

NOTES:

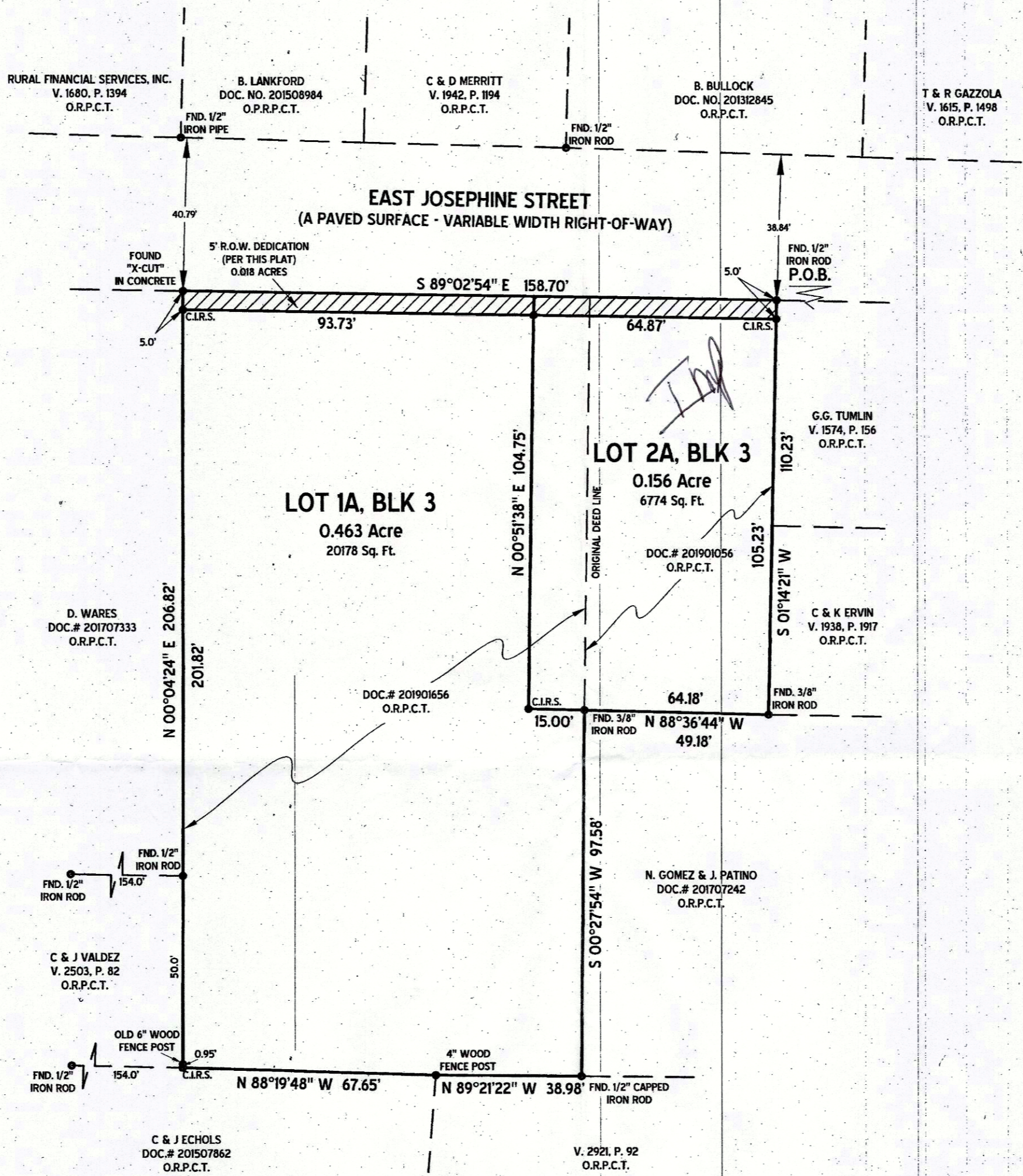
- 1) THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X"; ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C020E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED (C.I.R.S.)
- 3) 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.
- 4) 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.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- 7) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- 8) THE CURRENT ZONING FOR THIS TRACT AND ALL ADJOINING TRACTS DESIGNATED AS "R2".
- 9) ALL BUILDING SETBACKS AND UTILITY EASEMENTS SHALL CONFORM TO CURRENT ZONING STANDARDS.
- 10) THE PURPOSE OF THIS PLAT IS TO RELOCATE THE DIVIDING LINE BETWEEN DOC#: 201901056 & DOC#: 201901656, O.R.P.C.T.

