

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JOHNNY R. AND WIFE JEAN A. O'BANNON, BEING THE OWNERS OF A CERTAIN 6.424 ACRES (279,847 ± SQ. FT.) TRACT OF LAND OUT OF THE WM. V.D. SHIRLEY SURVEY, ABSTRACT NO. 1189, PARKER COUNTY, TEXAS; BEING A PORTION OF THOSE CERTAIN "FIRST" & "SECOND" TRACTS OF LAND AS RECORDED IN VOLUME 1520, PAGE 367, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF MOSS LANE (A PAVED SURFACE) AND AT THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 1524, PAGE 1670, R.R.P.C.T. FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE CALCULATED NORTHEAST CORNER OF THE WILLIAM V.D. SHIRLEY ABSTRACT NO. 1189 BEARS S 89°23'44" E 556.06 FEET.

THENCE S 89°23'44" E 271.0 FEET ALONG THE SOUTH LINE OF SAID MOSS LANE TO A FOUND 1/2" CAPPED IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 1520, PAGE 363, R.R.P.C.T. FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°09'19" E 257.47 FEET ALONG THE COMMON LINE OF SAID V. 1520, P. 363 AND THE HEREIN DESCRIBED TRACT TO A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID V. 1520, P. 363, R.R.P.C.T. FOR AN ELL CORNER OF THIS TRACT.

THENCE N 89°52'45" E 254.63 FEET ALONG THE COMMON LINE OF SAID V. 1520, P. 363 AND THE HEREIN DESCRIBED TRACT TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE WEST LINE OF GREENWOOD CUT-OFF ROAD (A PAVED SURFACE) FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°06'38" E 397.70 FEET ALONG THE WEST LINE OF SAID GREENWOOD CUT-OFF ROAD TO A FOUND 100-D NAIL AT THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN DOCUMENT NO. 201402480, R.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 89°54'29" W 527.19 FEET ALONG THE NORTH LINE OF SAID DOC# 201402480, R.R.P.C.T. TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF THAT CERTAIN "SECOND TRACT" AS RECORDED IN SAID V. 1520, P. 367, R.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°02'15" W 241.60 FEET ALONG THE COMMON LINE OF SAID V. 1524, P. 1670, R.R.P.C.T. AND THE HEREIN DESCRIBED TRACT TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID "SECOND TRACT" FOR A CORNER OF THIS TRACT.

THENCE N 00°02'16" E 416.74 FEET ALONG THE EAST LINE OF SAID V. 1524, P. 1670, R.R.P.C.T. TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHNNY R. & JEAN A. O'BANNON, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, O'BANNON'S ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DO(ES) 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 SYSTEMS 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 30 DAY OF MAY, 2017.

BY:

Jeann A. O'Bannon
NAME/TITLE

Johnny R. O'Bannon
NAME/TITLE

STATE OF TEXAS
COUNTY OF Parker

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 *JEAN A. O'BANNON*, 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Johnny R. O'Bannon*, 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 THE 30 DAY OF MAY, 2017.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 30 DAY OF MAY, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

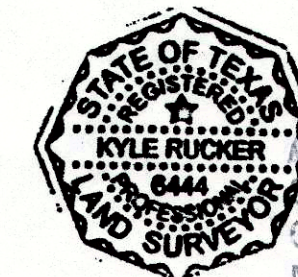
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

