

NOTES:

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN - ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0270E DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) 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.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) ALL CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED. C.I.R.S. - SET 1/2" CAPPED IRON ROD STAMPED "TEXAS SURVEYING, INC."
- 5) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
- 6) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) 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.
- 8) 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.)
- 9) WE DO HEREBY WAIVER ALL CLAIMS FOR 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.
- 10) AT THE TIME OF PLATTING, ALL PROPERTIES SHOWN HEREON ARE ZONED "C1" COMMERCIAL.

WHEREAS, GORDON NEES IV, BEING THE OWNER OF A 0.720 ACRES TRACT OF LAND BEING A PORTION OF LOT I, BLOCK II, YEOMAN'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE MYERS MAP AS LOCATED AT THE CITY HALL OF WEATHERFORD, PARKER COUNTY, TEXAS. BEING ALL THOSE CERTAIN TRACTS OF LAND AS RECORDED IN V. 2499, P. 576 AND V. 1967, P. 365, O.P.R.P.C.T.; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)

BEGINNING AT A FOUND 1/2" IRON PIPE AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN V. 2019, P. 545, O.P.R.P.C.T. IN THE MONUMENTED WEST R.O.W. LINE OF JACK BORDEN WAY FOR THE EASTERMOST SOUTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF THE O. DAVIS SURVEY IS CALLED TO BEAR NORTH 81.74 FEET AND EAST 15 FEET;

THENCE S 87°25'15" W 85.58 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID V. 2019, P. 545, FOR AN ELL CORNER OF THIS TRACT.

THENCE S 00°15'56" E 82.65 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID V. 2019, P. 545, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 85°41'36" W 57.18 FEET TO A FOUND 3/8" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 88°11'18" W 44.92 FEET TO A FOUND 3/4" IRON PIPE FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 0°31'54" W 208.40 FEET TO A FOUND 1/2" IRON ROD IN THE MONUMENTED SOUTH ROW LINE OF OAK STREET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°40'39" E 175.33 FEET ALONG THE SOUTH LINE OF SAID OAK STREET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 48°02'55" E 23.23 FEET TO A FOUND 5/8" IRON ROD IN THE WEST LINE OF SAID JACK BORDEN WAY FOR A CORNER OF THIS TRACT.

THENCE S 00°00'12" W 99.59 FEET ALONG THE WEST LINE OF SAID JACK BORDEN WAY TO THE POINT OF BEGINNING.

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.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE: OCTOBER, 2019 - JN191018P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GORDON NEES IV, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1R, BLOCK II, YEOMAN'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

BY: *Gordon Nees IV*
OWNER

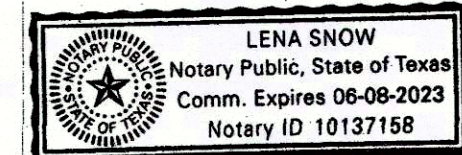
2-27-20
DATE

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 *Gordon Nees IV*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED, WITHIN HIS/HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th DAY OF February 2020.

