

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS & COUNTY OF PARKER & WHEREAS Arnold Davis and Virginia Davis, are the sole owners of a tract of land located in the SARAH MONK SURVEY, Abstract No. 906, Parker County, Texas, and being the same tract of land described in deed to Arnold Davis and Virginia Davis, recorded in Instrument No. 202212824, Official Public Records, Parker County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with a yellow plastic cap found in the East line of Hickory Lane, at the Southerly Northeast corner of a tract of land described in deed to Robert E. Pooler and Inagene M. Pooler, recorded in Volume 2758, Page 1238, Deed Records, Parker County, Texas, same being the Southwest corner of said Davis tract;

Thence North 01 deg. 07 min. 50 sec. West, along said East line, a distance of 395.38 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Northerly Southwest corner of said Pooler tract, same being the Northwest corner of said Davis tract;

Thence North 89 deg. 04 min. 28 sec. East, a distance of 221.00 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Northerly interior 'ell' corner of said Pooler tract, same being the Northeast corner of said Davis tract;

Thence South 01 deg. 51 min. 32 sec. East, a distance of 390.30 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Southerly interior 'ell' corner of said Pooler tract, same being the Southeast corner of said Davis tract;

Thence South 87 deg. 46 min. 28 sec. West, a distance of 226.00 feet to the PLACE OF BEGINNING and containing 87,792 square feet or 2.015 acres of land.

STATE OF TEXAS & COUNTY OF PARKER & THAT, Arnold Davis and Virginia Davis, owner of the land shown on this plat, and designated herein as VIRGINIA PLACE ADDITION, LOTS 1 - 4, BLOCK 1, subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

Witness my hand at Parker County, Texas, this 5th day of June, 2023

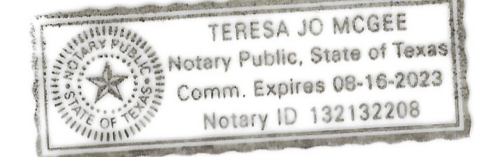
Signature of Arnold Davis, Title: Owner

Signature of Virginia Davis, Title: Owner

STATE OF TEXAS & COUNTY OF PARKER & BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Arnold Davis, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of June, 2023

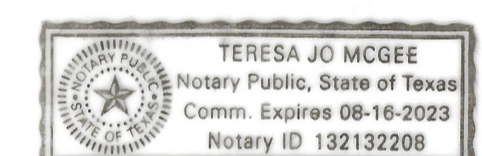
Signature of Notary Teresa Jo McGee



STATE OF TEXAS & COUNTY OF PARKER & BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Virginia Davis, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of June, 2023

Signature of Notary Teresa Jo McGee



APPROVAL CERTIFICATE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION AND APPROVAL.

DATED THIS 14 DAY OF June, 2023

Signature of Krista Peacock, Chairman

Signature of Krista Peacock, City Secretary

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 13 DAY OF June, 2023

Signature of Paul Parker, Mayor

Signature of Krista Peacock, City Secretary

PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE F 507, SLIDE \_\_\_\_\_

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS Lila Deakle

202315622 06/16/2023 08:32 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, TX PLAT

FINAL PLAT VIRGINIA PLACE ADDITION, LOTS 1 - 4, BLOCK 1,

BEING 2.015 ACRES LOCATED IN A PORTION OF BLOCK 12, OUT OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS OWNER: ARNOLD & VIRGINIA DAVIS ADDRESS: 2936 CREST WOOD DR. FORT WORTH, TX 76179

SURVEYOR'S CERTIFICATE

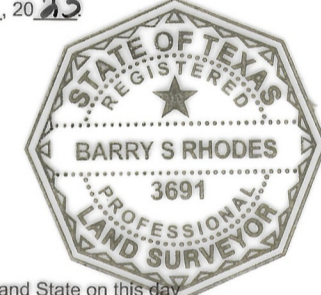
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, Texas Registration No. 3691, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision.

