

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual.

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.

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.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

Access Easement

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

Hugo Naumann, Manager

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

David Harlan, Jr.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

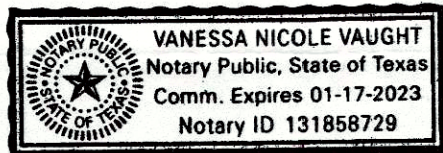


STATE OF TEXAS
COUNTY OF PARKER

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 above and foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1st day of September, 2020.

Vanessa Nicole Vaught
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF PARKER

202029061 PLAT Total Pages: 1

WHEREAS, TAYLOR BRAD PROPERTIES, L.P. (Doc No. 201721773), acting by and through its duly authorized agent, is the owner of a tract of 0.765 Acres situated in and being a portion of the J. L. DETISTE SURVEY, ABSTRACT No. 369 and the A. M. KROUSE SURVEY, ABSTRACT No. 785 in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the south line of Lot 1R, Block 1, Wal-Mart Subdivision, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in plat Cabinet B, Slide 094, Plat Records, Parker County, Texas at the northwest corner of Tract A, Shoppes of Weatherford, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in plat Cabinet C, Slide 110, Plat Records, Parker County, Texas;

THENCE S 43°09'01" E, with the west line of said Shoppes of Weatherford, 199.96 feet to a 5/8" iron rod found in the north line of W. M. Jackson Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in plat Cabinet C, Slide 181, Plat Records, Parker County, Texas;

THENCE S 46°50'29" W, with the north line of said W. M. Jackson Addition, 254.64 feet to an "X" cut in the east line of Office Max Weatherford, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in plat Cabinet B, Slide 405, Plat Records, Parker County, Texas in a non-tangent curve to the right with a radius of 470.0 feet and whose chord bears N 05°47'08" E, 5.94 feet; THENCE with the east line of said Office Max Weatherford the following courses and distances;

With said curve to the right through a central angle of 00°43'25" and a distance of 5.93 feet to an "X" found;

N 07°20'11" E, 66.04 feet to an "X" found at the beginning of a curve to the left with a radius of 200.0 feet and whose chord bears N 17°56'19" W, 170.28 feet;

With said curve to the left through a central angle of 50°23'22" and a distance of 175.89 feet to an "X" found in the south line of said Wal-Mart Subdivision;

THENCE N 46°50'18" E, with the south line of said Wal-Mart Subdivision, 128.88 feet to the POINT OF BEGINNING and containing 0.765 acres (33,345 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, TAYLOR BRAD PROPERTIES, L.P. the undersigned, owner of the land shown on this plat, and designated herein as LOT 1, BLOCK 1, TAYLOR BRAD SHOPPES IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 0.765 Acres situated in and being a portion of the J. L. Detiste Survey, Abstract No. 369 and the A. M. Krouse Survey, Abstract No. 785 in the City of Weatherford, Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

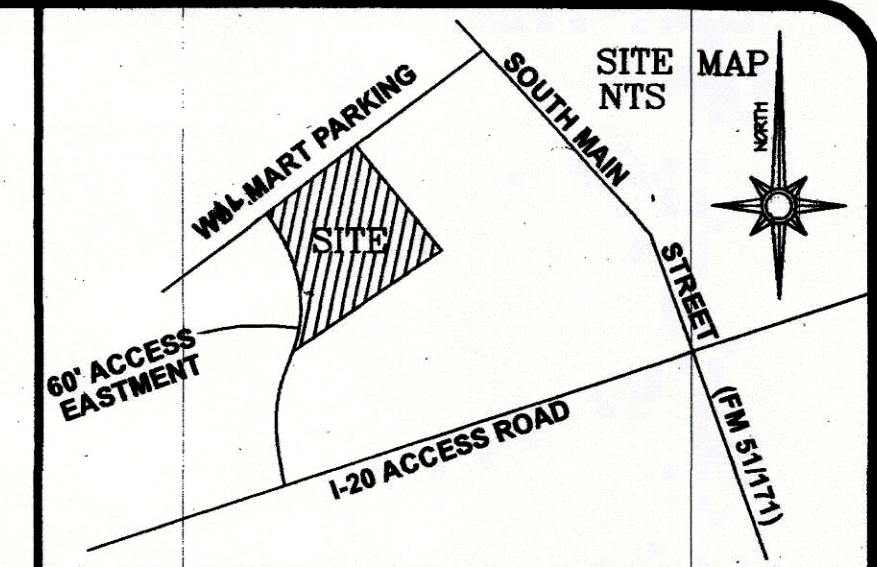
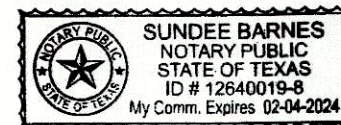
Hugo Naumann, Manager
Hugo Naumann, Manager

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 HUGO NAUMANN, Manager of Taylor Brad Properties, LLP., known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 4th day of September, 2020.

Sundee Barnes
Notary Public in and for the State of Texas



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0385 F EFFECTIVE DATE: APRIL 05, 2018 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

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.

