

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.

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

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.

OWNERS/DEVELOPER:
Larry New
915 E First
Weatherford, TX 76086
817-771-4045

NO LIEN HOLDER

STATE OF TEXAS) 201629654 PLAT Total Pages: 1
COUNTY OF PARKER)

WHEREAS, LARRY NEW (Volume 2433, Page 192) is the Owner of a 0.23 acre tract of land situated in and being a portion of the LEWIS DRESCHER SURVEY, ABSTRACT No. 1945, in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an Iron rod found (iron rods found are 1/2" unless noted) in the north line of East First Street, as it exists, said iron being called by deed to be East, 100.00 feet from the most southerly southwest corner of said Lewis Dreschel Survey; THENCE North, 200.00 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074); THENCE East, 50.00 feet to an iron rod set; THENCE South, 200.00 feet to an iron rod set in the north line of said East First Street; THENCE West, with the north line of said East First Street, 50.00 feet to the POINT OF BEGINNING and containing 0.23 acres (1000 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LARRY NEW, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, SWEET CAROLINE ADDITION, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 0.23 Acres situated in and being a portion of the Lewis Dreschel Survey, Abstract No. 1945, 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 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 22 day of December, 2016.

Larry New
Larry New

STATE OF TEXAS)
COUNTY OF PARKER)

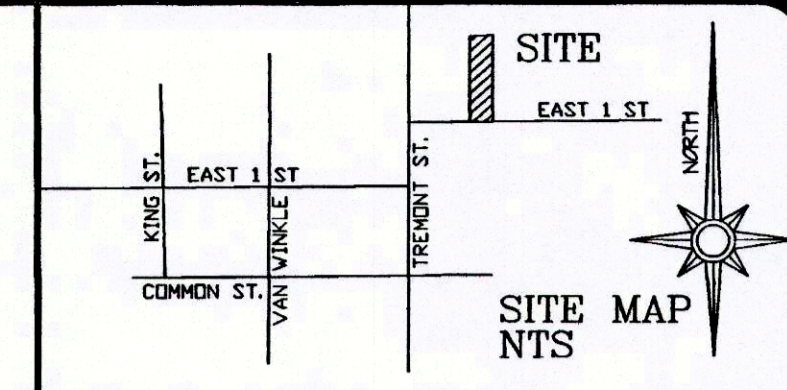
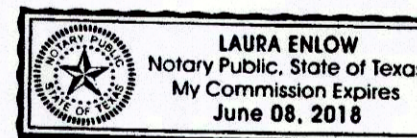
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Larry New, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of December, 2016.

Laura Enlow
Laura Enlow
Notary Public in and for the State of Texas
June 8, 2018
My Commission Expires On:



ACCT NO: 18082
S.U. DIST: WE
CITY: CWC
MAP NO: H-14



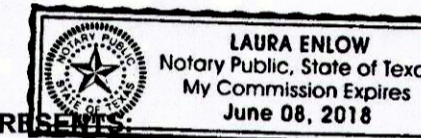
DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Larry New
Owner

SWORN TO AND SUBSCRIBED before me this 22 day of December, 2016.

Laura Enlow
Notary Public in and for the State of Texas
June 8, 2018
My Commission Expires On:



KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, 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.

