D50

Doc# 732657
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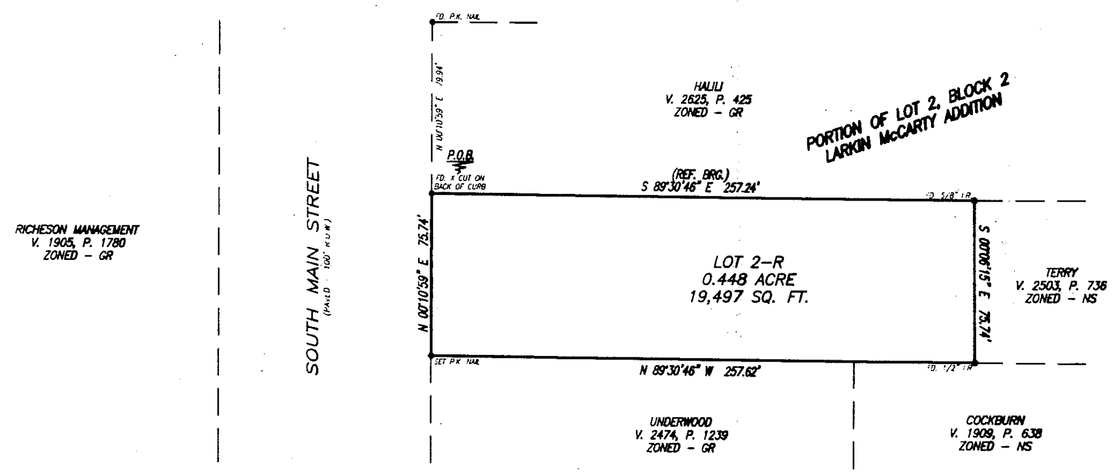

STATEMENT ACKNOWLEDGING EASEMENTS:

We do hereby waiver 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.

Utility easements may also 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.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:

"The area or areas shown on the plat as "V.A.M." (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 V.A.M. Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the V.A.M. 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 V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. 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 V.A.M. 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 V.A.M. Easement or any part thereof for the purposes and with all rights and privileges set forth herein."

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.

FLOOD HAZARD ZONE:

This tract does not appear to be in Flood Hazard Zone, according to the F.I.R.M. Community Panel 48367C0385E, dated September 26, 2008.

ZONING NOTE:

This tract appears to be currently zoned GR – General Retail District; the properties lying to the east, southeast, and south appear to be zoned NS – Neighborhood Service District; and the property lying to the north appears to be zoned GR – General Retail District.

STATE OF TEXAS

COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Guy R. Hodges
Vice President
Title

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817–594–0400 – JNR1–081028–PLAT

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
12/16/2009
DATE OF RECOMMENDATION

APPROVED BY:
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
12/16/09
DATE OF APPROVAL

ATTEST:
Laura Simonds
CITY SECRETARY

12/16/09
DATE

N

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817–594–0400

DEVELOPER:
RAMIZ HALILI
CONTACT:
BROOKE WORTHINGTON
WORTHINGTON REAL ESTATE
817–596–0291

0' 50' 100' 150'

Doc# 732657 Fees: $66.00
01/25/2010 2:44PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRIE BRUNSON, COUNTY CLERK

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, Gary Stegall and Jean Stegall being the sole owners of a 0.448 acre tract of land (19,497 sq. ft.) out of LOT 2, BLOCK 2, LARKIN McCARTY ADDITION, an addition to the City of Weatherford, Parker County, Texas: being all of that certain tract of land described in Volume 1947, Page 1136, Real Records, Parker County, Texas: and being more particularly described by metes and bounds, as follows:

BEGINNING at a found "x" in concrete in the east right of way of South Main Street (a paved surface) for the northwest and beginning corner of this tract. WHENCE a found 1/2" iron rod at the apparent intersection of the west line of South Elm and the north line of Eureka Street bears S 89°30'46" E 257.24 feet, East 150.00 feet, and S 00°06'15" E 270.07 feet.

THENCE S 89°30'46" E 257.24 feet along the south line of a certain tract recorded in Volume 2625, Page 425, Real Records, Parker County, Texas, to a found 5/8" iron rod, for the northeast corner of this tract.

THENCE S 00°06'15" W 75.74 feet to a found 1/2" iron rod for the southeast corner of this tract.

THENCE N 89°30'46" W 257.62 feet to a set spike in the east right of way of said South Main Street for the southwest corner of this tract.

THENCE N 00°10'59" E 75.73 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gary Stegall and Jean Stegall do hereby adopt this plat designating the herein above described real property as LOT 2–R, BLOCK 2, LARKIN McCARTY 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.

WITNESS my hand at Weatherford, Parker County, Texas
this the 1st day of June, 2008.

Gary Stegall

Jean Stegall

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Gary Stegall known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of June, 2008.

Sue D. Huddleston
Notary Public in and for the State of Texas

SUE D. HUDDLESTON
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 06-20-

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jean Stegall known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of July, 2008.

Laura Nichols
Notary Public in and for the State of Texas

LAURA NICHOLS
Notary Public, State of Texas
My Commission Expires
March 01, 2013

ACCT. NO: 14925
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15

SITE

N.T.S.

REPLAT
LOT 2–R, BLOCK 2
LARKIN McCARTY ADDITION
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS
BEING A 0.448 ACRE SUBDIVISION
OUT OF BLOCK 2, LARKIN McCARTY ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
NOVEMBER 2008

CARTER SURVEYING & MAPPING