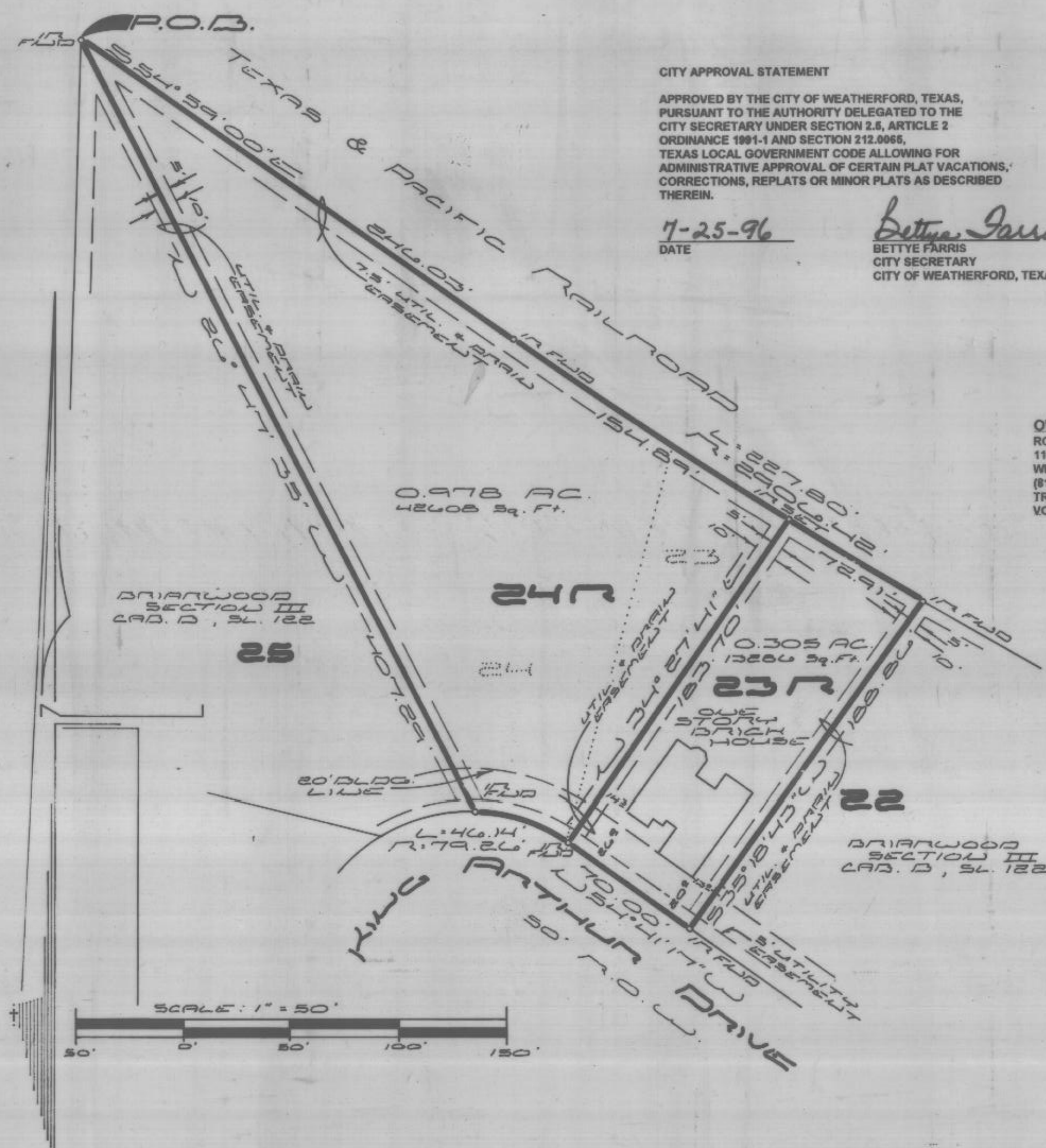
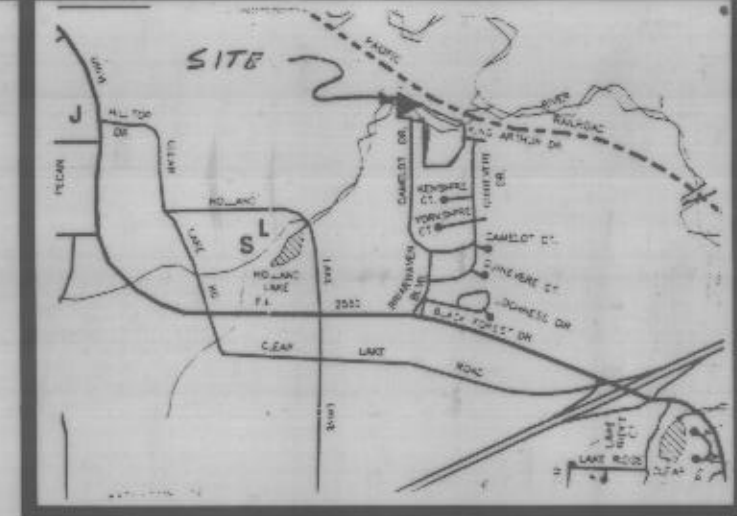


