

NOTES

- 1) AT THE TIME OF PLATTING THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: SPECIAL FLOOD HAZARD AREAS, ZONE "A" - NO BASE FLOOD ELEVATIONS DETERMINED. OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0265E, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS 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.
- 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) THIS TRACT IS LOCATED WITHIN THE ETJ OF THE CITY OF WEATHERFORD.
- 9) THE RESIDENTIAL STRUCTURES & APPLICABLE SERVICES ON LOTS "9 & 10" WERE IN EXISTENCE PRIOR TO THE PLATTING OF THE ORIGINAL PLATTED LOTS AS STATED IN PLAT CABINET B, SLIDE 758.
- 10) THE PURPOSE OF THIS REPLAT IS TO ADJUST THE COMMON LOT LINE NORTH.

RECOMMENDED BY:

*[Signature]*  
CITY PLANNER  
2-12-19  
DATE OF RECOMMENDATION

APPROVED BY:

*[Signature]*  
MAYOR/CITY MANAGER  
2/12/19  
DATE OF APPROVAL

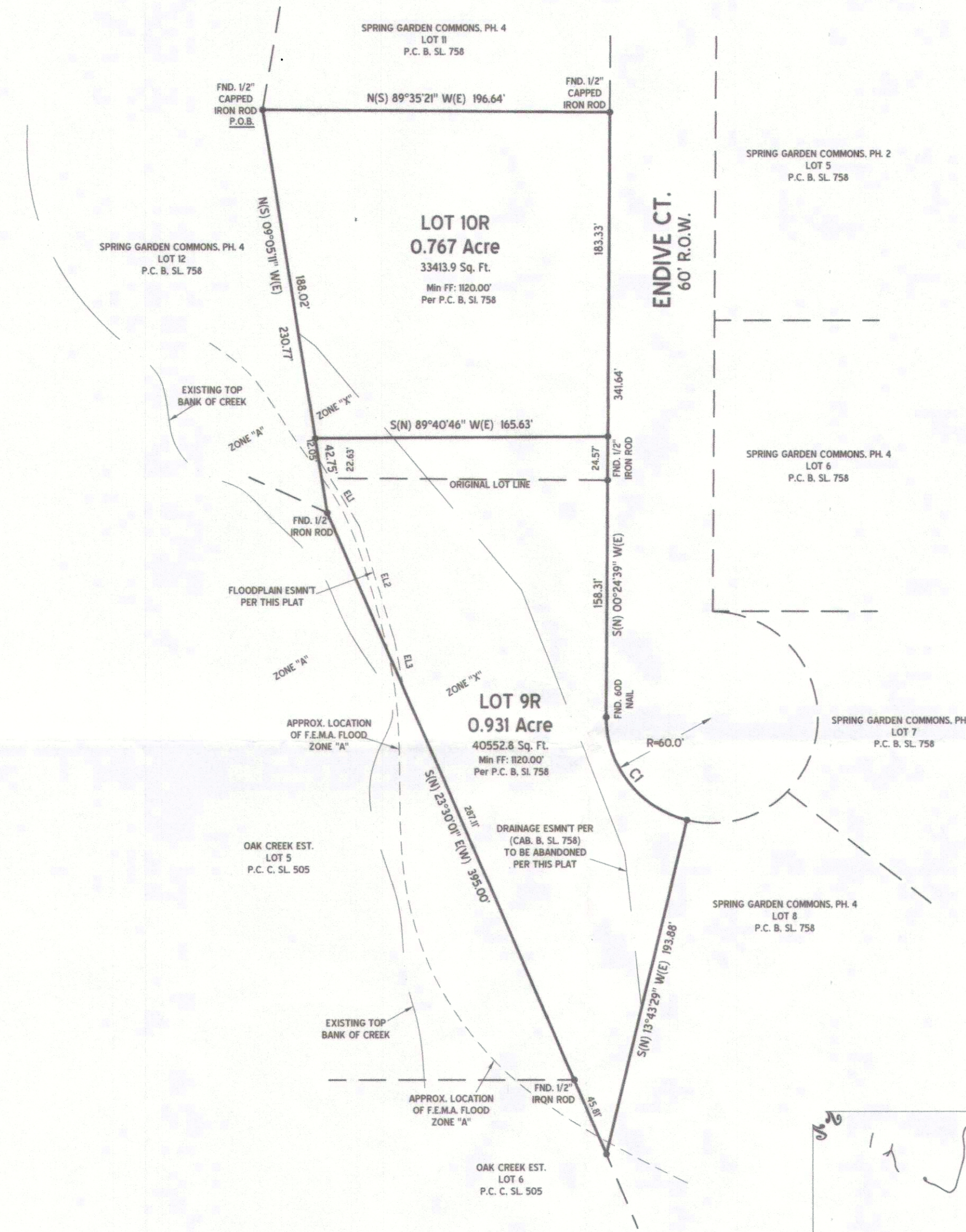
ATTEST:

*[Signature]*  
CITY SECRETARY  
2/12/19  
DATE

FLOODPLAIN EASEMENT

LINE	BEARING	DISTANCE
EL1	S(N) 31°15'47" E(W)	44.63'
EL2	N(S) 17°01'23" W(E)	66.51'
EL3	N(S) 10°46'36" W(E)	28.00'

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
CI	60.00'	80.32'	74.45'	S 37°55'46" E	76°41'48"



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, ROLLAND & PATRICIA BRANCH & LINDA HENDERSON, BEING THE OWNERS OF ALL THOSE CERTAIN LOTS 9 & 10, BLOCK 2, SPRING GARDENS COMMONS, PHASE 4, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET B, SLIDE 758, PLAT RECORDS, PARKER COUNTY, TEXAS.

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, SPRING GARDENS COMMONS, PHASE 4, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET B, SLIDE 758, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 89°35'21" E 196.64 FEET TO A FOUND 1/2" CAPPED IRON ROD IN THE WEST LINE OF ENDIVE COURT (A PLATTED 60' RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°24'39" W 341.64 FEET ALONG THE WEST LINE OF SAID ENDIVE COURT TO A FOUND 60-D NAIL FOR A CORNER OF THIS TRACT. SAID NAIL BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS S 37°55'46" E 74.45 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 80.32 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 13°43'29" W 93.88 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

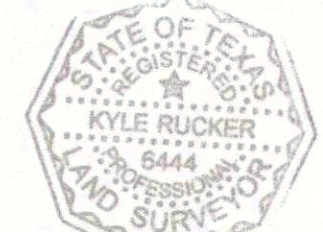
THENCE N 23°30'0" W 395.00 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 09°09'0" W 230.77 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

**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  
SEPTEMBER 2018 - JUNE 2019



**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
THAT, ROLLAND & PATRICIA BRANCH & LINDA HENDERSON, ACTING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 9R & 10R, BLOCK 2, SPRING GARDENS COMMONS, PHASE FOUR, AN ADDITION TO THE E.T.J. OF 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 11 DAY OF FEB, 2019.

*[Signature]*  
Rolland D. Branch - OWNER  
NAME / TITLE

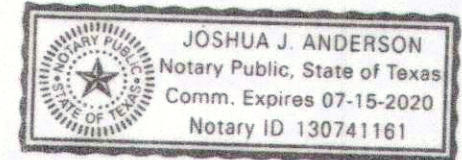
*[Signature]*  
Patricia C. Branch - OWNER  
NAME / TITLE

*[Signature]*  
Linda Henderson, Owner  
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 11 DAY OF FEB, 2019.

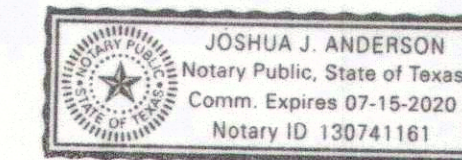


*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 11 DAY OF FEB, 2019.

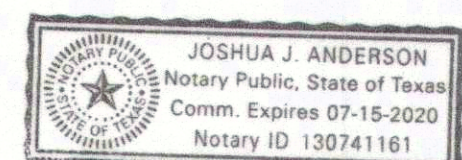


*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 11 DAY OF FEB, 2019.



