

LEGEND

OPR/CT	OFFICIAL PUBLIC RECORDS PARKER COUNTY TEXAS
FIR	FOUND 1/2" IRON ROD
FIR-CF	FOUND 1/2" IRON ROD WITH CAP STAMPED "C.F. STARK RPLS 5084"
FIR-YB	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
FIR-CBG	FOUND 1/2" IRON ROD WITH CAP STAMPED "CBG"
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
B.L.	BUILDING LINE
AC	ACRES
(A)	BLOCK LETTER

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., 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 platting rules and regulations of the City of Weatherford.

Kenneth H. Yazel Jr. 11-19-2019
Date
Registered Professional Land Surveyor No. 6182

CITY FINAL PLAT APPROVAL

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

SIGNATURE OF CHAIRPERSON: *Janice Patton* DATE OF RECOMMENDATION: 11-19-19

APPROVED BY: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS

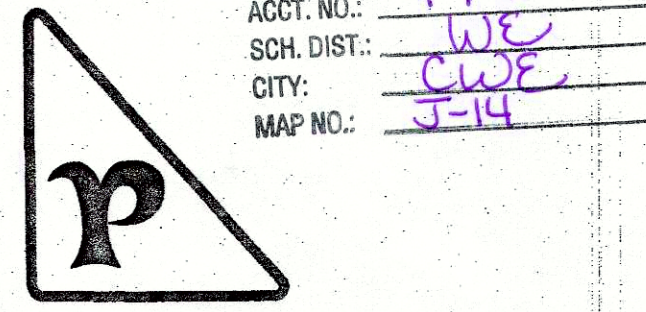
SIGNATURE OF MAYOR: *Paul Prochaska* DATE OF APPROVAL: 11/21/19

ATTEST: *Malinda Nowell* DATE: 11/21/19
CITY SECRETARY

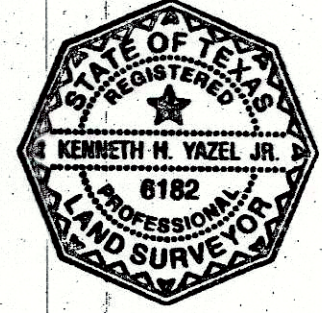
- NOTES**
- Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
 - 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.
 - All portions for this plat lie within the corporate city limits of the City of Weatherford.
 - Lot corners will be set 1/2" iron rods with caps stamped "ypassociates.com" after construction of roads and utilities are finished.
 - According to graphical plotting of the Flood Insurance Rate Map for Parker County, Texas, Incorporated Areas, Panel 300 of 575, Map Numbers 48367C0300E, Map Revised Date: September 26, 2008, the subject property is located in: Zone X unshaded, "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.

**FINAL PLAT
SILVERSTONE
AT
PEARSON RANCH
PHASE 7**

BLOCK P LOTS 1-12 LOT 9X, BLOCK Q LOTS 1-22 LOT 1X,
BLOCK R LOTS 1-15, BLOCK S LOTS 1-15 LOT 5X,
BLOCK T LOTS 1-11 LOT 1X
SITUATED IN THE T. AND P. RR. CO. SURVEY
ABSTRACT NO. 1499
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC
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yassociates.com
TPLS 10194022
REVISED November 19, 2019
August 18, 2016
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21499.001.002.00

FILED FOR RECORD, PARKER COUNTY, TEXAS PLAT RECORD
CABINET **E** SLIDE **431**
DATE: