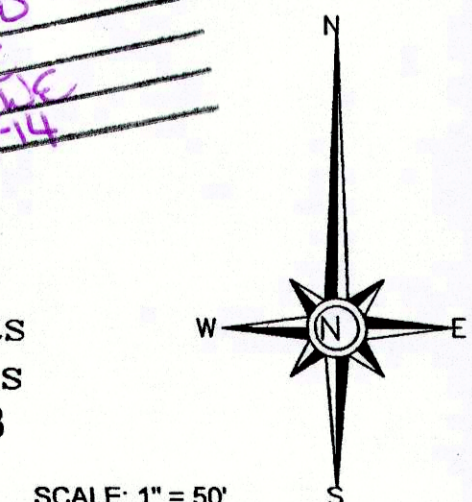
AMENDED PLAT
LOT 12R, BLOCK 15
MILLIKEN HEIGHTS
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being an Amended Plat of Lot 12R, Block 15, Milliken Heights an addition in the City of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet D, Slide 328 Plat Records, Parker County, Texas

JANUARY 26, 2018

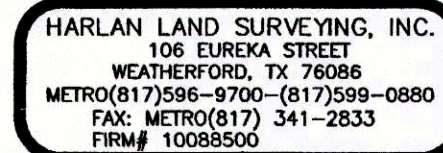
Cabinet/Instrument# E Slide 43



ACCT. NO.: 15120
SCH. DIST.: WJE
CITY: H-14
MAP NO.:



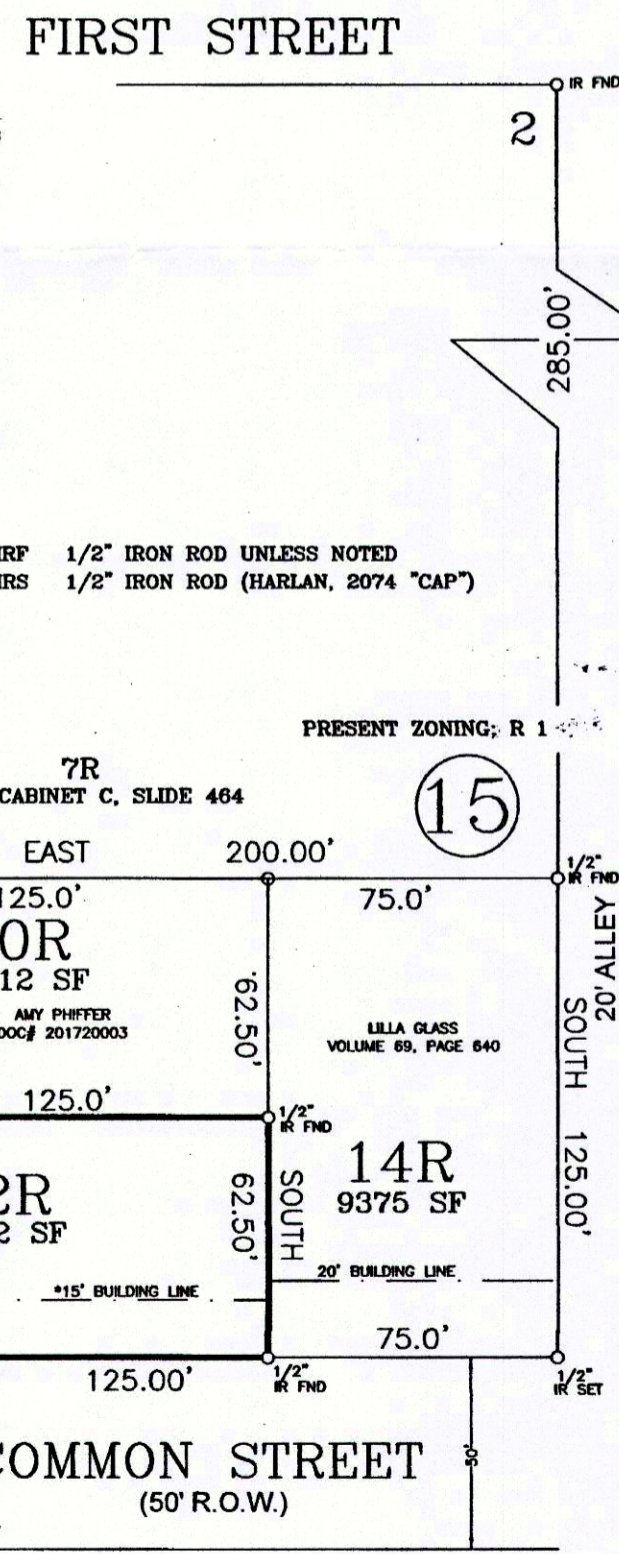
SCALE: 1" = 50'



17336

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) 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 VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM 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 VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM 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 VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.



IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

PRESENT ZONING: R 1

7R PLAT CABINET C, SLIDE 464

15

EAST 200.00'

125.0'

10R 7812 SF

AMY PHIFFER DOC# 201720003

EAST 125.0'

12R 7812 SF

14R 9375 SF

WEST 125.00'

COMMON STREET (50' R.O.W.)

CITY OF WEATHERFORD VOLUME 86, PAGE 399

PRESENT ZONING: R 1

A

NOTE: 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.

NOTE: CONTROL BEARINGS DETERMINED FROM REFERENCE IN PLAT RECORDED IN VOLUME 69 PAGE 640 DEED RECORDS, PARKER COUNTY, TEXAS.

18R PRESENT ZONING: R 1

20R PLAT CABINET D, SLIDE 64

14

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 F EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

15120.015.012.00