

C738.

# FINAL PLAT LOT 1, BLOCK 1, SLR INVESTMENTS ADDITION

## AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

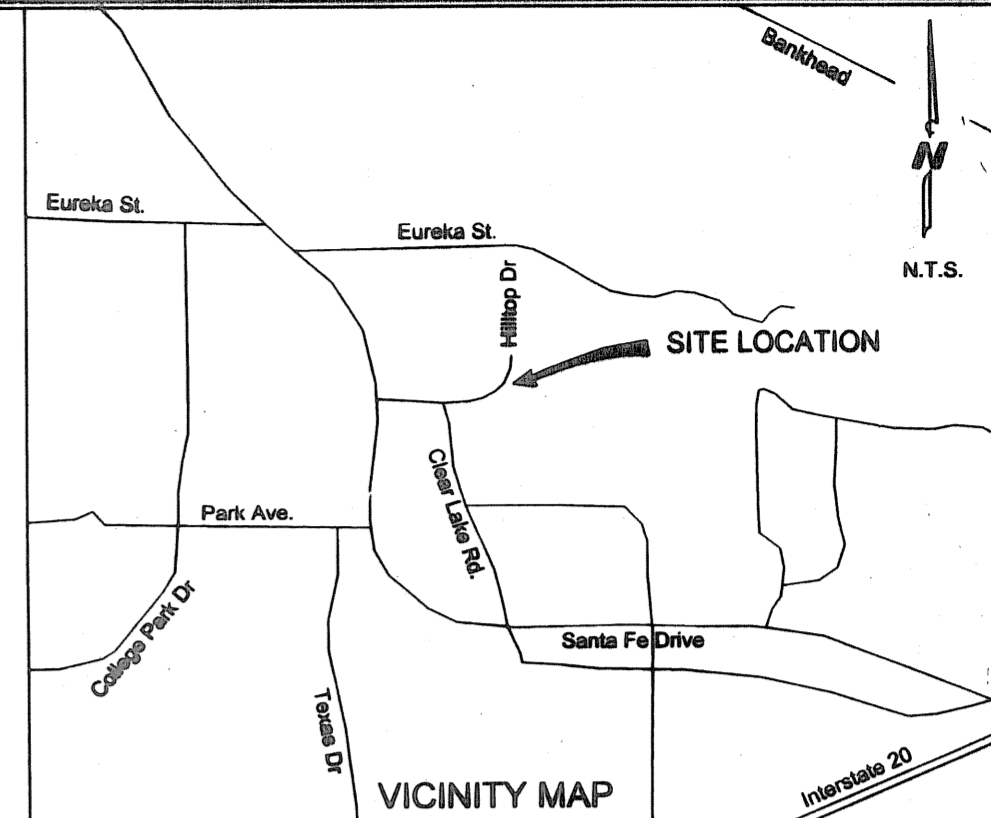
Located in the John E. Miller Survey, Abstract Number 890, Weatherford, Parker County, Texas

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 480522 0005 D, EFFECTIVE DATE: JANUARY 3, 1997, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.

ACCT. NO.: 17511  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

Zoning District "LI" (Light Industrial) Setbacks:  
Front: 50 Ft.  
Side: 25 Ft.  
Rear: 25 Ft.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinances and State law, and is subject to fines and withholding of utilities and building permits.



TOWN CREEK DEVELOPMENT  
PHASE 1  
Cab. (Not yet recorded)

SITE H, BLOCK 5  
& SITE I, BLOCK 6  
TOWN CREEK ADDITION  
SECTION 1  
Cab. C, side 150

P.O.B.

O.V. DiSciullo  
Vol. 608, Page 403

Doc# 691783  
Book 2663 Page 402

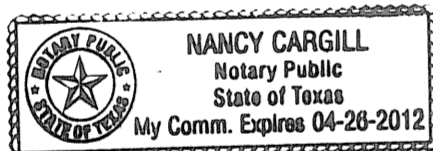
Doc# 691783 Fees: \$66.00  
09/17/2008 9:58AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

Steven L. Ross & Kathleen M. Ross  
Vol. 2605, Page 1374

### LOT 1, BLOCK 1 1.449 ACRES (63,109 sq. ft.)

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.

*Steven L. Ross*  
Steven L. Ross  
TITLE



STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared *Steven L. Ross*, 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 purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of August, 2008.

*Nancy Cargill*  
Notary Public in and for the State of Texas

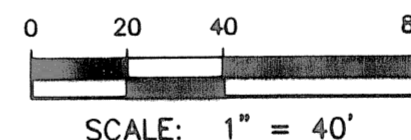
R= 840.00' (M)  
L= 51.30' (M)  
Chd.= S 71°45'28" W, 51.29' (M)

R= 853.32' (M)  
L= 319.55' (M)  
Chd.= S 59°16'48" W, 317.69' (M)

City of Weatherford  
Vol. 2541, Page 419

O.V. DiSciullo  
Vol. 608, Page 403

HILLTOP DRIVE  
(60' RIGHT-OF-WAY)



#### NOTES:

- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD 83), as determined by GPS, using the TXDOT-Weatherford CORS. (Epoch 2002), on 6/13/08.
- Distances marked (M) are measured.
- 1/2" iron rods set at lot corner, unless otherwise indicated.
- Underground utilities other than those shown may exist. Owner/contractor must contact DigTESS to have utilities marked before beginning any construction.
- This property is currently zoned LI (Light Industrial).
- Elevations are NAVD 88, as determined by GPS, using the TXDOT Weatherford CORS (Epoch 2002, Geoid 03), on 6/13/08.

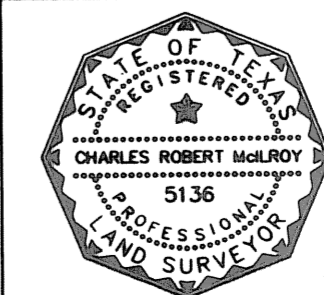
#### KNOW ALL MEN BY THESE PRESENTS:

That I, Charles Robert McIlroy, 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.

Charles Robert McIlroy, Registered Professional Land Surveyor  
Registration Number 5136

*Charles R. McIlroy*  
Prepared By:

June 23, 2008  
Date: Rev. 7-23-08 Corrected mon. descriptions



### MCILROY ENGINEERING

P.O. Box 472  
Weatherford, Texas 76086  
TEL: (817) 594-6464  
FAX: (817) 594-6565  
E-MAIL: c\_mcilroy@att.net

FINAL PLAT  
Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board  
City of Weatherford, Texas  
*B. J. ...* 9-9-08  
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
City of Weatherford, Texas  
*[Signature]* 9-9-08  
Signature of Mayor Date of Approval

ATTEST: *Laura Simonds* 9-9-08  
City Secretary Date

DEVELOPER:  
SLR Investments  
472 Rocky Ridge Lane  
Weatherford, TX 76085  
817-594-1088

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 Setback Lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.

STATE OF TEXAS )  
COUNTY OF PARKER )  
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