

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

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.

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.

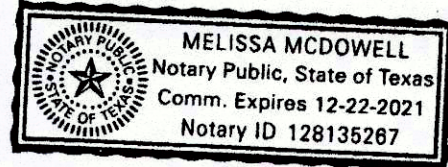
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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

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 12 day of November, 2018.
Notary Public in and for the State of Texas
My Commission Expires On: 12/22/21



STATE OF TEXAS )
COUNTY OF PARKER )
WHEREAS, FRYNSINGER CONSTRUCTION, LLC, dba SMALL FRY HOMES (Doc 201818374), acting by and through its duly authorized agent, are the Owners of 0.86 acres situated in and being a portion of Block 2, OAKLAWN ADDITION, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 75, Page 640, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument set in the intersection of the south right of way line of East Bankhead Drive and the east right of way line of Allen Street, said monument being the northwest corner of said Block 2;
THENCE S 64°43'01" E, with the south right of way line of said East Bankhead Drive, 115.59 feet to an iron rod set (iron rods set are 1/2" with cap Harlan, 2074) at the northwest corner of a tract of land described by deed to Douglas Robertson, recorded in Volume 2939, Page 381, Official Records, Parker County, Texas;
THENCE with the line of said Douglas Robertson tract the following courses and distances:
S 14°13'38" W, 130.05 feet to an iron rod set;
S 87°00'19" E, 99.38 feet to an iron rod set in the west line of a tract of land described by deed to Robert McGrath, recorded in Volume 1891, Page 276, Real Records, Parker County, Texas;
THENCE S 20°44'18" W, with the west line of said Robert McGrath tract, 179.44 feet to a post in the north line of a tract of land described by deed to Teddy Way, recorded in Volume 1658, Page 181, Real Records, Parker County, Texas;
THENCE N 63°32'15" W, with the north line of said Teddy Way tract, 108.17 feet to a concrete monument set in the east right of way line of said Allen Street;
THENCE N 00°37'43" W, with the east right of way line of said Allen Street, 333.88 feet to the POINT OF BEGINNING and containing 0.86 acres (37,408 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

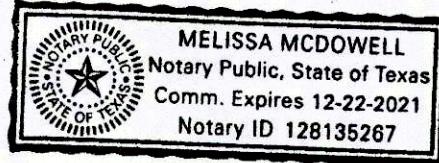
That, FRYNSINGER CONSTRUCTION, LLC, dba SMALL FRY HOMES, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 1R, LOT 2R AND LOT 3R, BLOCK 2, OAKLAWN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a portion of Block 2, Oaklawn Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 75, Page 640, Deed 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 12 day of November, 2018.

Melvin Frysinger, 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 MELVIN FRYNSINGER 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 12 day of November, 2018.
Notary Public in and for the State of Texas
My Commission Expires On: 12/22/21



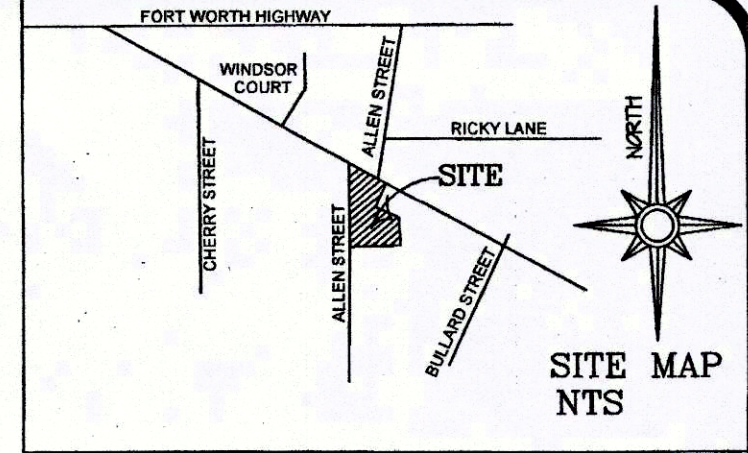
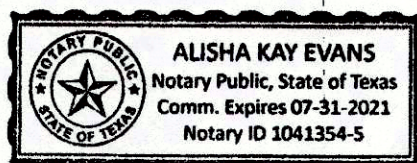
KNOW ALL MEN BY THESE PRESENTS:

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.
Texas Registration No. 2074
September 12, 2018

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 day of Nov 2018.
Notary Public in and for the State of Texas
My Commission Expires on:

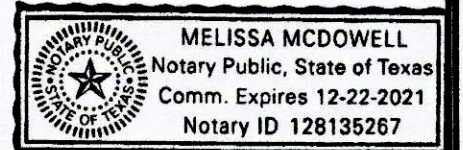


NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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 12 day of November, 2018.
Notary Public in and for the State of Texas
My Commission Expires On: 12/22/21

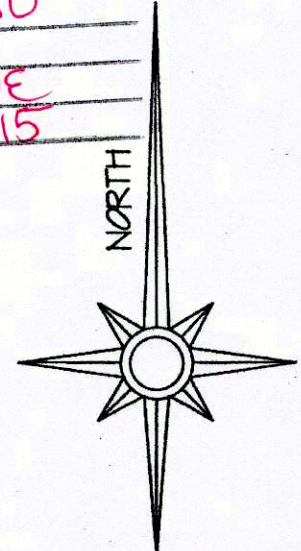


THE STATE OF TEXAS )
COUNTY OF PARKER )
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS
RECOMMENDED BY CITY PLANNER: Signature of City Planner, Date of Recommendation: 11-13-18
APPROVED BY: Mayor/City Manager: Signature of Mayor/City Manager, Date of Approval: 11-15-18
ATTEST: Malinda Nowell, City Secretary, Date: 11/15/18

