OWNERS/DEVELOPERS:
Mike and Linda Mauney
324 Old Brock Road
Weatherford, TX 76088
817-613-6707

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.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

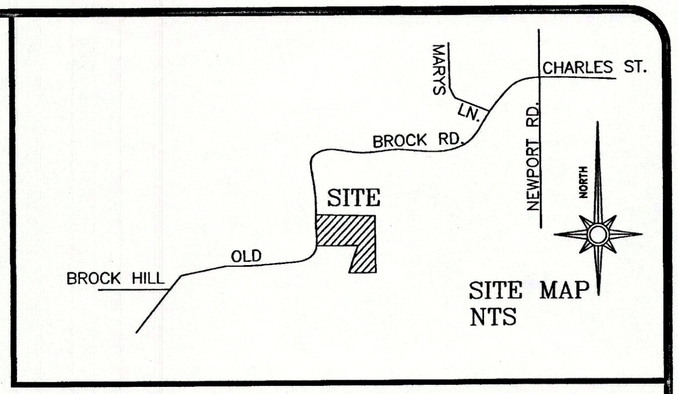
"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City."

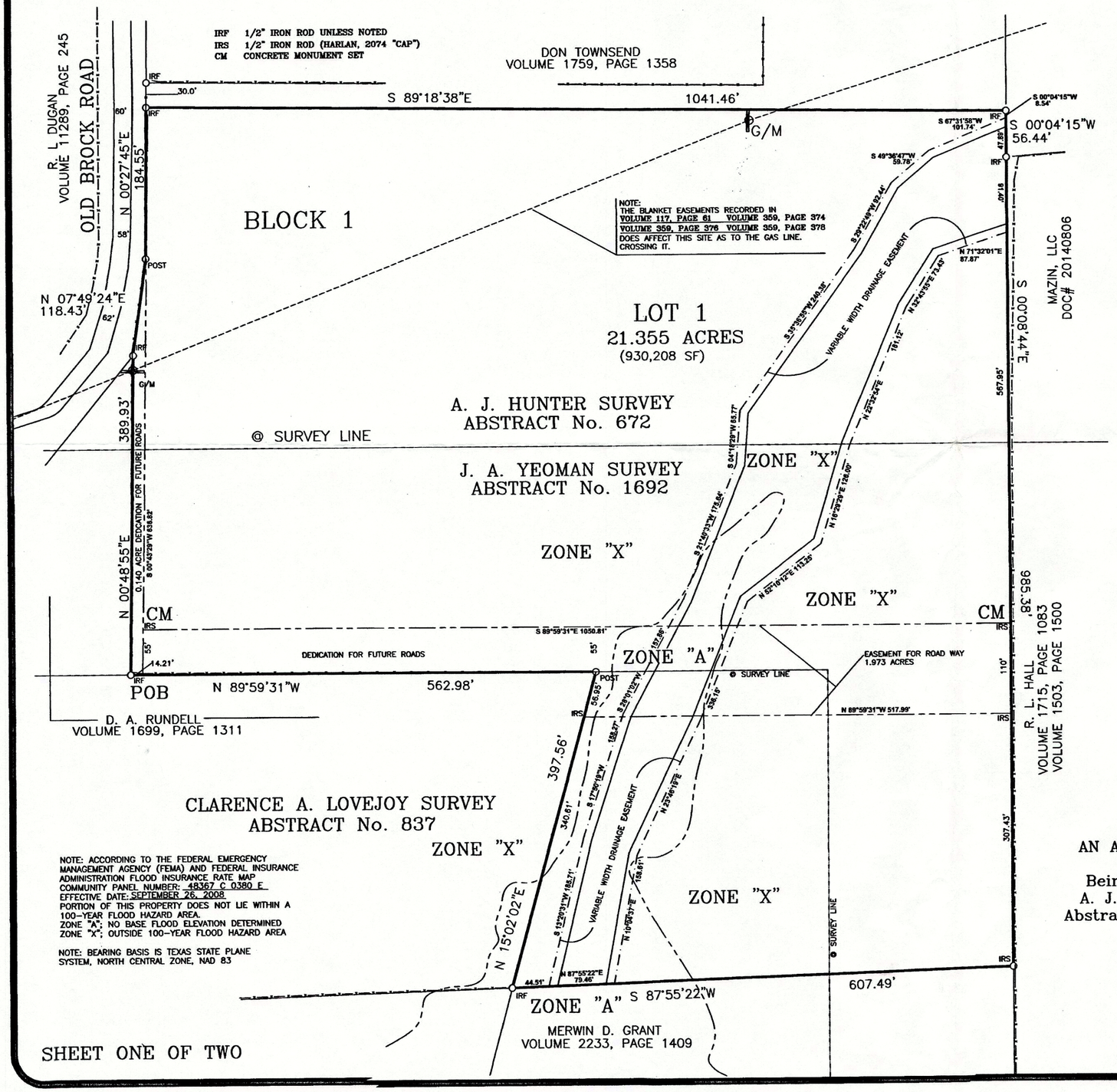
NOTE: We do hereby waiver all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

NOTICE: THIS TRACT AND ALL TRACTS SURROUNDING THIS TRACT ARE UNZONED.

201724885 PLAT Total Pages: 2





NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0380 E
EFFECTIVE DATE: SEPTEMBER 26, 2008
PORTION OF THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
ZONE "A": NO BASE FLOOD ELEVATION DETERMINED
ZONE "X": OUTSIDE 100-YEAR FLOOD HAZARD AREA

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

SHEET ONE OF TWO

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.

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.

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

David Harlan, Jr.
Registration No. 2074
March 2, 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 2 day of October, 2017.

Bethany Hawkins
Notary Public in and for the State of Texas

My Commission Expires on: 7-28-2020

BETHANY HAWKINS
Notary Public, State of Texas
Comm. Expires 07-28-2020
Notary ID 13075730-4

ACCT. NO.: 14884
SCH. DIST.: WE
CITY:
MAP NO.: G-16

MINOR PLAT
LOT 1, BLOCK 1
MAUNEY RV PARK
AN ADDITION IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS
Being 21.355 Acres situated in and being a portion of the A. J. Hunter Survey, Abstract No. 672; J. A. Yeoman Survey, Abstract No. 1692 and the Clarence A. Lovejoy Survey, Abstract No. 837, Parker County, Texas

SEPTEMBER, 2017

NORTH

SCALE: 1" = 100'

100 0 100 200 300
GRAPHIC SCALE - FEET

Cabinet/Instrument# D, Slide 784

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

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