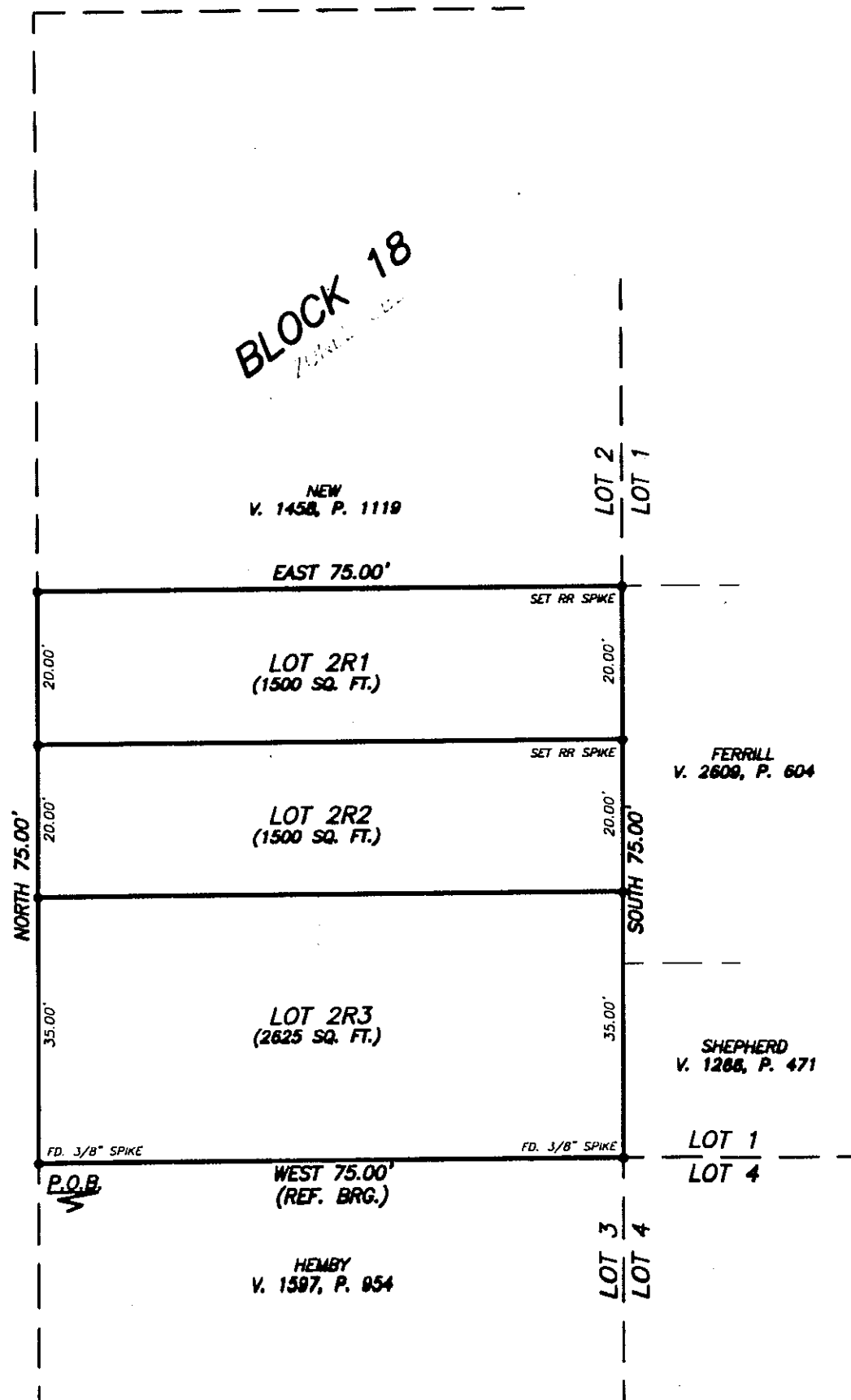


D34

BRIDGE STREET  
(PAVED SURFACE)

YORK AVENUE  
(PAVED SURFACE - 50' R.O.W.)



**STATEMENT ACKNOWLEDGING EASEMENTS:**  
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.

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 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.

**STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:**  
The area or areas shown on the plot as "V.A.M." (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 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 responsibility for the V.A.M. 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 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.

**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 lines and withholding of utilities and building permits.

**FLOOD HAZARD ZONE:**  
This tract is not in a flood hazard zone according to F.I.R.M. Community Panel No. 480522 0005 D, Dated January 03, 1997.

**SPECIAL NOTES:**

- 1) Building lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.
- 2) This tract, all surrounding tracts, and tracts across the street are zoned CBD.
- 3) All corners are set 1/2" iron rods, unless otherwise noted.
- 4) There are no buildings currently located on this lot.

