

FINAL PLAT LOT 7A AND LOT 7B, BLOCK 6 BRITTON'S ADDITION AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUTNY, TEXAS BEING A REPLAT OF LOT 7, BLOCK 6, BRITTON'S ADDITION PARKER COUNTY, TEXAS

C-225

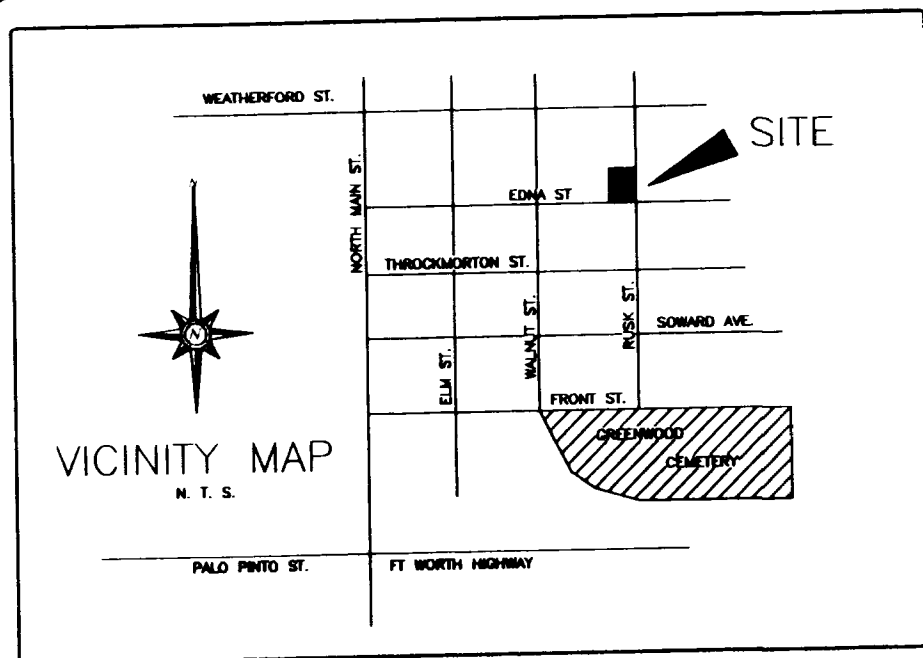
STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ARTHUR GEBBIE AND MARILYN GEBBIE being the sole owners of a portion of Lot 7, Block 6, BRITTON'S ADDITION, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 6, Page 100, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the southeast corner of said Lot 7 at the intersection of the west right of way line of North Rusk Street and the north right of way line of Edna Street;
THENCE West, with the north line of said Edna Street, 80.63 feet to an iron rod set;
THENCE N 03°46'19" E, 89.93 feet to a post;
THENCE N 89°42'45" E, 74.06 feet to an iron rod set in the west right of way line of said North Rusk Street;
THENCE South, with the west right of way line of said North Rusk Street, 100.09 feet to the POINT OF BEGINNING and containing 0.177 acres (7726 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ARTHUR GEBBIE AND MARILYN GEBBIE do hereby adopt this plat designating the hereinabove described real property as LOT 7A AND LOT 7B, BLOCK 6, BRITTON'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUTNY, TEXAS BEING A REPLAT OF LOT 7, BLOCK 6, BRITTON'S ADDITION, 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 24th day of February, 2006.
Arthur Gebbie *Marilyn Gebbie*
Arthur Gebbie Marilyn Gebbie



ACCT. NO: 10730
SCH. DIST: WE
CITY: WE
MAP NO.: H-15

OWNER/DEVELOPER:
Albert Gebbie
209 E Church Street
Weatherford, TX 76086
817-599-8829

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.

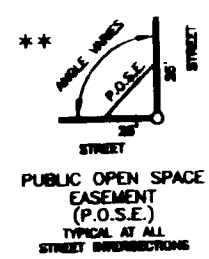
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

CITY APPROVAL OF CONSTRUCTION PLAT
Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas
Janis Sunden
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas
Janis Sunden
Signature of Mayor Date of Approval