Dated this 5th day of June, 2023

Signature of Barry S. Rhodes

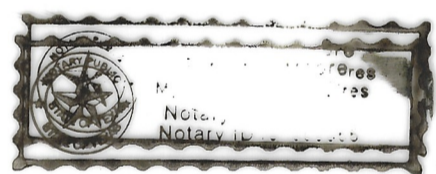
Barry S. Rhodes Registered Professional Land Surveyor R.P.L.S. No. 3691



STATE OF TEXAS & COUNTY OF DALLAS & BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

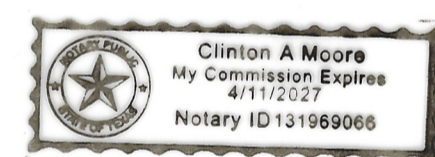
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of June, 2023

Signature of Notary Clinton A Moore

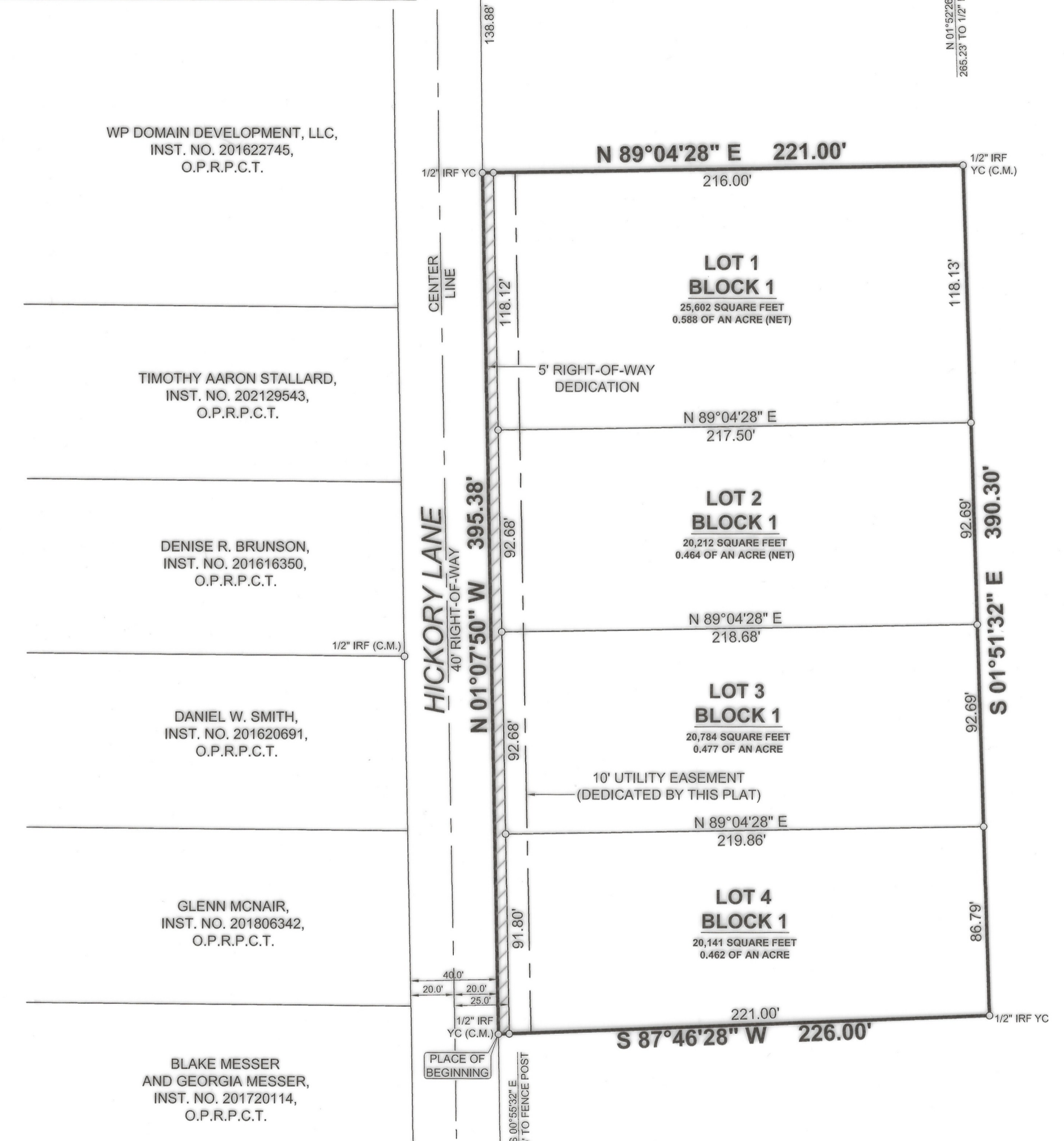
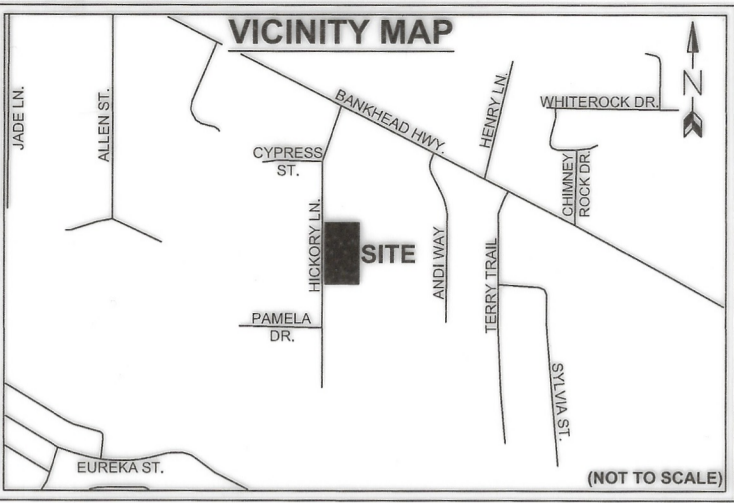
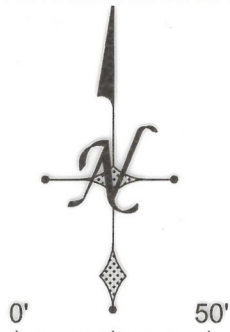