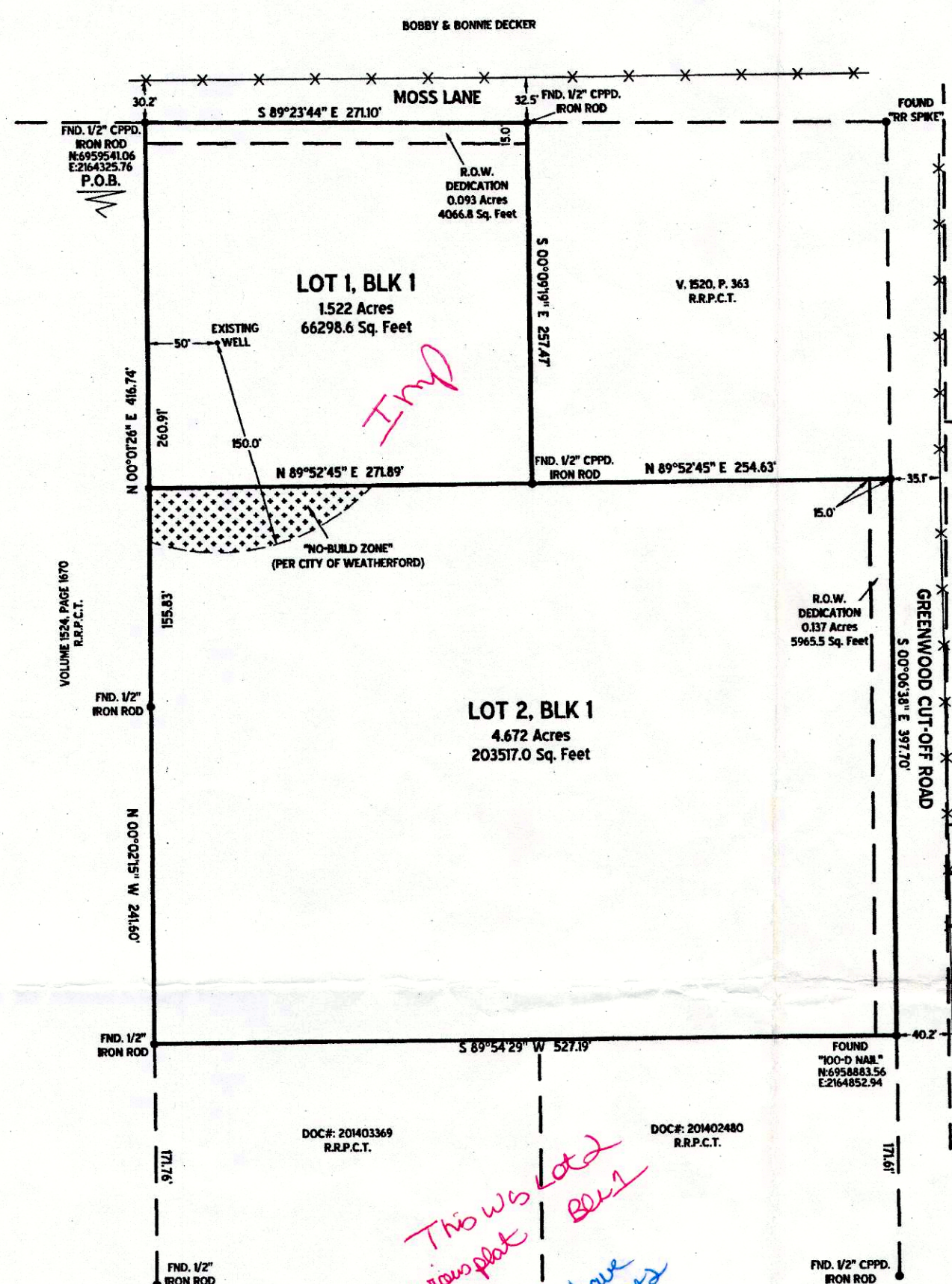
Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
110 PALO PINTO STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE MARCH 2017 - JN170230P.



ST. NO: 15888
CH. DIST: WE
CITY: F-15
MAP NO:

