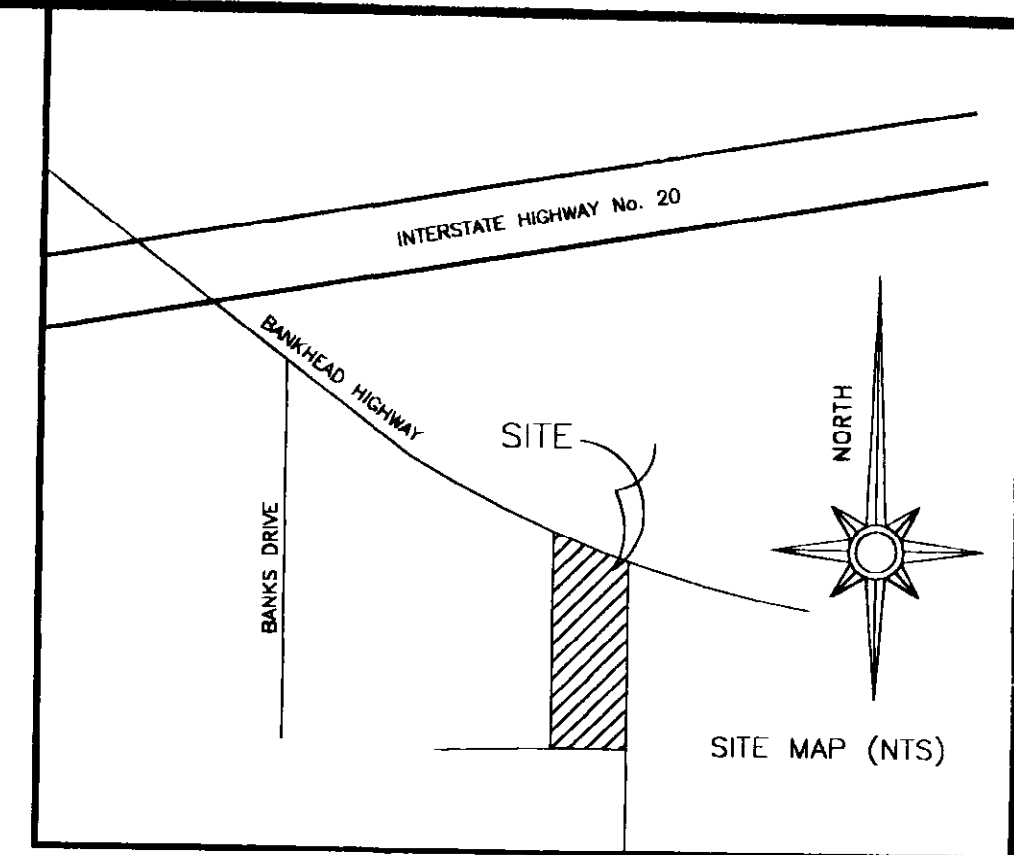


# FINAL PLAT B & J ADDITION

LOT 1, BLOCK 1

AN ADDITION TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
Being 2.554 Acres situated in and being a portion of the  
Samuel Bond Survey, Abstract No. 165 and the A. Moore  
Survey, Abstract No. 905, Parker County, Texas



ACCT. NO.: 10825  
SCH. DIST.: W.E.  
CITY: WEATHERFORD  
MAP NO.: I-15  
ALL OF: 20165-006-000-00  
00905-006-000-00

**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.

Owner: James Owens  
SWORN TO AND SUBSCRIBED before me this 16 day of July, 2004.

Notary Public in and for the State of Texas

**KIM LAWS**  
Notary Public  
STATE OF TEXAS

**SAMUEL BOND SURVEY  
ABSTRACT No. 165**

**A. MOORE SURVEY  
ABSTRACT No. 905**

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.

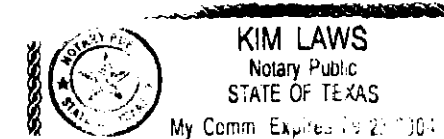
Paul J. Baker  
Sen VP  
TITLE

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Paul J. Baker, 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 16 day of July, 2004.

Kim Laws  
Notary Public in and for the State of Texas



FILED AND RECORDED  
PARKER COUNTY CLERK  
OFFICE NO. 27, WEATHERFORD, TEXAS  
Document Number: 0055645  
Date: Jul 27, 2004  
By: Luan Franklin  
S.A. #

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, JAMES OWENS being the sole owner of 2.554 Acres situated in and being a portion of the SAMUEL BOND SURVEY, ABSTRACT No. 165 AND THE A. MOORE SURVEY, ABSTRACT No. 905, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at a post at the southwest corner of said James Owens Tract, said iron being called by deed to be S 89°56'00" E, 179.1 feet; South, 408.46 feet and East, 443.45 feet from the southwest corner of said Samuel Bond Survey;  
THENCE N 02°45'21" E, 669.81 feet to a post in the south line of Bankhead Highway, as it exist;  
THENCE S 72°06'14" E, with the south line of said Bankhead Highway, 170.77 feet to a post;  
THENCE S 01°11'22" E, 616.47 feet to an iron rod set;  
THENCE S 89°56'55" W, 181.91 feet to the POINT OF BEGINNING and containing 2.554 acres (111257 square feet) of land.

NOW, JAMES OWENS do hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, B & J 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 16 day of July, 2004.

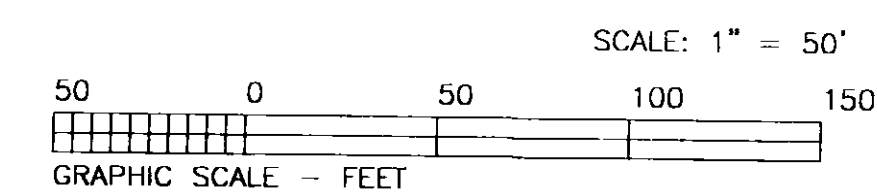
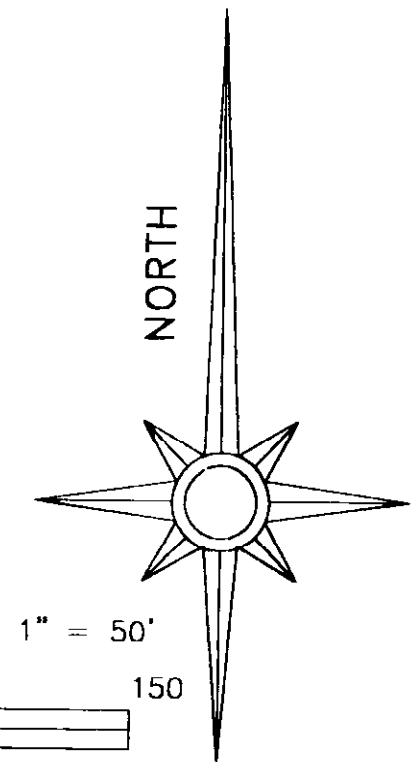
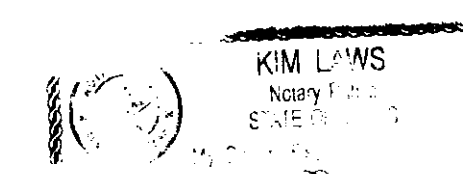
James Owens  
James Owens

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared James Owens, 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 16 day of July, 2004.

Kim Laws  
Notary Public in and for the State of Texas



DEVELOPER:  
James Owens  
P O Box 1533  
Weatherford, TX 76086  
817-596-5881

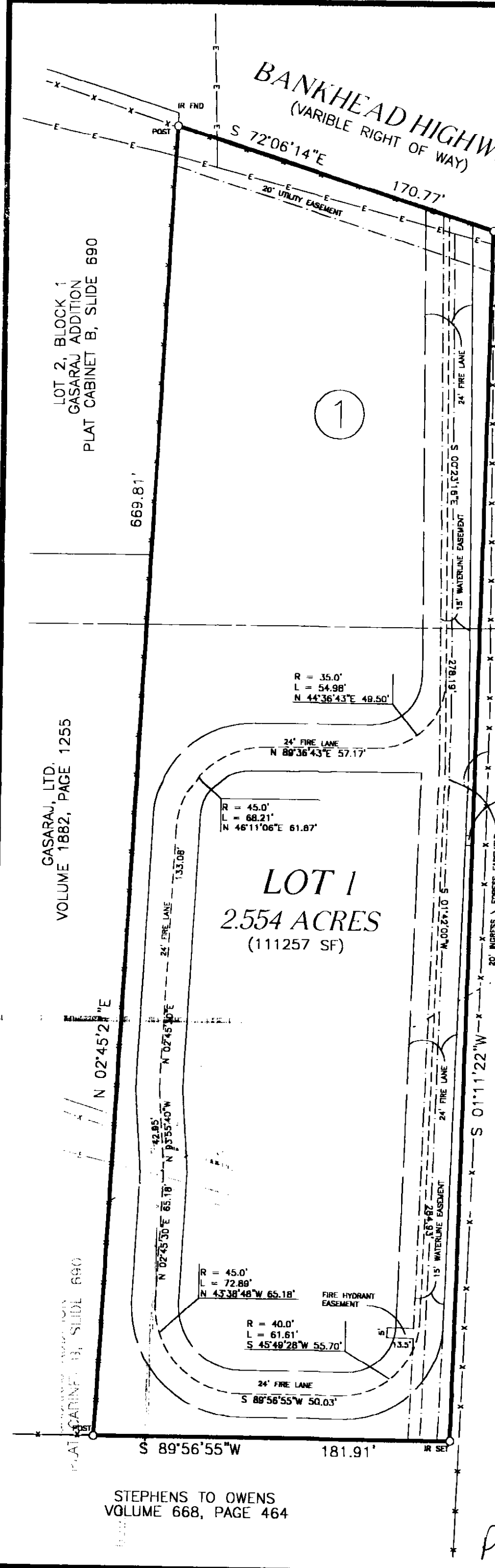
**HARLAN LAND SURVEYING, INC.**  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
March, 2004

*Plat Cab C-160*



WOOD TO CORLEY  
VOLUME 416, PAGE 660

**CITY APPROVAL STATEMENT**

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2, ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALL OWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE: 12304  
Angela Winkle  
ANGELA WINKLE  
CITY SECRETARY, CITY OF WEATHERFORD, TEXAS

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 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

**NOTE:**  
ALL PAVEMENT REPAIRS REQUIRED FOR MAINTENANCE OF WATERLINE IS THE DEVELOPER'S SOLE RESPONSIBILITY

STEPHENS TO OWENS  
VOLUME 668, PAGE 464