BY: *Lena Snow*
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

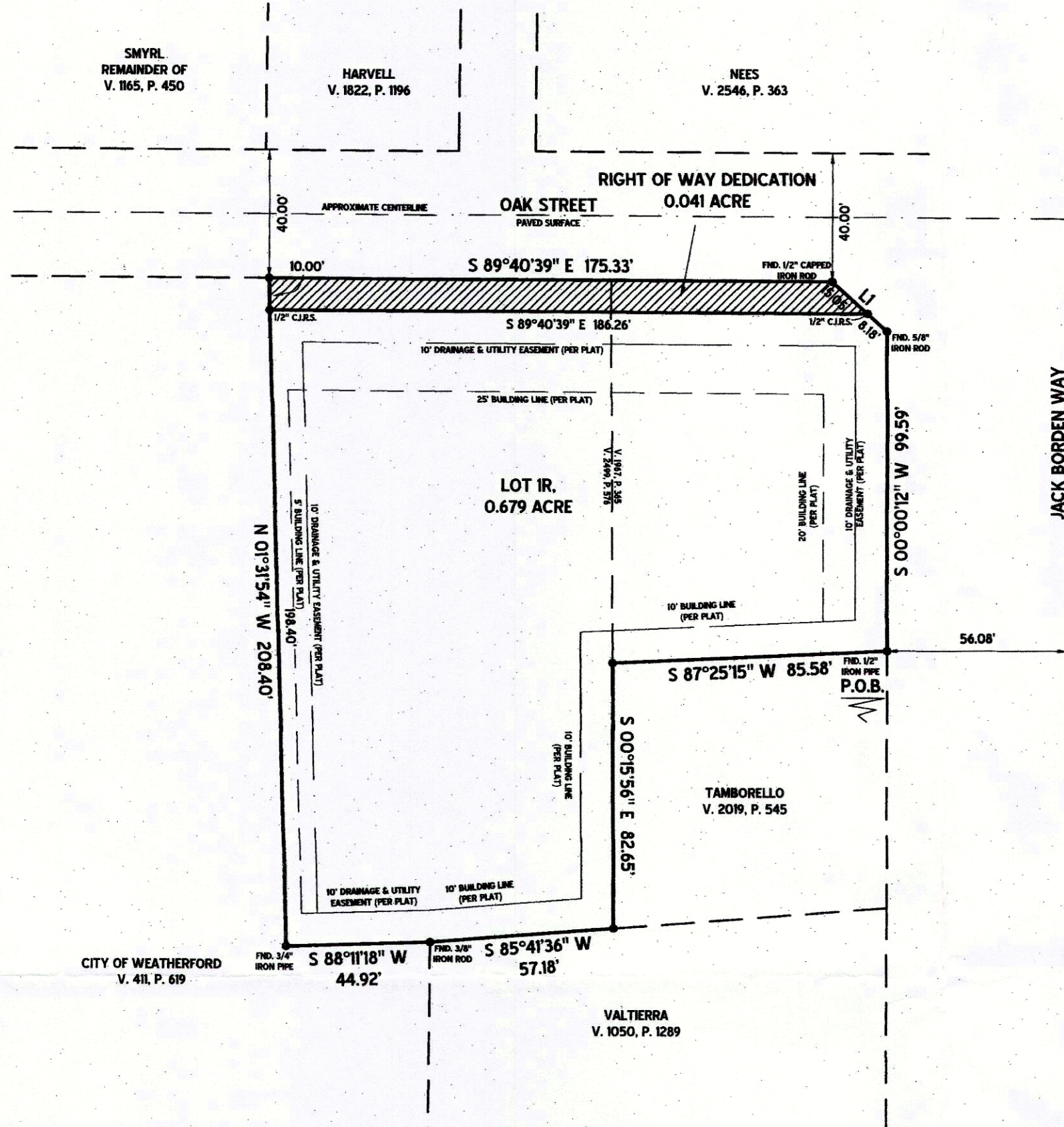
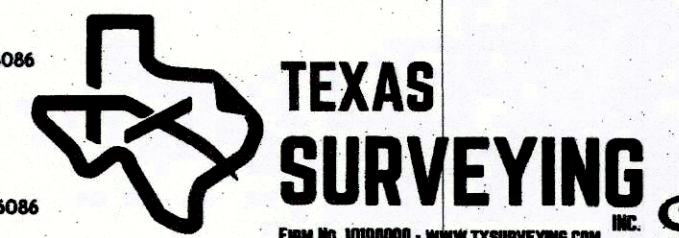
19925.011.001.26
19925.011.001.30

**FINAL PLAT OF
LOT 1R, BLOCK 11
YEOMAN'S ADDITION**

BEING A 0.720 ACRES TRACT OF LAND; BEING A PORTION OF LOT I, BLOCK II, YEOMAN'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
JANUARY 2020

OWNER/DEVELOPER:
GORDON NEES IV
9024 FT. WORTH HWY
WEATHERFORD, TEXAS 76086

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TEXAS, 76086
817-594-0400



LINE	BEARING	DISTANCE
LI	S 48°02'55" E	23.23'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202008503
03/27/2020 03:05 PM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CAB. E, SLIDE 491

0 40 80 120 1' = 40'

RECOMMENDED BY THE PLANNING & ZONING COMMISSION FOR APPROVAL BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY: *James Patten* 12-16-2020
CHAIRPERSON, PLANNING & ZONING COMMISSION DATE OF RECOMMENDATION

APPROVED BY: *Pat Johnson* 3/26/20
MAYOR, CITY OF WEATHERFORD DATE OF APPROVAL

ATTEST: *Malinda Howell* 3/26/20
CITY SECRETARY DATE