ETJ agreements
Num
Louise Enko
817-594-4482

- NOTES:**
- THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.J.R.M. COMMUNITY PANEL 48367C0265E, DATED SEPTEMBER 26, 2008.
 - EXCEPTION TO THE WMC § 11.24 (1)(2) APPROVED WITH APPROVAL OF THIS PLAT ARE AS FOLLOWS: ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.
 - 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.
 - UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE 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 BUILDING, 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 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.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 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 PLAT MAY EXIST AND ENCUMBER THIS PROPERTY.
 - BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
 - BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID).
 - AT THE TIME OF THIS PLAT, THIS PROPERTY IS LOCATED WITHIN THE ETJ OF THE CITY OF WEATHERFORD.
 - PER REQUEST BY THE CITY OF WEATHERFORD ENGINEERING DEPARTMENT, A "NO-BUILD ZONE" HAS BEEN ESTABLISHED OVER AND ACROSS A PORTION OF "LOT 2" AS SHOWN HEREIN.
 - THIS PLAT IS SUBJECT TO THE WAIVER APPROVED BY THE WEATHERFORD CITY COUNTY ON MARCH 23, 2017.
 - THE "NO - BUILD ZONE" SHOWN HEREIN SOLELY AFFECTS LOT 2 AS SHOWN FOR THE PURPOSE OF WATER WELLHEAD PROTECTION PER THE UPPER TRINITY GROUNDWATER PROTECTION AGENCY'S MINIMUM WELL SPACING REQUIREMENTS.



*This is Lot 2
Previous plat
Can't have
10 lots*

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] 5-31-17
CITY PLANNER DATE OF RECOMMENDATION

APPROVED BY:

[Signature] 5-31-17
MAYOR/CITY MANAGER DATE OF APPROVAL

ATTEST:

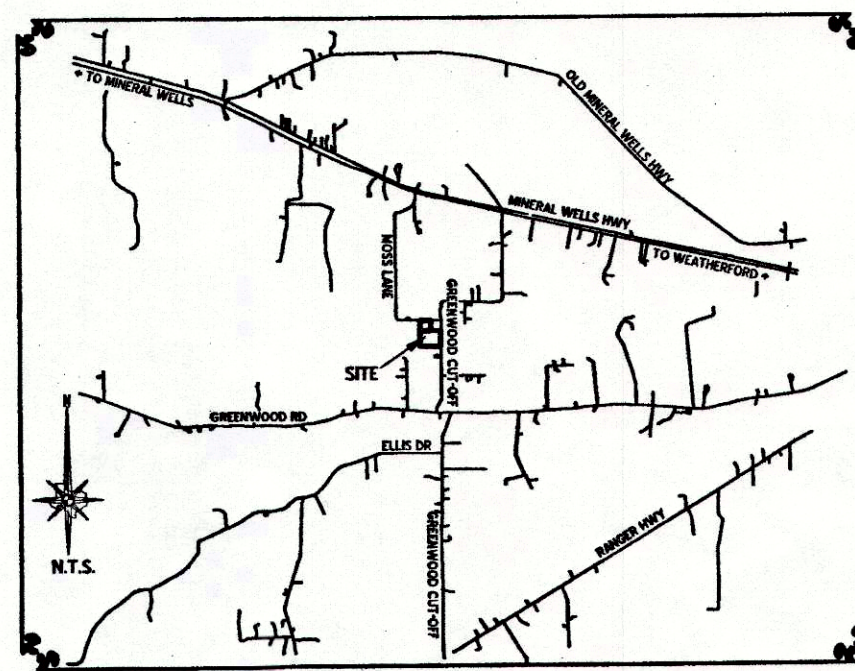
[Signature] 5/31/17
CITY SECRETARY DATE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201713561
06/06/2017 01:51 PM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

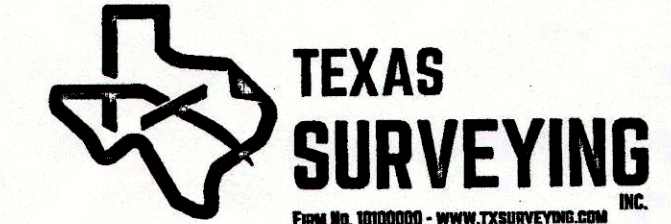
D-725

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

OWNER/DEVELOPER:
JOHNNY AND JEAN O'BANNON
846 MOSS LANE
WEATHERFORD, TX, 76086



FINAL PLAT
LOTS 1 & 2, BLOCK 1
O'BANNON'S ADDITION
BEING 6.424 ACRES, OUT OF THE WILLIAM V.D. SHIRLEY SURVEY, ABSTRACT NO. 1189, LOCATED WITHIN THE E.T.J. OF THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS.
MARCH 2017



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