

**NOTES:**  
 AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0385E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

EXCEPTION TO THE WMC § 112.4 (1)(2) APPROVED WITH APPROVAL OF THIS PLAT ARE AS FOLLOWS: ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.

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.

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.

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

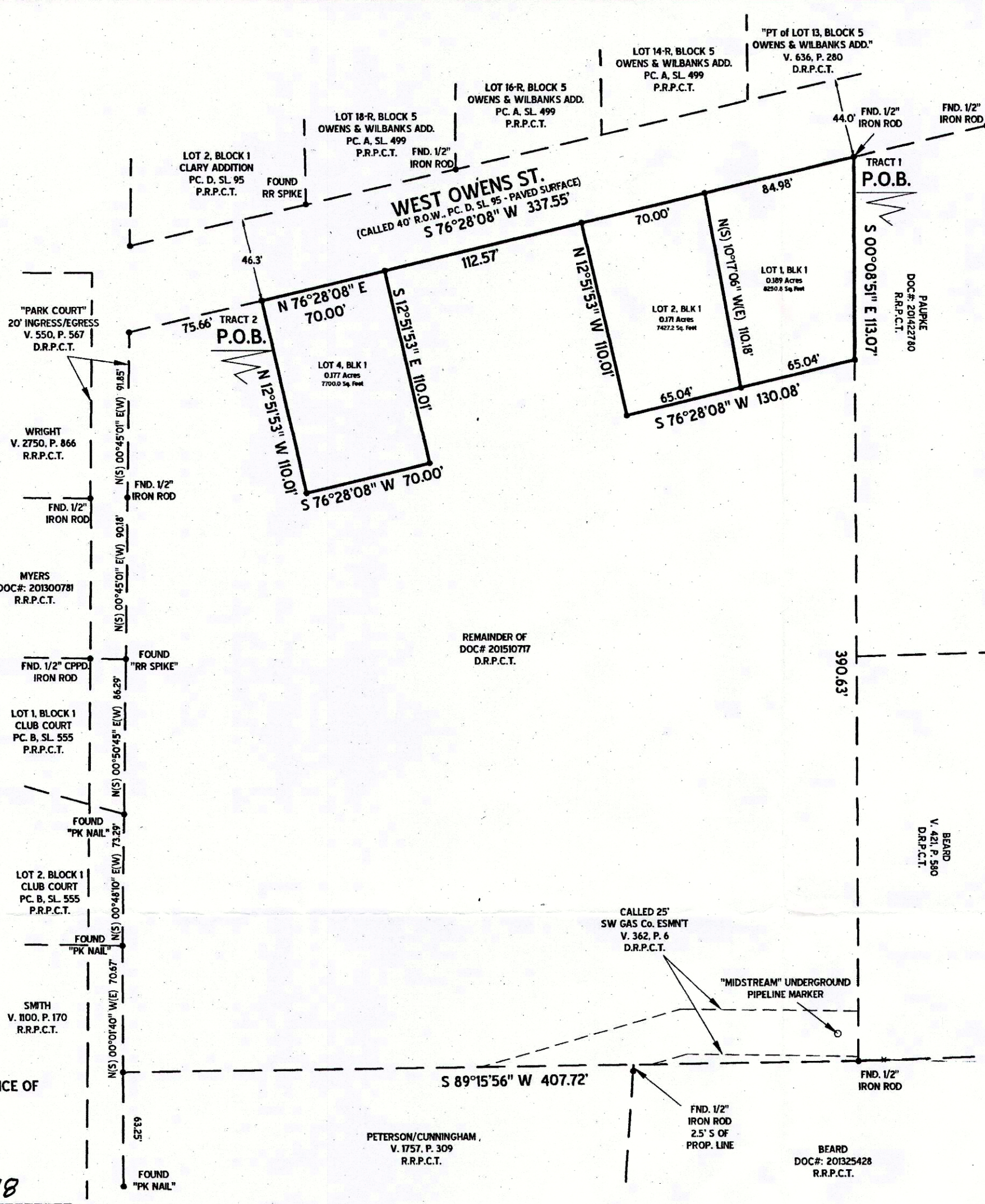
ALL BUILDING SETBACK REQUIREMENTS SHALL CONFORM TO THE CITY OF WEATHERFORD CURRENT ZONING DISTRICT REGULATIONS AND STANDARDS. BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

