STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Sight Visibility Triangle Easement required in the Section 2.6.2 of the City of Weatherford Engineering Design and Construction Manual."

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

NOTE: 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.

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.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.

Kimberly Ann Whitley
Owner

SWORN TO AND SUBSCRIBED before me this 2nd day of December, 2021.

Notary Public in and for the State of Texas

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

BRANDON FROSS
Notary ID #133293130
My Commission Expires
August 25, 2025

STATE OF TEXAS
COUNTY OF PARKER

202147657 PLAT Total Pages: 1

WHEREAS KIMBERLY ANN WHITLEY (Doc No. 202109529), is the owner of a portion of Lots 6, 7, 8 and 9, Block 7, BRITTONS ADDTION, an addition in the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are ½" unless noted) in the south right of way line of East First Street at the northwest corner of a tract of land described by deed to Bill Hardin recorded in Volume 439, Page 279, Deed Records, Parker County, Texas, said iron being N 89°52'58" W, 145.46 feet from the northeast corner of said Lot 9, Brittin's addition at the intersection of the south right of way line of said East First Street and the west right of way line of Liberty Street;

THENCE S 00°33'35" W, 200.00 feet to an iron rod found;
THENCE S 00°09'22" W, 202.56 feet to an iron rod set (iron rods set are ½" with cap Harlan 2074) at the southwest corner of Lot 3 and the north line of Lot 2, Faith Addition, an addition in the City of Weatherford, according to the plat recorded in Plat Cabinet B, Slide 346, Plat Records, Parker County, Texas;
THENCE S 89°27'21" W, with the north line of said Lot 2, 140.23 feet to an iron rod set in the east line of an alley;
THENCE N 00°14'38" W, with the east line of said alley, 404.18 feet to an iron rod set in the south right of way line of said East First Street;
THENCE S 89°52'58" E, with the south right of way line of said East First Street, 144.45 feet to the POINT OF BEGINNING and containing 1.31 acres (57270 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, owner of the land shown on this plat and designated herein as LOT 1 AND LOT 2, BLOCK 1, WHITLEY PARK, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, 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.

Kimberly Ann Whitley
Kimberly Ann Whitley

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 KIMBERLY ANN WHITLEY, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 2nd day of December, 2021.

Notary Public in and for the State of Texas

BRANDON FROSS
Notary ID #133293130
My Commission Expires
August 25, 2025

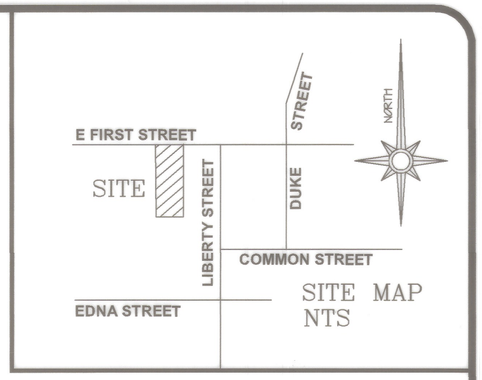
19393
WE
CWE
H-15

This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Date this the 12th day of December, 2021.

By: _____
Development & Neighborhood Services Staff

ATTEST: Jim Kelsbach
Secretary



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0270 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

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.

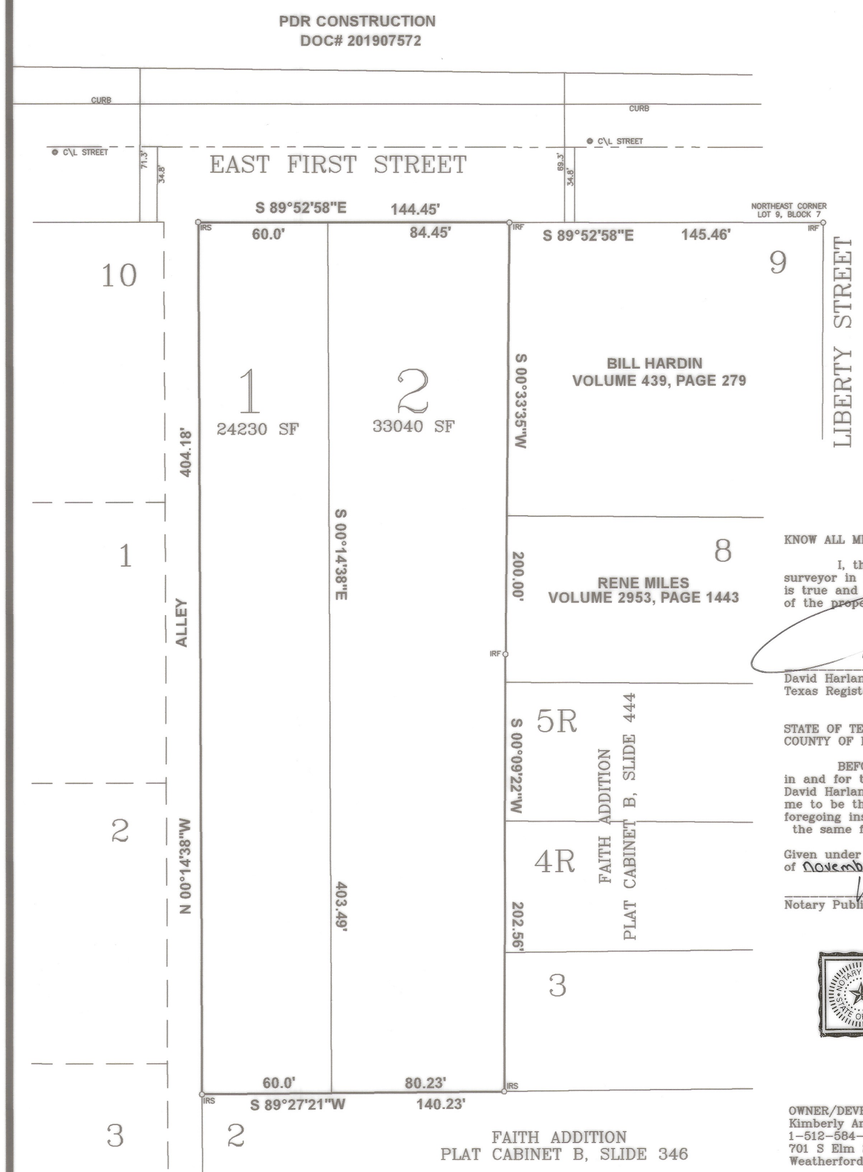
N/A

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 _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2021.

Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

STATE OF TEXAS
REGISTERED
DAVID HARLAN, JR.
2074
PROFESSIONAL
LAND SURVEYOR

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 above and foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 29th day of November, 2021.

Notary Public in and for the State of Texas

VANESSA NICOLE VAUGHT
Notary Public, State of Texas
Comm. Expires 01-17-2023
Notary ID 131858729

OWNER/DEVELOPER:
Kimberly Ann Whitley
1-512-584-7925
701 S Elm Street
Weatherford, TX 76086

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202147657
12/07/2021 02:12 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
1.31 ACRES, LOT 1 AND LOT 2, BLOCK 1
WHITLEY PARK
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Being a replat of a portion of Lots 6, 7, 8 and 9 Block 7, Brittons Addition, an addition in the City of Weatherford, Parker, County, Texas

September 2021

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

Cabinet/Instrument# F Slide 95

50 0 50 100 300
GRAPHIC SCALE - FEET

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

SHEET ONE OF ONE

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