TEST: *Alfred Wike* 3/1/05
City Secretary Date



ARTHUR B. GEBBIE
VOLUME 2188, PAGE 1156

Doc Bk Vol Pg
00548423 OR 2305 1495

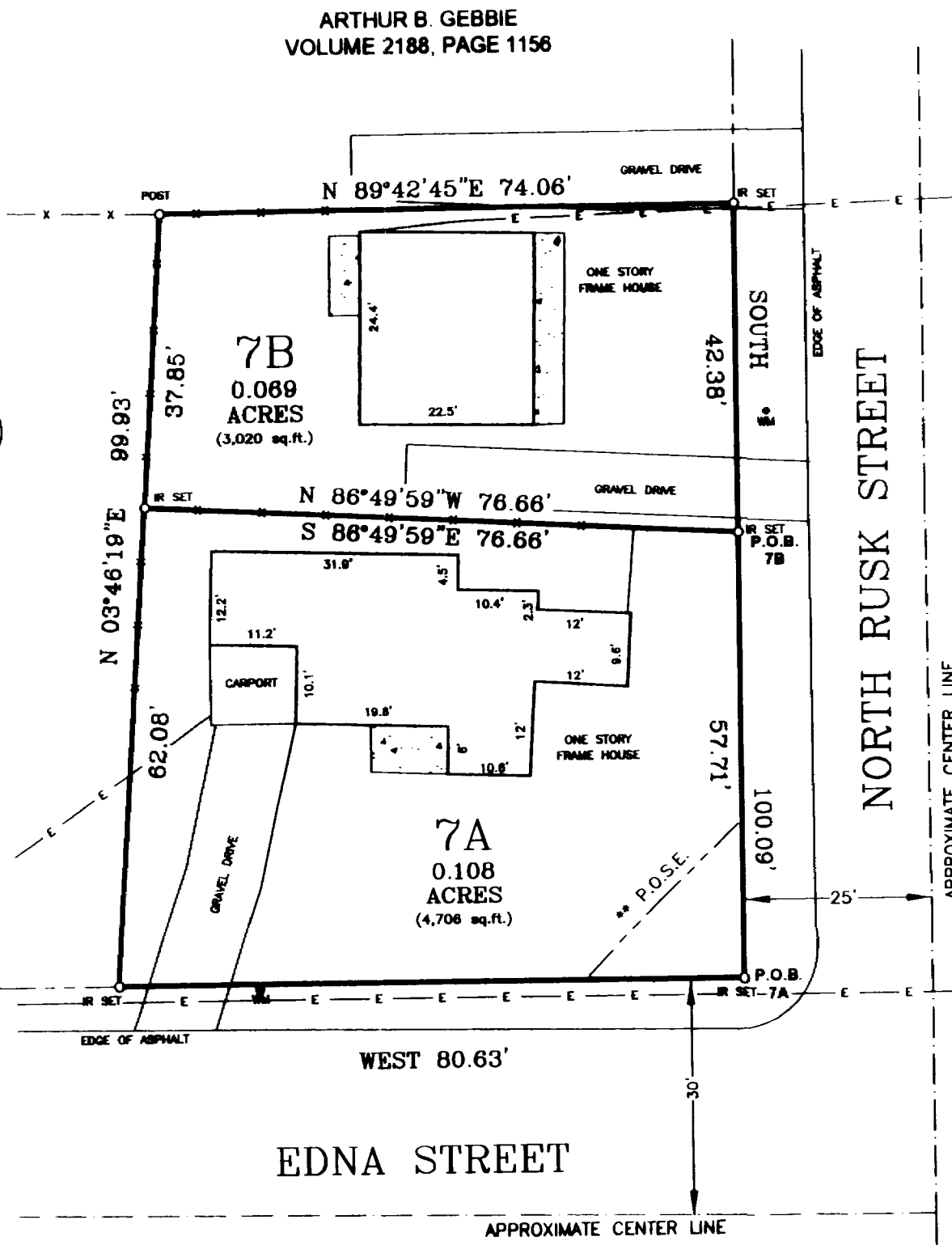
FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
Mar 09, 2005 at 11:00AM

Document Number: 0048423
Amount: \$6.00
By: Notary Public

STATE OF TEXAS COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: Parker County as stamped herein by me.
Mar 09, 2005
Jude Armeson, County Clerk
Parker County



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
December, 2004

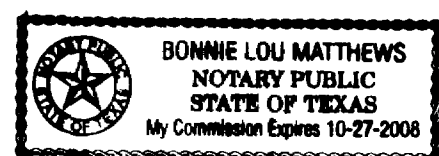


DEED RESTRICTION CERTIFICATION STATEMENT

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.

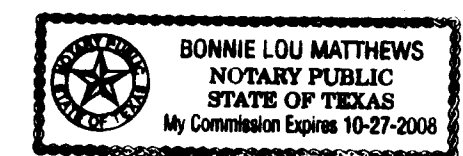
Arthur Gebbie Marilyn Gebbie
Owner

SWORN TO AND SUBSCRIBED before me this 24th day of February, 2006.
Bonnie Lou Matthews
Notary Public in and for the State of Texas



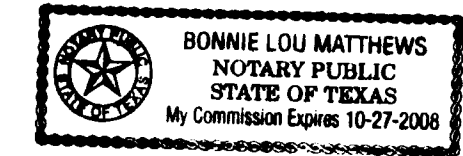
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Arthur Gebbie, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of February, 2006.
Bonnie Lou Matthews
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 Marilyn Gebbie, 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 24th day of February, 2006.
Bonnie Lou Matthews
Notary Public in and for the State of Texas

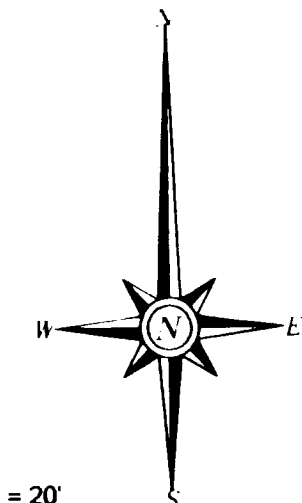


STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.
N/A

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, 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 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 ___ day of _____, 2006.
Notary Public in and for the State of Texas



SCALE: 1" = 20'

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