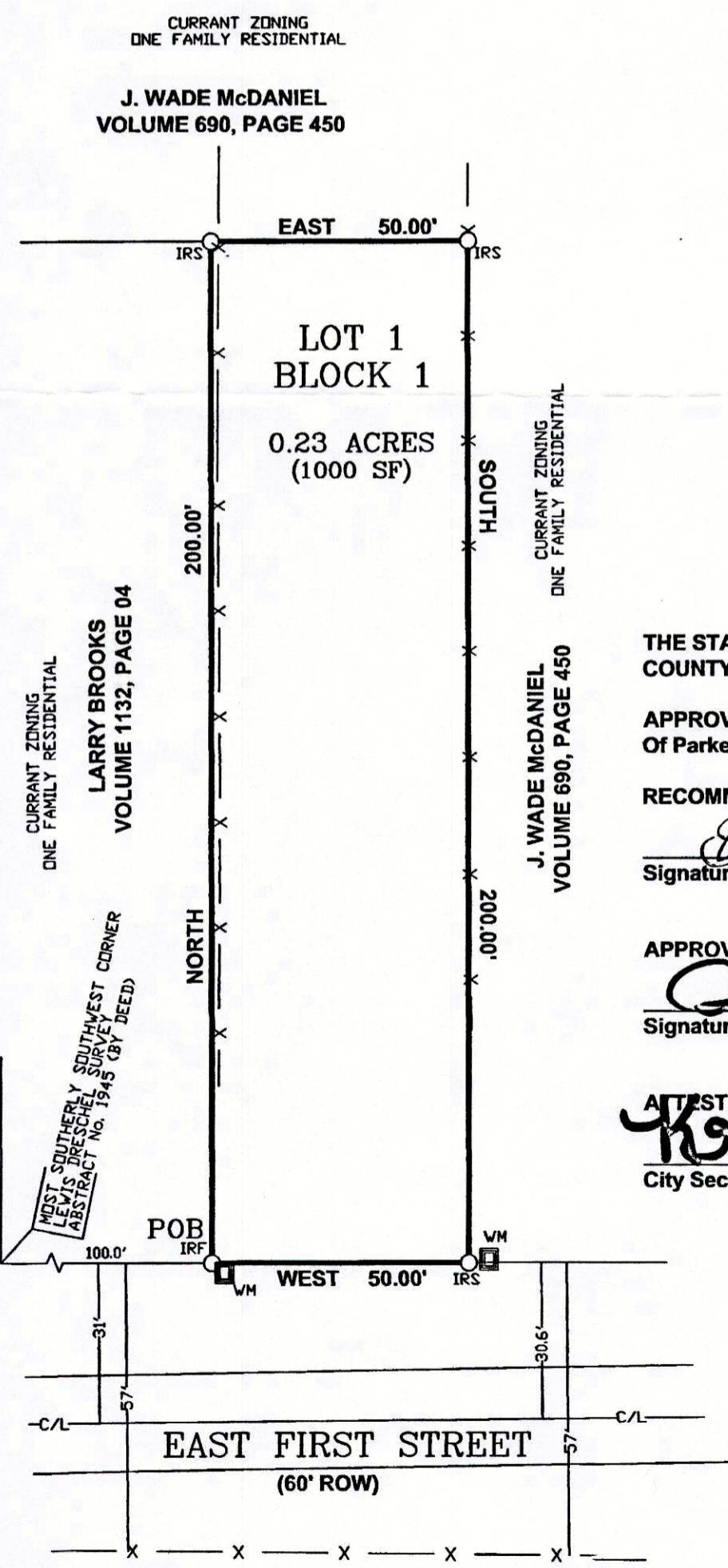
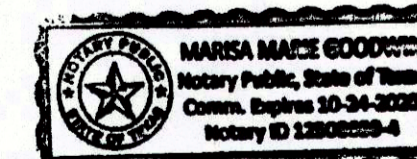
David Harlan, Jr.
David Harlan, Jr.
Registration No. 2074
October 31, 2016

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 David Harlan, Jr., Registered Public Land Surveyor, known to me to be 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, this 22 day of December, 2016.

Maura Goodman
Maura Goodman
Notary Public in and for the State of Texas
10-24-2020
My Commission Expires on:



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] 12-22-16
Signature of City Planner Date of Recommendation

APPROVED BY: Mayor/City Manager
[Signature] 12-27-16
Signature of Mayor/City Manager Date of Approval

ATTEST:
[Signature] 12-27-16
City Secretary Date

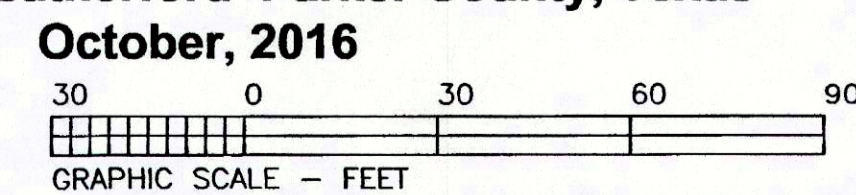
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
[Signature]
201629654
12/28/2016 12:46 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

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

Cabinet/Instrument# D, Slide 101

MINOR PLAT
LOT 1, BLOCK 1
SWEET CAROLINE ADDITION
IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being 0.23 Acres situated in and being a portion of the
Lewis Dreschel Survey, Abstract No. 1945
in the City of Weatherford Parker County, Texas



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

21945.002.000.00