**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]*  
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS  
2-24-09  
DATE OF RECOMMENDATION

**APPROVED BY:**

*[Signature]*  
SIGNATURE OF MAYOR

CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS  
2-24-09  
DATE OF APPROVAL

**ATTEST:**

*[Signature]*  
CITY SECRETARY

2-24-09  
DATE

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, BILL CROWDER being the sole owner of a 0.129 acres tract of land (5625 sq. ft.) being a portion of Lot 2, Block 18, Original Town of Weatherford, to the City of Weatherford, Parker County, Texas: same being all of the tract of land described in Volume 2086, Page 240, Real Records of Parker County, Texas: and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 3/8" spike at the southwest corner of said Lot 2 and in the east right of way line of York Avenue (paved surface), for the southwest and beginning corner of this tract. Whence the northwest corner of said Block 18 is called to bear North 130.00 feet.

THENCE NORTH 75.00 feet along the east right of way line of said York Avenue to a set 1/2" iron rod, for the northwest corner of this tract.

THENCE EAST 75.00 feet to a set railroad spike, for the northeast corner of this tract.

THENCE SOUTH 75.00 feet to a found 3/8" spike, for the southeast corner of this tract.

THENCE WEST 75.00 feet to the POINT OF BEGINNING.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, BILL CROWDER, does hereby adopt this plat designating the herein above described real property as LOT 2R1, LOT 2R2, & LOT 2R3, BLOCK 18, BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 18, ORIGINAL TOWN OF WEATHERFORD, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 11th day of February, 2009.

*[Signature]*  
Bill Crowder

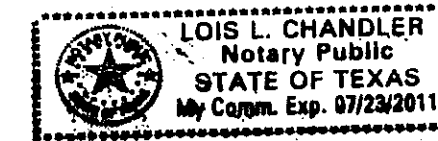
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Bill Crowder known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of February, 2009.

*[Signature]*  
Notary Public in and for the State of 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.

N/A  
Title

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

ACCT. NO.: 19035  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

**SURVEYORS CERTIFICATE**

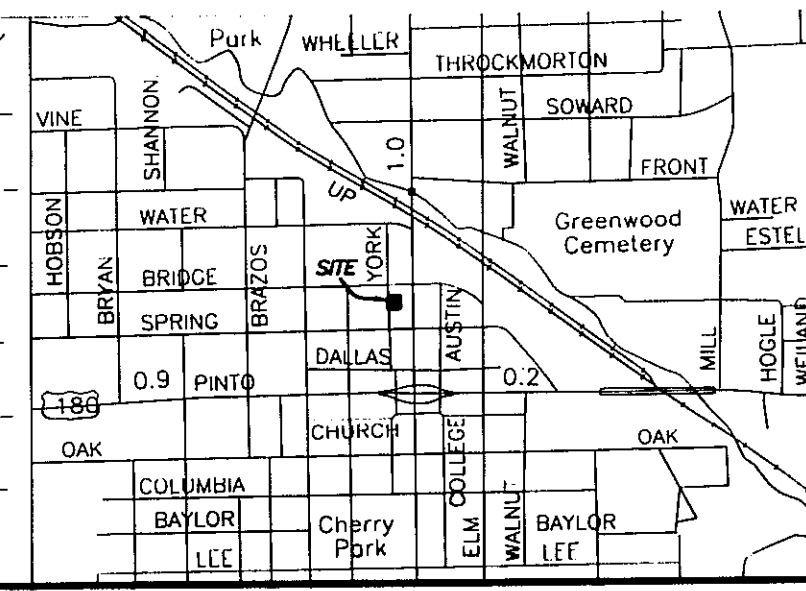
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5891.  
817-594-0400 - JND08097FINAL - SEPTEMBER 2008.

Doc# 725287 Fees: \$66.00  
10/08/2008 11:10AM H Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANE BRUNSON, COUNTY CLERK

**FOR DEPARTMENTAL USE ONLY**

PROJECT #:  
SUBMITTAL DATE:  
ACCEPTED BY:  
FILED BY:  
FILED DATE:  
VOLUME & PAGE:  
DOC# & PLAT CABINET:



LOT 2R1, 2R2, & 2R3, BLOCK 18  
ORIGINAL TOWN OF WEATHERFORD  
BEING A REPLAT OF  
A PORTION OF LOT 2  
BLOCK 18, O.T. WEATHERFORD  
TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
SEPTEMBER 2008

**CARTER SURVEYING**  
& MAPPING  
110 A PALO PINTO  
WEATHERFORD, TX 76086  
817-594-0400  
FAX 817-594-0403