HARLAN LAND SURVEYING  
215 E. EUREKA  
WEATHERFORD, TEXAS  
(817) 599-0880, METRO (817) 596-9700

PC B146  
295531



**CITY APPROVAL STATEMENT**  
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.6, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

7-25-96  
DATE

*Bettye Farris*  
BETTYE FARRIS  
CITY SECRETARY  
CITY OF WEATHERFORD, TEXAS

RECEIVED AND FILED  
FOR RECORD  
8:35 O'CLOCK A.M.

JUL 25 1996

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
By *Janet Love* Deputy

STATE OF TEXAS )  
COUNTY OF PARKER )  
I hereby certify that this instrument was filed on the date and hour designated herein by me and was duly recorded in the volumes and pages of the public records of Parker County as stamped hereon by me.

JUL 25 1996

*Jeanne Brunson*  
County Clerk, Parker County, Tex.

**OWNER**  
ROY NEW  
110 EDGEHILL TERRACE  
WEATHERFORD, TX 76086  
(817) 694-7905  
TRANSFER DATE MAY 11, 1995  
VOL. 1633, P. 1214

**LOT 23R AND LOT 24R  
BRIARWOOD, SECTION III  
A REPLAT LOT 23 AND LOT 24  
CORRECTED PLAT, BRIARWOOD, SECTION III  
AN ADDITION TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS**

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, ROY NEW, is the sole owner of Lot 23 and Lot 24, a 1.283 Acre (55894 square feet) Tract of land being a portion of the CORRECTED PLAT, BRIARWOOD, SECTION III, an addition to the City of Weatherford, Parker County, Texas recorded in Plat Cabinet B, Slide 122, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** an iron rod found at the common corner of Lot 24 and Lot 25 of said Briarwood, Section III in the south right of way of the Texas and Pacific Railroad, said iron being the northwest corner of said Briarwood, Section III;  
THENCE S 54°59'00" E, with the common line of said Briarwood, Section III and said right of way, 246.03 feet to an iron rod found at the beginning of a curve to the left with a radius of 2906.42 feet whose chord bears S 57°13'43" E, 227.74 feet;  
THENCE continuing with said common line and said curve to the left through a central angle of 04°29'27" and a distance of 227.80 feet to an iron rod found at the common corner of said Lot 23 and Lot 22, said Briarwood, Section III;  
THENCE S 35°18'43" W, with the common line of said Lot 23 and said Lot 22, 188.86 feet to an iron rod found in the north right of way line of King Arthur Drive;  
THENCE N 54°41'17" W, with the north right of way line of said King Arthur Drive, 70.0 feet to an iron rod found at the beginning of a curve to the left with a radius of 79.26 and whose chord bears N 71°21'53" W, 45.49 feet;  
THENCE continuing with the north right of way line of said King Arthur Drive and said curve to the left through a central angle of 33°21'13" and a distance of 46.14 feet to an iron rod found at the common corner of said Lot 24 and said Lot 25;  
THENCE N 26°47'35" W, with the common line of said Lot 24 and said Lot 25, 407.29 feet to the POINT OF BEGINNING and containing 1.283 acres (55894 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, Roy New by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT 23R AND LOT 24R, BRIARWOOD, SECTION III, A REPLAT LOT 23 AND LOT 24, CORRECTED PLAT, BRIARWOOD, SECTION III, 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 17th day of July, 1996.

*Roy New*  
Roy New

**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 waive 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

**DEED RESTRICTION CERTIFICATION STATEMENT**

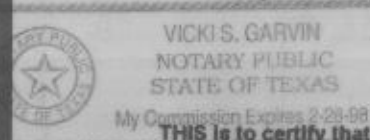
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

SWORN TO AND SUBSCRIBED before me this 17 day of July 1996.  
VICKI S. GARVIN  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 2-29-98

*Roy New*  
Owner  
*Vicki S. Garvin*  
Notary Public in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Roy New, 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 17 day of July, 1996.  
*Vicki S. Garvin*  
Notary Public in and for the State of Texas



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted 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.*  
David Harlan, Jr.  
R.P.L.S. No. 2074  
8-18-96