RECOMMENDED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE PARKER COUNTY CLERK:

[Signature]
CITY PLANNER
10-28-19
DATE OF RECOMMENDATION

APPROVED BY:
[Signature]
MAYOR/CITY MANAGER
10-30-19
DATE OF APPROVAL

ATTEST:
[Signature]
CITY SECRETARY
10/30/19
DATE



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, ROBBIE BALLARD AND KRIS BALLARD, BEING THE OWNER(S) OF A 0.637 ACRES TRACT OF LAND BEING CALLED A PORTION OF THOSE CERTAIN LOTS 1 & 2, BLOCK 3, SHANNON'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE BYES MAP AT THE CITY HALL OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING THOSE SAME TRACTS OF LAND AS DESCRIBED IN DOC.# 201901056 & 201901656, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

BEGINNING AT A FOUND 1/2" IRON ROD, IN THE CALLED SOUTH LINE OF EAST JOSEPHINE STREET AND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1574, P. 156, O.R.P.C.T., FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE INTERSECTION OF THE CALLED SOUTH LINE OF SAID EAST JOSEPHINE AND THE CALLED WEST LINE OF RUSK STREET IS CALLED TO BEAR EAST 90 FEET, SAID INTERSECTION ALSO BEING THE CALLED NORTHEAST CORNER OF SAID LOT 2, BLOCK 3.

THENCE S 0°19'21" W 102.23 FEET TO A FOUND 3/8" IRON ROD, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1938, P. 197, O.R.P.C.T. AND IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201707242, O.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 88°36'44" W 49.18 FEET ALONG THE NORTH LINE OF SAID DOC.# 201707242, O.R.P.C.T. TO A FOUND 3/8" IRON ROD, AT THE NORTHWEST CORNER OF SAID DOC.# 201707242 FOR AN E.L. CORNER OF THIS TRACT.

THENCE S 00°27'54" W 97.58 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°21'22" W 38.98 FEET TO A 4" WOOD POST, BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN DOC.# 201507862, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THIS TRACT.

THENCE N 89°19'48" W 67.65 FEET ALONG THE NORTH LINE OF SAID DOC.# 201507862, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS TO A SET 1/2" CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°04'24" E 206.82 FEET TO A FOUND "X-CUT" IN THE CALLED SOUTH LINE OF SAID EAST JOSEPHINE STREET, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS RECORDED IN DOC.# 201707333, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 89°02'54" E 158.70 FEET ALONG THE CALLED SOUTH LINE OF SAID JOSEPHINE STREET, TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBBIE & KRIS BALLARD, ACTING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1A & 2A, BLOCK 3, SHANNON'S ADDITION, AN ADDITION TO 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 THE PUBLIC USE FOREVER, 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 ADDRESS 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 28th DAY OF Oct, 2019.

BY:
[Signature]
NAME / TITLE
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 *[Signature]* 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 THIS 28th DAY OF Oct, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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 *[Signature]* 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 THIS 28th DAY OF Oct, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

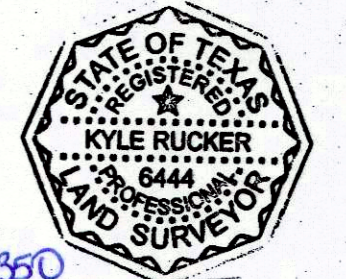
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

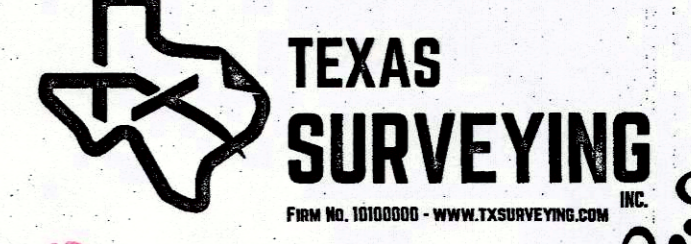
THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

