

T & PRR COMPANY SURVEY
SECTION No. 139, ABSTRACT No. 1450

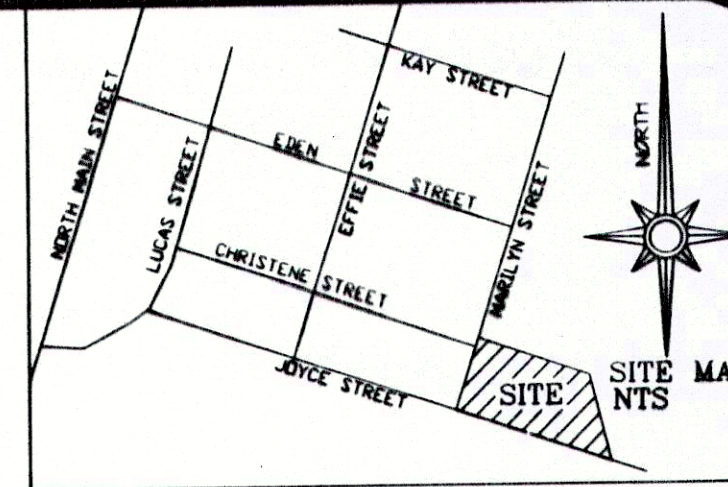
201513049 PLAT Total Pages: 1

JEREMIAH CRABB SURVEY
ABSTRACT No. 300

OWNERS/DEVELOPERS:
Doug Turpin, Executor
162 Arapahoe Ridge
Weatherford, TX 76087
817-596-8161
and Franklin Baker
301 Joyce Street
Weatherford, TX 76085

WEATHERFORD HOLDINGS, LP.
TRACT III AND TRACT IV
DOC# 201201074

NOTE: LOCATION OF SURVEY LINES PLOTTED FROM OLDER
MAPS AND OTHER SOURCES AND NOT SURVEYED ON THE
GROUND



"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."



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.
Registration No. 2074
NOVEMBER, 2014