THIS TRACT AND ALL ADJACENT PROPERTIES ARE CURRENTLY ZONED R1 SINGLE FAMILY RESIDENTIAL.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

THE HEREIN STATED OWNERS AND SUBSEQUENT OWNERS DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND WAIVE ALL CLAIMS FOR ANY 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.

THE ADJOINING PROPERTY RECORDING INFORMATION IS CORRECT AND IN ACCORDANCE WITH WMC § 111-2-4(i)(3). SAID INFORMATION IS SHOWN AS REFERENCED IN SAID DOCUMENT(S) AT THE TIME OF RECORDING THIS PLAT AND IT IS SUBJECT TO CHANGE.



STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

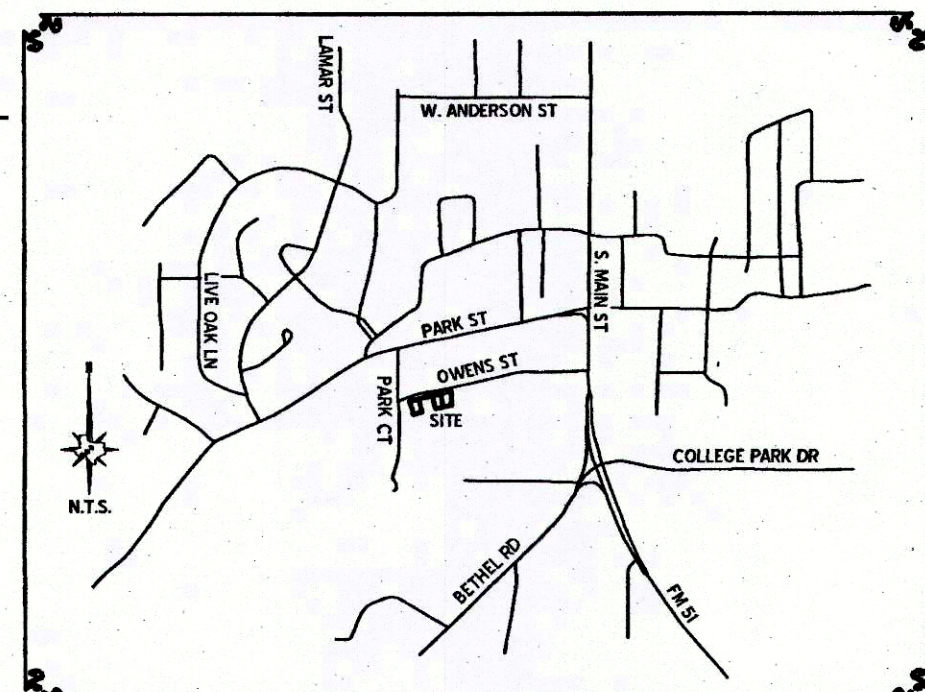
RECOMMENDED BY:  
*[Signature]* 2-27-18  
 CITY PLANNER / CHAIRPERSON DATE OF RECOMMENDATION

