

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.

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

Owners/Developers:  
Monty Wheeler and Mike Dalrymple  
202 Mockingbird Lane  
Weatherford, TX 76086  
817-602-4821

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

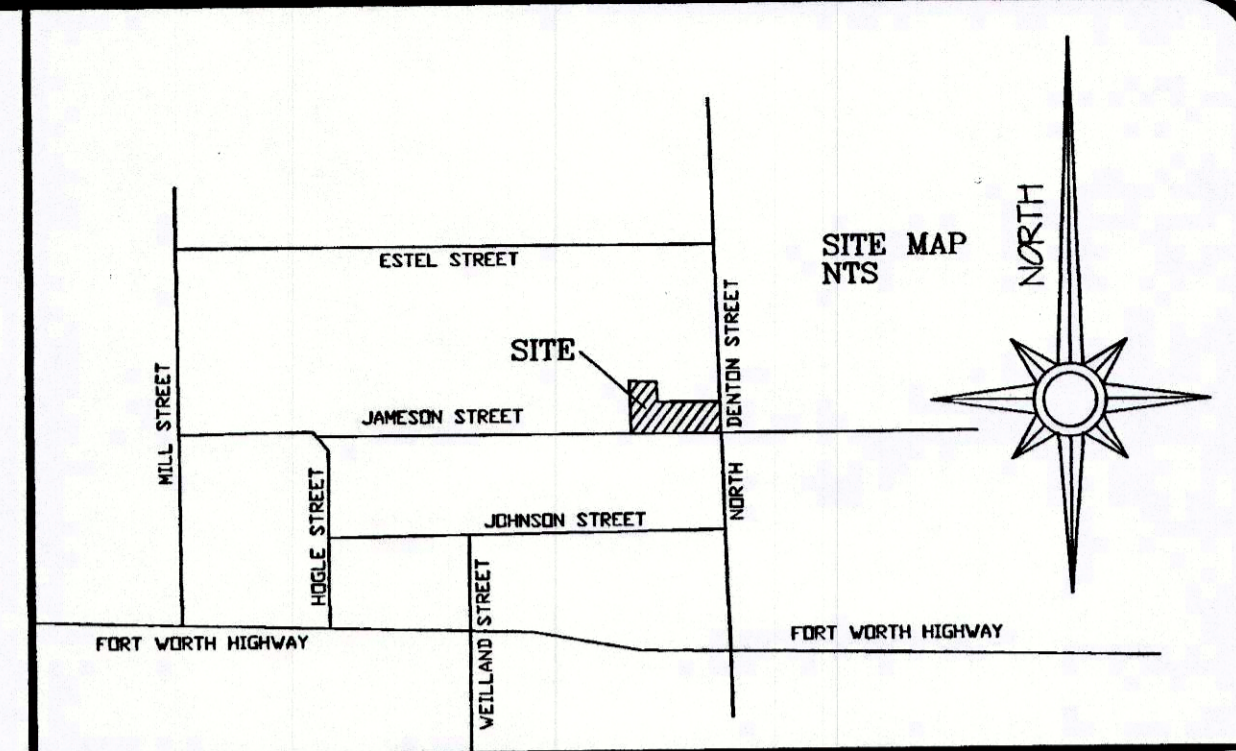
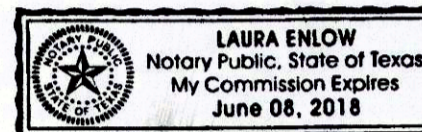
DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

