

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (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 VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM 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 of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM 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 VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM 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 VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

201808185 PLAT Total Pages: 1

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JAMES PERZ AND LORI PERZ (Doc No. 201800156) are the Owners of 0.321 Acres situated in and being a portion of Lot 23 and Lot 24, SHANNON'S SUBDIVISION of Block 56, ORIGINAL TOWN OF WEATHERFORD, in the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of said Lot 24 at the intersection of the north right of way line of West Water Street and the east right of way line of North Brazos Street, as they exist;

THENCE N 00°02'54" E, with the east right of way line of said North Brazos Street, 184.00 feet to an iron rod set;
THENCE S 89°50'50" E, 76.00 feet to an iron rod set at the northwest corner of a tract of land described by deed to George Colgin, recorded in Volume 682, Page 686, Deed Records, Parker County, Texas;
THENCE S 00°02'54" W, with the west line of said George Colgin tract, 184.00 feet to an iron rod set in the north right of way line in said North Water Street;
THENCE N 89°50'50" W, with the north right of way line of said West Water Street, 76.00 feet to the POINT OF BEGINNING and containing 0.321 acres (13,984 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JAMES PERZ AND LORI PERZ, does hereby adopt this plat designating the herein above described property as LOT 24R, SHANNON'S SUBDIVISION OF BLOCK 56, ORIGINAL TOWN OF WEATHERFORD, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a portion of Lot 23 and Lot 24, Shannon's Subdivision of Block 56, Original Town of Weatherford, in 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 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 30 day of March, 2018.

James Perz, Lori Perz

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 JAMES PERZ, 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 30 day of March, 2018.

Notary Public in and for the State of Texas
My Commission Expires On: 6-19-2020

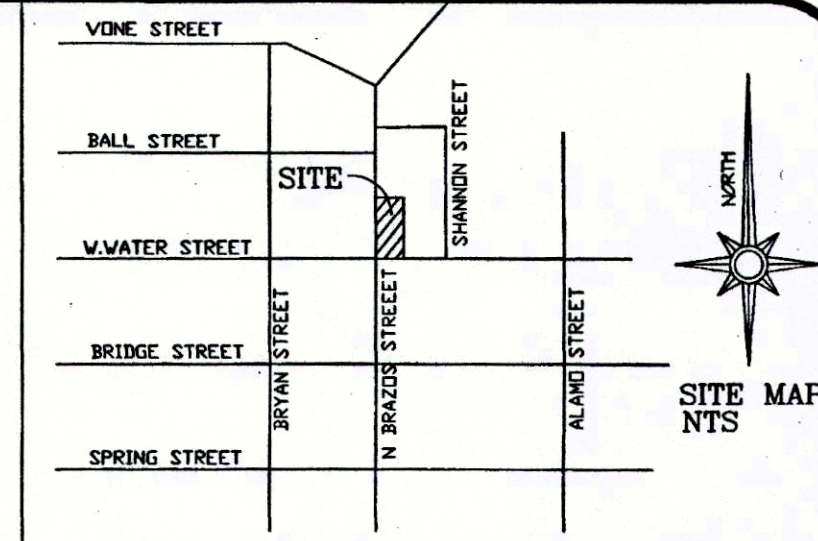


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared LORI PERZ, 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 30 day of March, 2018.

Notary Public in and for the State of Texas
My Commission Expires On: 6-19-2020



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

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 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 ___ day of ___, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: Cabinet/Instrument# Slide

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: [Signature] Date of Recommendation: 3-30-18

APPROVED BY: Mayor/City Manager
Signature of Mayor/City Manager: [Signature] Date of Approval: 4-2-18

ATTEST:
City Secretary: [Signature] Date: 4-2-18

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

201808185
04/11/2018 10:32 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

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

SCALE: 1" = 20'

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

PRESENT ZONING R1, SINGLE FAMILY
CHRISTOPHER BARKLEY
DOC# 201709394

PRESENT ZONING R1, SINGLE FAMILY

ROBERT SHANNON
VOLUME 1339, PAGE 436

NORTH BRAZOS STERRT (50' ROW)
39' B TD B

5' FUTURE ROAD DEDICATION
N 00°02'54"E

22 DOUGLAS ROBERTSON
DOC# 201326956

UNKNOWN
S 89°50'50"E 76.00'

LOT 24R
0.321 ACRES
(13984 SF)

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.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

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.

PRESENT ZONING R3, MULTI FAMILY
GEORGE COLGIN
VOLUME 682, PAGE 686

5' FUTURE ROAD DEDICATION
N 00°02'54"W

PRESENT ZONING R3, MULTI FAMILY

WEST WATER STREET (50' ROW)
39' BTD B

PRESENT ZONING R3, MULTI FAMILY
GAP REAL ESTATE
VOLUME 2918, PAGE 525

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument No# E 64 Slide

GRAPHIC SCALE - FEET
20 0 20 40 60

19035.056.073.10