[Signature]
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
MARCH 2019 - JN190109P

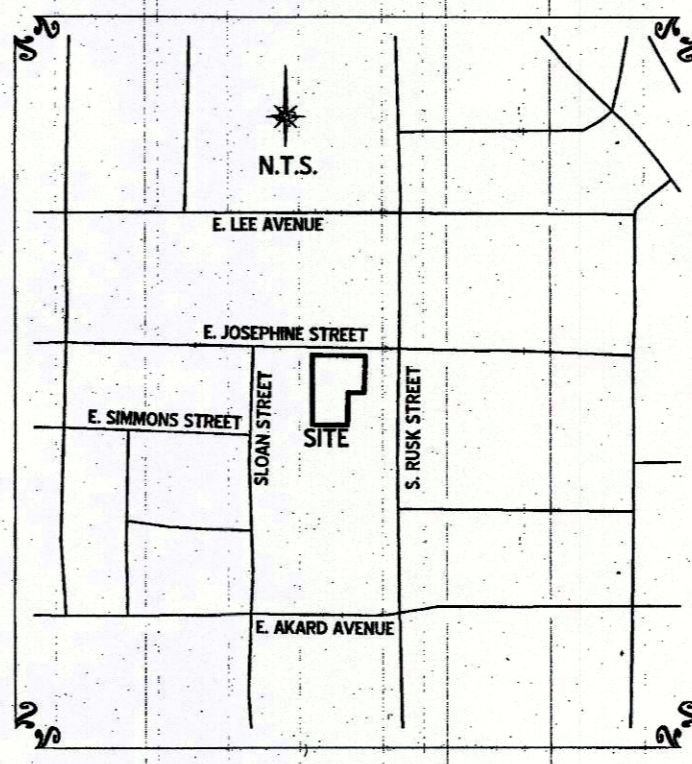


ACCT. NO.: 17350
SCH. DIST.: WE
CITY: CWF
MAP NO.: H-15

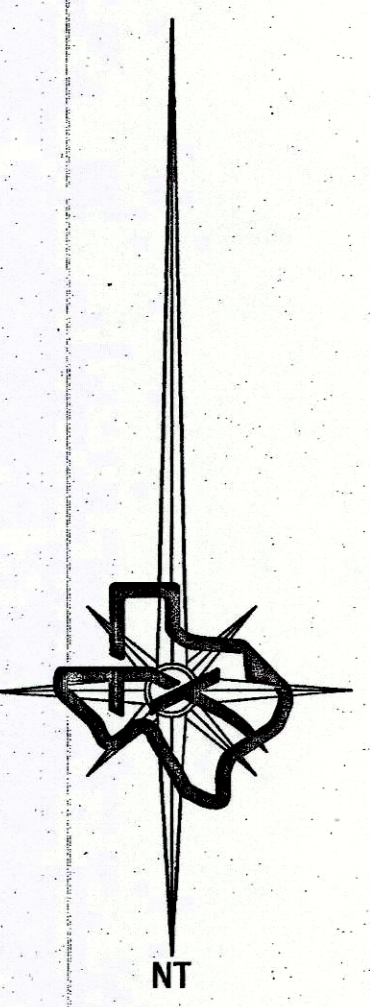
AMENDED PLAT
LOTS 1A & 2A, BLOCK 3
SHANNON'S ADDITION
BEING A REPLAT OF A PORTION OF LOTS 1 & 2,
BLOCK 3, SHANNON'S ADDITION,
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS.
OCTOBER 2019



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
201929144
10/30/2019 02:20 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

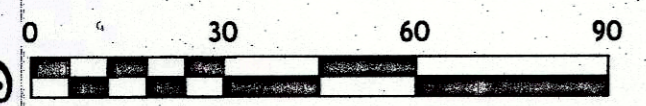


PLAT CABINET E, SLIDE 407



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER(S):
ROBBIE & KRIS BALLARD
501 MARK LAYNE RD
WEATHERFORD, TX 76088
(817) 822-8275



17350.003.001.20 17350.003.002.30