*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

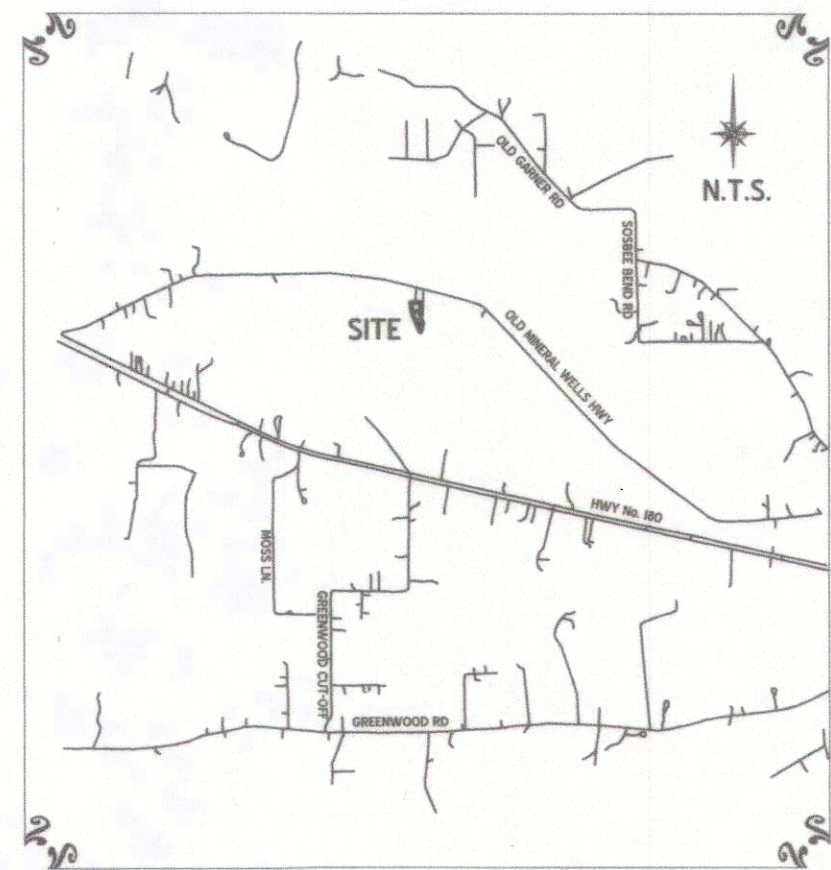
**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST  
WEATHERFORD, TX. 76086  
817-594-0400

**OWNER/DEVELOPER(S):**  
ROLLAND & PATRICIA BRANCH  
108 ENDIVE CT.  
WEATHERFORD, TX 76086  
682-804-1551

LINDA HENDERSON  
500 SARRA LN.  
POOLVILLE, TX 76487  
817-599-9903

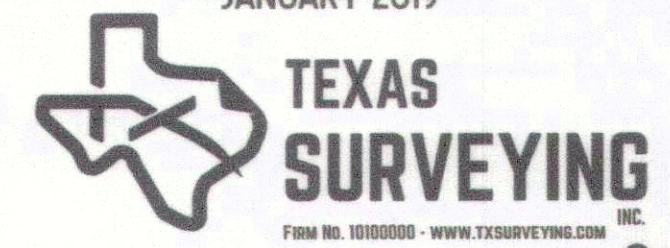
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*[Signature]*  
Lila Deakle  
201903399  
02/14/2019 12:30 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

ACCT NO.: 17747  
SCH. DIST.: ME  
CITY: F14  
MAP NO.:



17747.002.009.00  
17747.002.010.00

**REPLAT**  
LOTS 9R & 10R, BLOCK 2  
SPRING GARDEN COMMONS PHASE FOUR  
BEING A REPLAT OF LOTS 9 & 10, BLOCK 2,  
SPRING GARDEN COMMONS PHASE FOUR, AN  
ADDITION TO THE E.T.J. OF THE CITY OF  
WEATHERFORD, AS RECORDED IN PLAT  
CABINET B, SLIDE 758, PLAT RECORDS,  
PARKER COUNTY, TEXAS,  
JANUARY 2019



PLAT CABINET E, SLIDE 237

