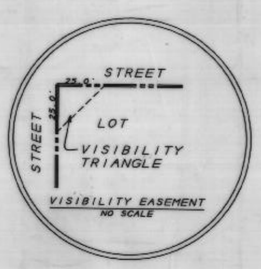
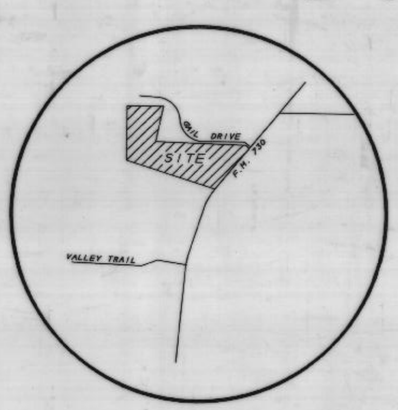
B697



VISIBILITY TRIANGLE:
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City of Weatherford.



VICINITY MAP
NO SCALE

THAT I (WE), Y & G, INC. BEING THE OWNERS OF THE LAND DESCRIBED HEREON AS DESCRIBED IN DEED RECORDED IN VOLUME 1796, PAGE 1796 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS;

DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WEATHERFORD OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.

_____
Y & G, INC. GEORGE GRISSOM, PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME ON THIS ____ DAY OF _____, 2002.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

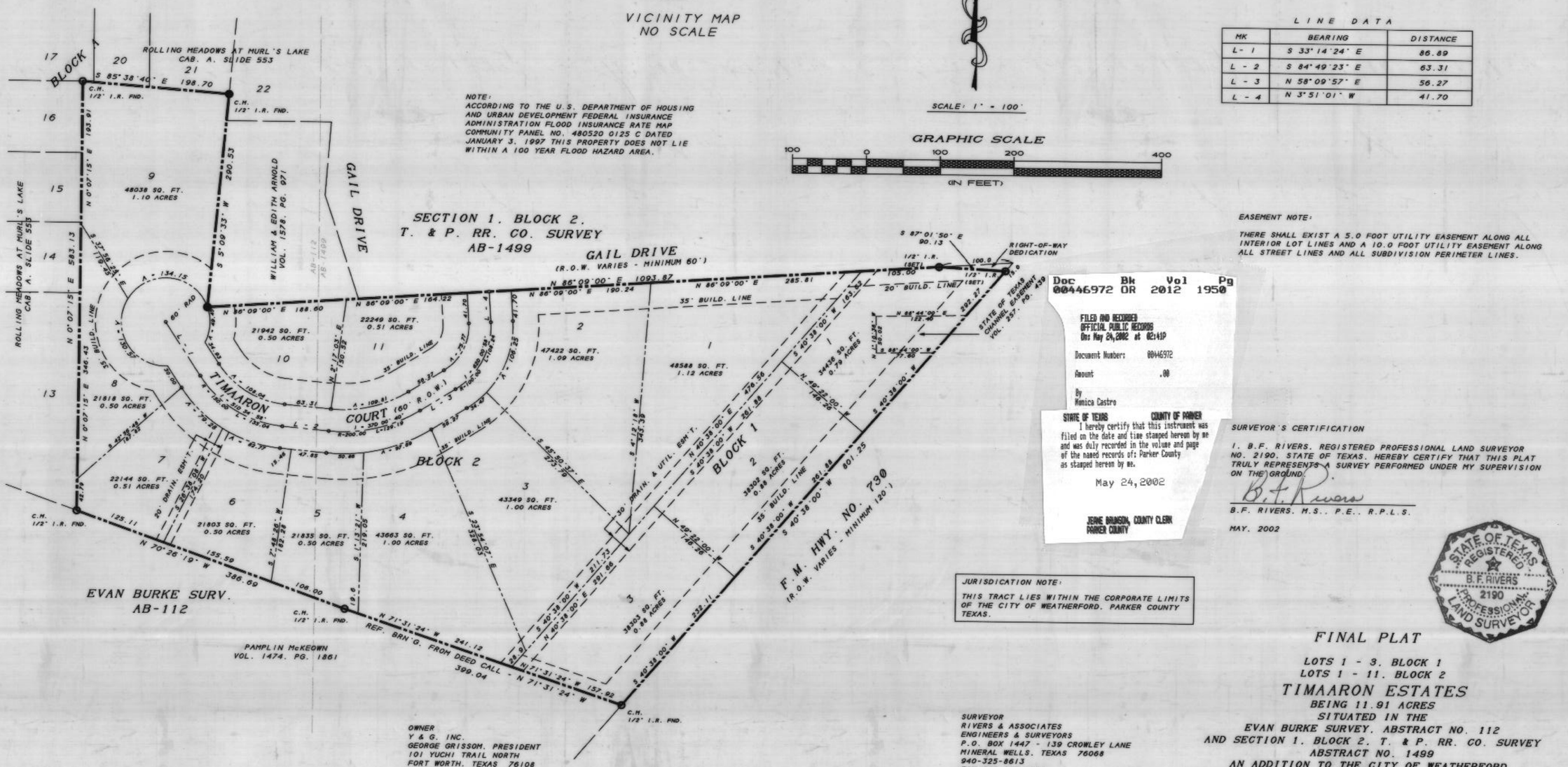
NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480520 0125 C DATED JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SCALE: 1" = 100'

GRAPHIC SCALE
100 0 100 200 400
(IN FEET)

LINE DATA

MK	BEARING	DISTANCE
L-1	S 33°14'24" E	86.89
L-2	S 84°49'23" E	63.31
L-3	N 58°09'57" E	56.27
L-4	N 3°51'01" W	41.70



OWNER
Y & G, INC.
GEORGE GRISSOM, PRESIDENT
101 YUCHI TRAIL NORTH
FORT WORTH, TEXAS 76108
817-246-7349

EASEMENT NOTE:

THERE SHALL EXIST A 5.0 FOOT UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES AND A 10.0 FOOT UTILITY EASEMENT ALONG ALL STREET LINES AND ALL SUBDIVISION PERIMETER LINES.

Doc 00446972 Bk OR Vol 2012 Pg 1950

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: May 24,2002 at 02:41P

Document Number: 00446972

Amount .00

By
Monica Castro

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.

May 24,2002

JENE BRUDSON, COUNTY CLERK
PARKER COUNTY

SURVEYOR'S CERTIFICATION

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION ON THE GROUND.

B.F. Rivers

B.F. RIVERS, M.S., P.E., R.P.L.S.

MAY, 2002

STATE OF TEXAS
REGISTERED
B.F. RIVERS
2190
PROFESSIONAL
LAND SURVEYOR

JURISDICATION NOTE:

THIS TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, PARKER COUNTY TEXAS.

SURVEYOR
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76068
940-325-8613
FAX 940-325-8028

FINAL PLAT

LOTS 1 - 3, BLOCK 1
LOTS 1 - 11, BLOCK 2

TIMAARON ESTATES

BEING 11.91 ACRES
SITUATED IN THE
EVAN BURKE SURVEY, ABSTRACT NO. 112
AND SECTION 1, BLOCK 2, T. & P. RR. CO. SURVEY
ABSTRACT NO. 1499
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

SHEET 1 OF 2