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201829586
11/21/2018 02:15 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

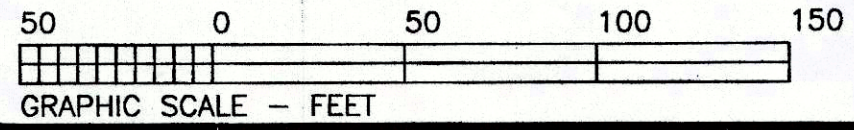
ACCT. NO.: 15780
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-15



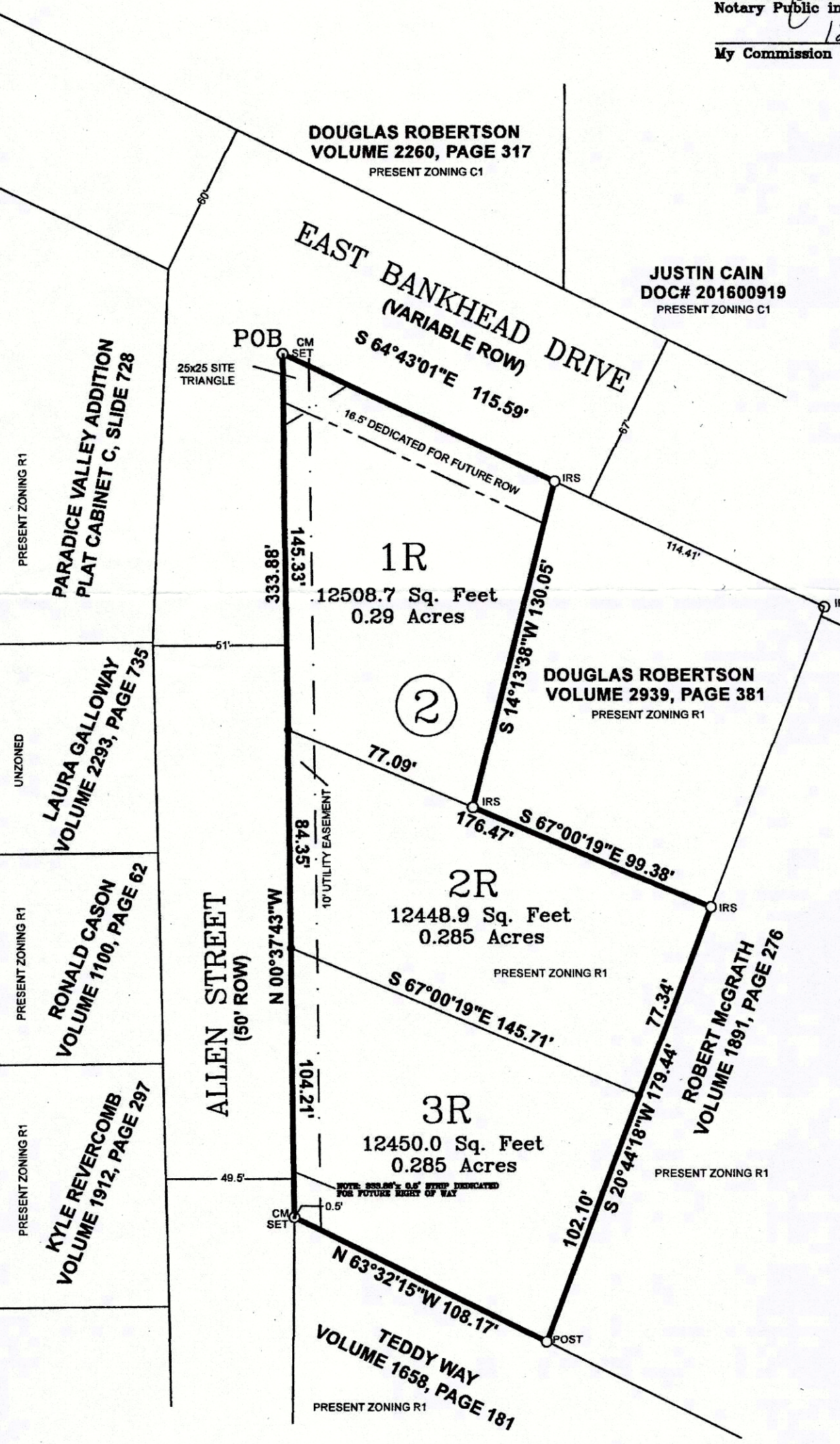
REPLAT
LOT 1R, LOT 2R AND LOT 3R, BLOCK 2
OAKLAWN ADDITION
IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being a portion of Block 2, Oaklawn Addition, an addition in the City of Weatherford, Parker County Texas according to the plat recorded in Volume 75, Page 640 Deed Records, Parker County, Texas
September 2018

Cabinet/Instrument#

E Slide 188



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500



OWNERS/DEVELOPER: Melvin Frysinger, Small Fry Homes, 817-613-7441, 321 Addison, Hudson Oaks, Texas, 76087
IRF IRON ROD FOUND, 1/2" UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")
R1 SINGLE FAMILY
C1 COMMERCIAL