APPROVED BY:  
*[Signature]* 2-28-18  
 MAYOR/CITY MANAGER DATE OF APPROVAL

ATTEST:  
*[Signature]* 2-28-18  
 CITY SECRETARY DATE

**SURVEYOR:**  
 KYLE RUCKER, R.P.L.S.  
 110 PALO PINTO ST.  
 WEATHERFORD, TX, 76086  
 817-594-0400

**OWNER/DEVELOPER:**  
 ROBERT & JANET ANDERSON  
 317 OWENS ST  
 WEATHERFORD, TX, 76086  
 817-694-8161



**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*[Signature]*  
 Jeane Brunson  
 201804954  
 03/06/2018 02:49 PM  
 Fee: 75.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, ROBERT & JANET ANDERSON, BEING THE SOLE OWNERS OF A CERTAIN 0.537 ACRES TRACT OF LAND OUT OF THE P.S. HALL SURVEY, ABSTRACT NO. 659, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC#: 20150717, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS IN TWO TRACTS AS FOLLOWS:

**TRACT 1:**  
 BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF WEST OWENS STREET (A PAVED SURFACE) AND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN DOC# 201422780, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHEAST CORNER OF THE NEWTON WHITE SURVEY, ABSTRACT NO. 1671, IS CALCULATED TO BEAR S 24°28'30" W 980.91 FEET.  
 THENCE S 00°08'51" E 113.07 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.  
 THENCE S 76°28'08" W 130.08 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.  
 THENCE N 12°51'53" W 110.01 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE SOUTH LINE OF SAID WEST OWENS STREET FOR THE NORTHWEST CORNER OF THIS TRACT.  
 THENCE N 76°28'08" E 154.98 FEET ALONG THE SOUTH LINE OF SAID WEST OWENS STREET TO THE POINT OF BEGINNING.  
 BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

**TRACT 2:**  
 BEGINNING AT A SET 1/2" IRON ROD IN THE SOUTH LINE OF WEST OWENS STREET (A PAVED SURFACE) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHEAST CORNER OF THE NEWTON WHITE SURVEY, ABSTRACT NO. 1671, IS CALCULATED TO BEAR N 76°28'08" E 337.55 FEET AND S 24°28'30" W 980.91 FEET.  
 THENCE N 76°28'08" E 70.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST CORNER OF THIS TRACT.  
 THENCE S 12°51'53" E 110.01 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.  
 THENCE S 76°28'08" W 70.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.  
 THENCE N 12°51'53" W 110.01 FEET TO THE POINT OF BEGINNING.  
 BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT & JANET ANDERSON, DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1, 2, & 4, BLOCK 1, OWENS BEND ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DO(ES) 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 26<sup>th</sup> DAY OF February, 2018.

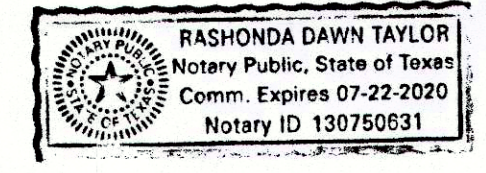
BY:  
*[Signature]* Robert Anderson  
*[Signature]* Janet Anderson  
 ROBERT ANDERSON JANET ANDERSON

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 ROBERT ANDERSON, 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 THE 26<sup>th</sup> DAY OF February, 2018.

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

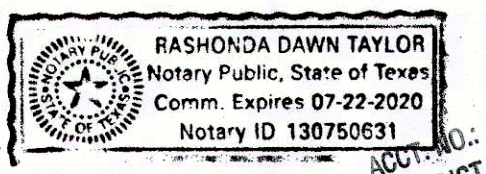


STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JANET ANDERSON, 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 THE 26<sup>th</sup> DAY OF February, 2018.

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



**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. 110 PALO PINTO ST. WEATHERFORD, TX 76086  
 FIELD DATE - OCTOBER 2017 - JM50457RIF-V2



**LOTS 1, 2, & 4, BLOCK 1**  
**"THE BACK 4"**  
 BEING A 0.537 ACRES PORTION OF THE P.S. HALL SURVEY, ABSTRACT NO. 659, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.  
 OCTOBER 2017

**TEXAS SURVEYING**  
 INC.  
 FRM No. 10100000 - WWW.TXSURVEYING.COM

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