CITY OF WEATHERFORD NOTES

- 1) 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 use 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.
2) 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.)
3) 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.
4) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
5) The owner/developer does hereby waive all claims for damages against the City of Weatherford 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.
6) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



SARAH MONK SURVEY, ABSTRACT NO. 906 ROBERT E. POOLER AND INAGENE M. POOLER, VOL. 2758, PG. 1238, D.R.P.C.T.



- NOTES
1. ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48367C0270E DATED 09/26/2008, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR PARKER COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
4. THE PURPOSE OF THIS PLAT IS TO CREATE 4 (FOUR) PLATTED LOTS FROM AN EXISTING TRACT OF LAND.
5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.
6. WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY 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 THIS SUBDIVISION.

18979 WE CWE H-15

20906.135.000.00 20906.135.001.00

LEGEND table with columns for symbols and descriptions: P.R.P.C.T. (Plat Records), D.R.P.C.T. (Deed Records), O.P.R.P.C.T. (Official Public Records), C.M. VOL. (Controlling Monument Volume), PG. (Page), CAB. SLD. (Cabinet Slide), INST. NO. (Instrument Number), IRF (Iron Rod Found), IRS (Iron Rod Set with Yellow Plastic Cap Stamped "RPLS 3691")

PROPERTY ADDRESS: 211 & 301 HICKORY LANE, WEATHERFORD, TX 76086 BURNS SURVEYING PROFESSIONAL LAND SURVEYORS 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366 - WEBSITE: WWW.BURNSSURVEY.COM PHONE: (214) 326-1090 JOB NO.: 202203049-01 DATE: 09/06/2022 DRAWN BY: TD