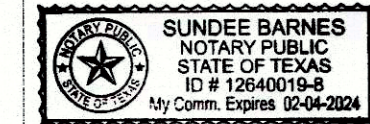
Hugo Naumann, Manager

STATE OF TEXAS
COUNTY OF PARKER

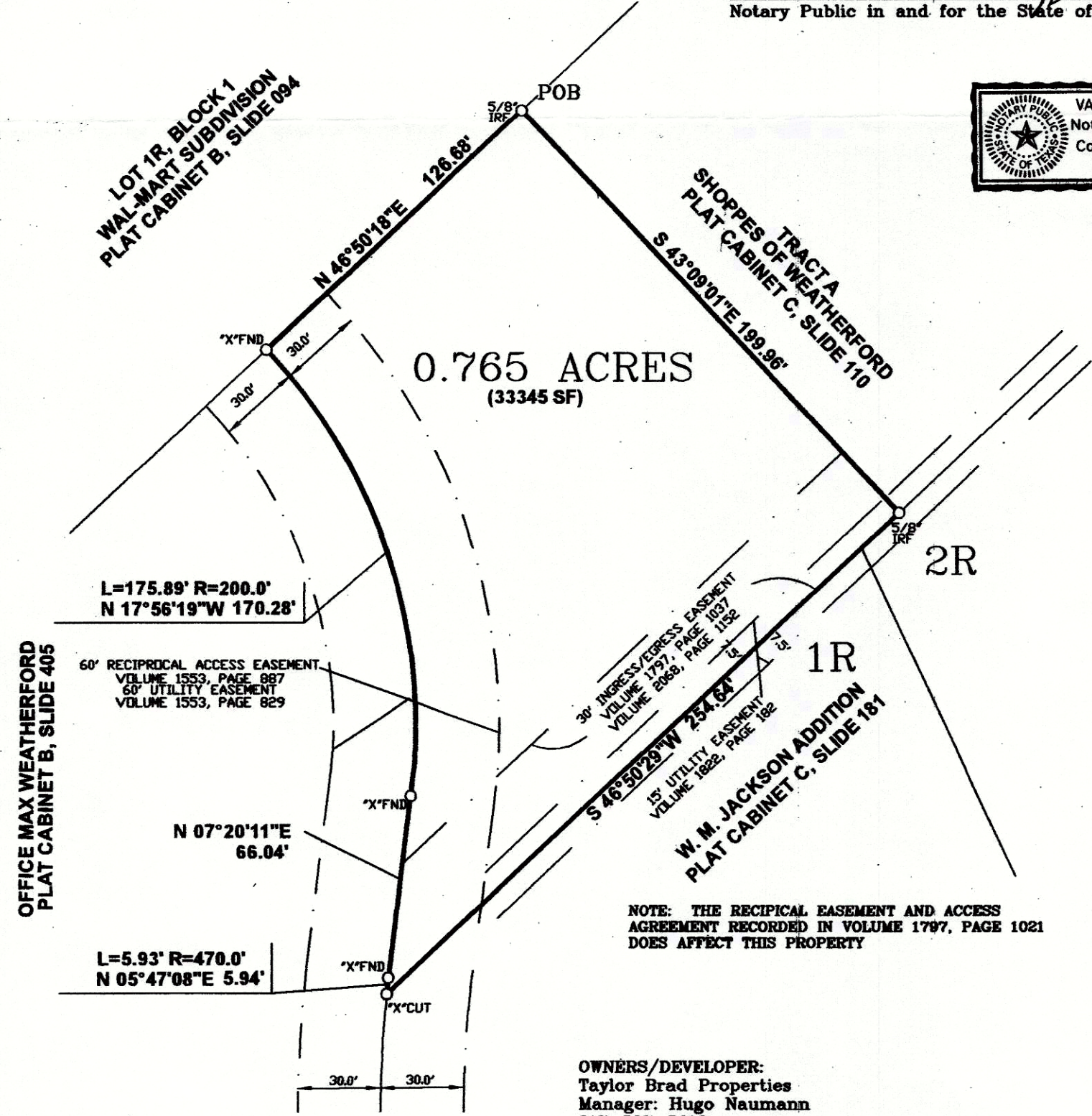
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Hugo Naumann* known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of September, 2020.

Sundee Barnes
Notary Public in and for the State of Texas



ACCT. NO.: 18251
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-14



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.
Date this the 14th day of September, 2020.
By: *[Signature]*
Development & Neighborhood Services Staff
ATTEST: *[Signature]*
Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202029061
09/14/2020 09:18 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

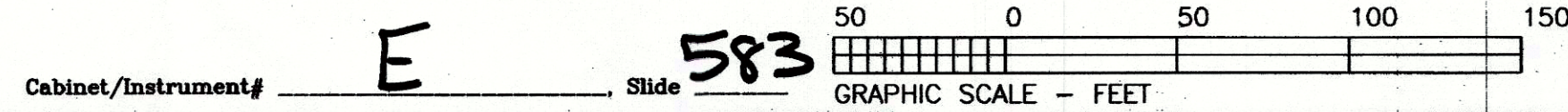
MINOR PLAT
LOT 1, BLOCK 1
TAYLOR BRAD SHOPPES
IN THE CITY OF WEATHERFORD, PARKER COUNTY TEXAS
Being 0.765 Acres situated in and being a portion of the J. L. Detiste Survey, Abstract No. 369 and the A. M. Krouse Survey, Abstract No. 785 in the City of Weatherford, Parker County, Texas

2020.003.003.00
June 2020

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

SHEET ONE OF ONE

OWNERS/DEVELOPER:
Taylor Brad Properties
Manager: Hugo Naumann
617-507-5616
126 Top Flight Drive
Weatherford, TX 76086



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