*M. Wheeler*  
Owner

SWORN TO AND SUBSCRIBED before me this 17 day of

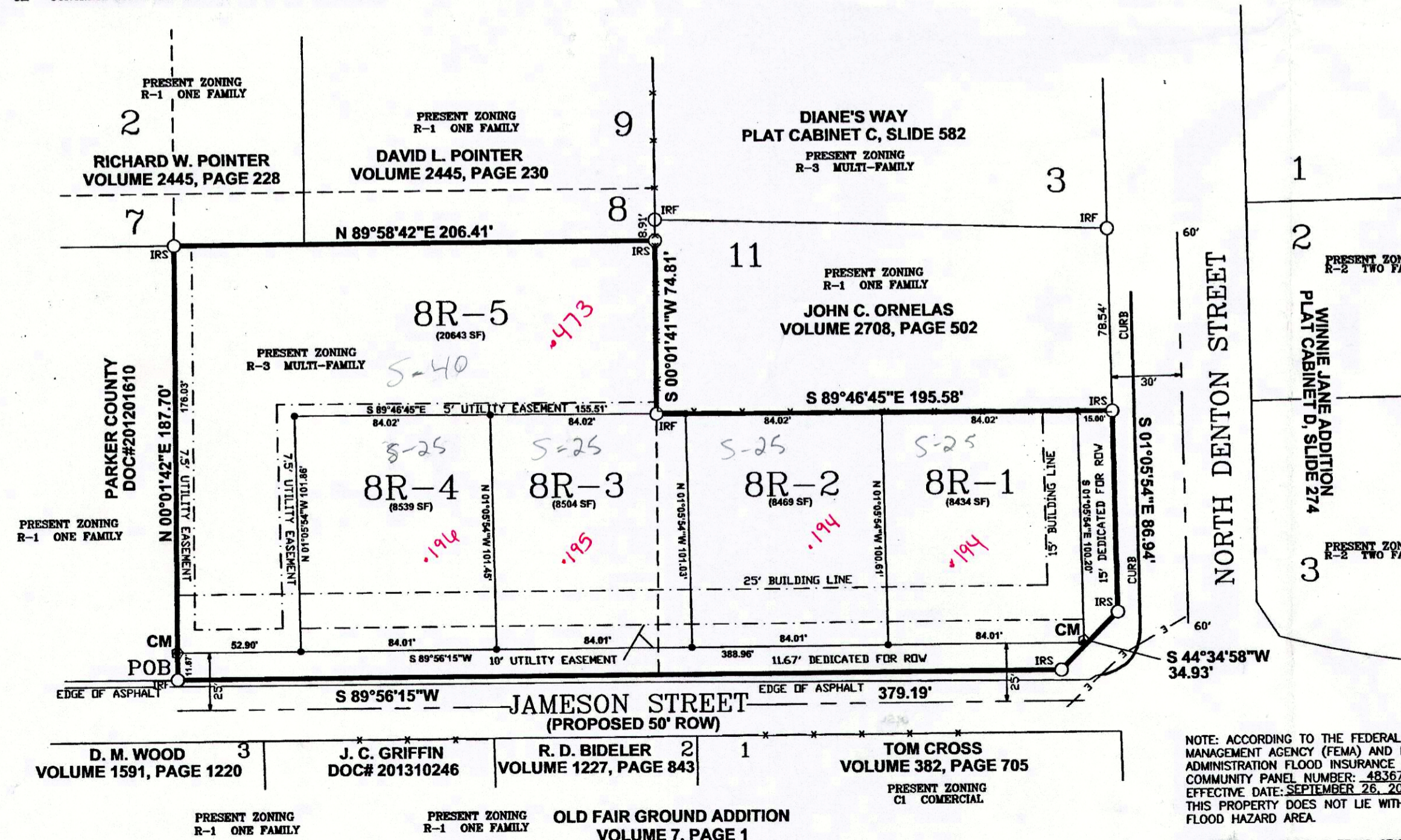
*Laura Enlow*  
Notary Public in and for the State of Texas  
June 8, 2018  
My Commission Expires On:



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 and 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.

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



ACCT. NO: 19925  
SCH. DIST: CWE  
CITY: H-15  
MAP NO:

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  
JANUARY 26, 2017



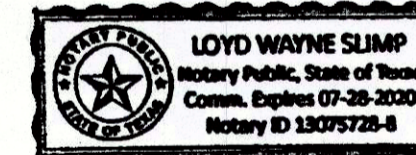
STATE OF TEXAS )  
COUNTY OF PARKER )

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 15th day of March, 2017.

*Loyd Wayne Slump*  
Notary Public in and for the State of Texas

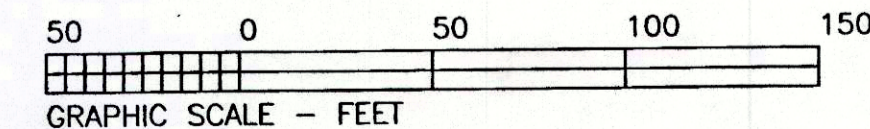
My Commission Expires on:



FINAL PLAT  
LOTS 8R-1 THROUGH 8R-5, BLOCK 2  
YEOMAN ADDITION  
AN ADDITION TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
Being a replat of Lot 8 and Lot 11, Block 2, Yeoman Addition  
an addition to the City of Weatherford, Parker County, Texas

Prepared December, 2016

Cabinet/Instrument# D Slide 696



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

19925.002.011.10