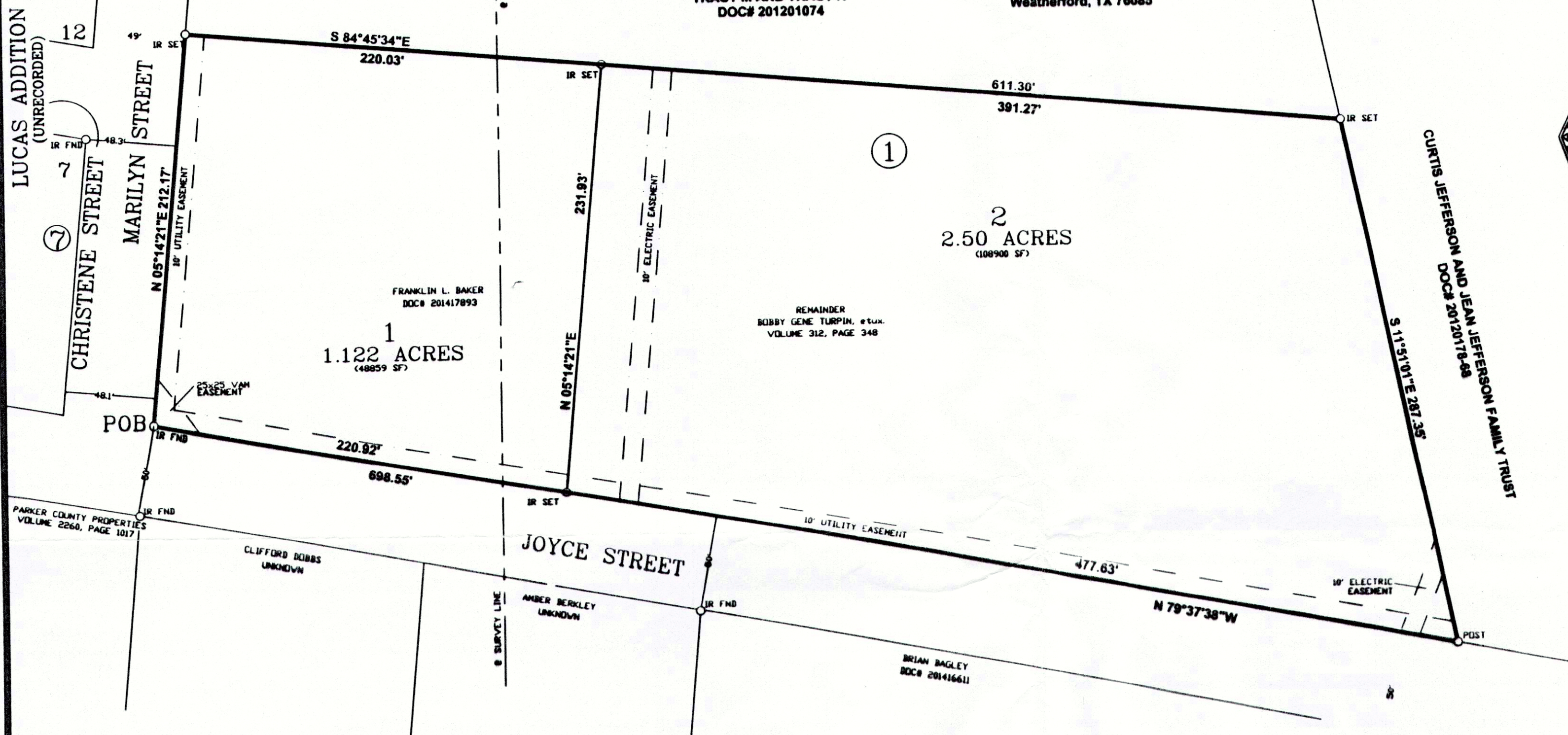
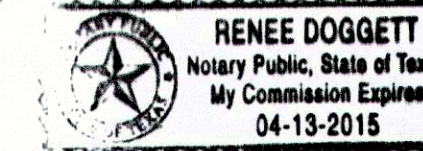
STATE OF TEXAS
COUNTY OF PARKER)

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 10 day of February 2015.

Renee Doggett
Notary Public in and for the State of Texas

4-13-15
My Commission Expires on:



AVERAGE STREET WIDTH
MARILYN STREET: 18' ASPHALT / 15' PARKWAY
JOYCE STREET: 19' ASPHALT / 15.5' PARKWAY

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

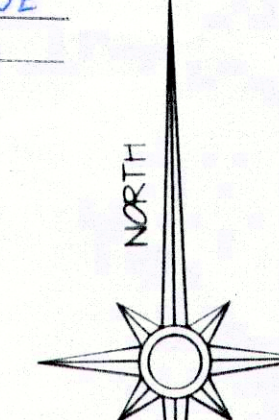
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

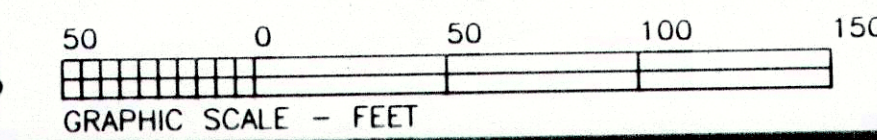
MINOR PLAT
LOT 1 AND LOT 2, BLOCK 1
TURPIN ADDITION
AN ADDITION IN PARKER COUNTY, TEXAS
In the Extraterritorial Jurisdiction of the City of Weatherford
Being 3.622 Acre Lots, Tracts or Parcels of land situated in and being a portion of the Jeremiah Crabb Survey, Abstract No. 300 and the T & P RR Company Survey Section No. 139, Abstract No. 1450 Parker County, Texas

ACCT. NO: 18543
SCH. DIST: WE
CITY: ETJ WE
MAP NO: H-14



SURVEY DATE NOVEMBER 17, 2014
SCALE: 1" = 50'

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



Cabinet/Instrument# _____ Slide *D 425*

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