

PLAT CAB-C-13

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On Jun 10, 2003 at 03:46P

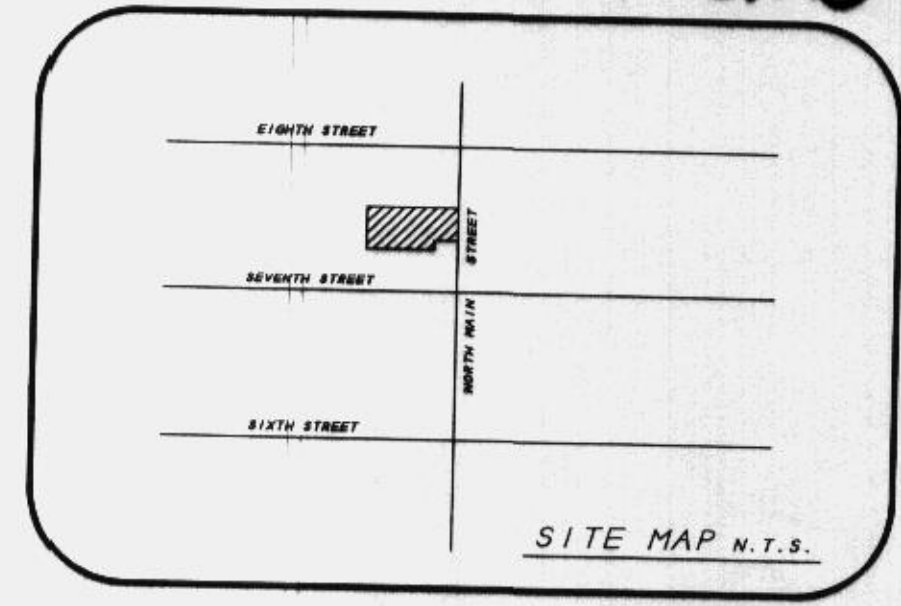
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By Leana Franklin

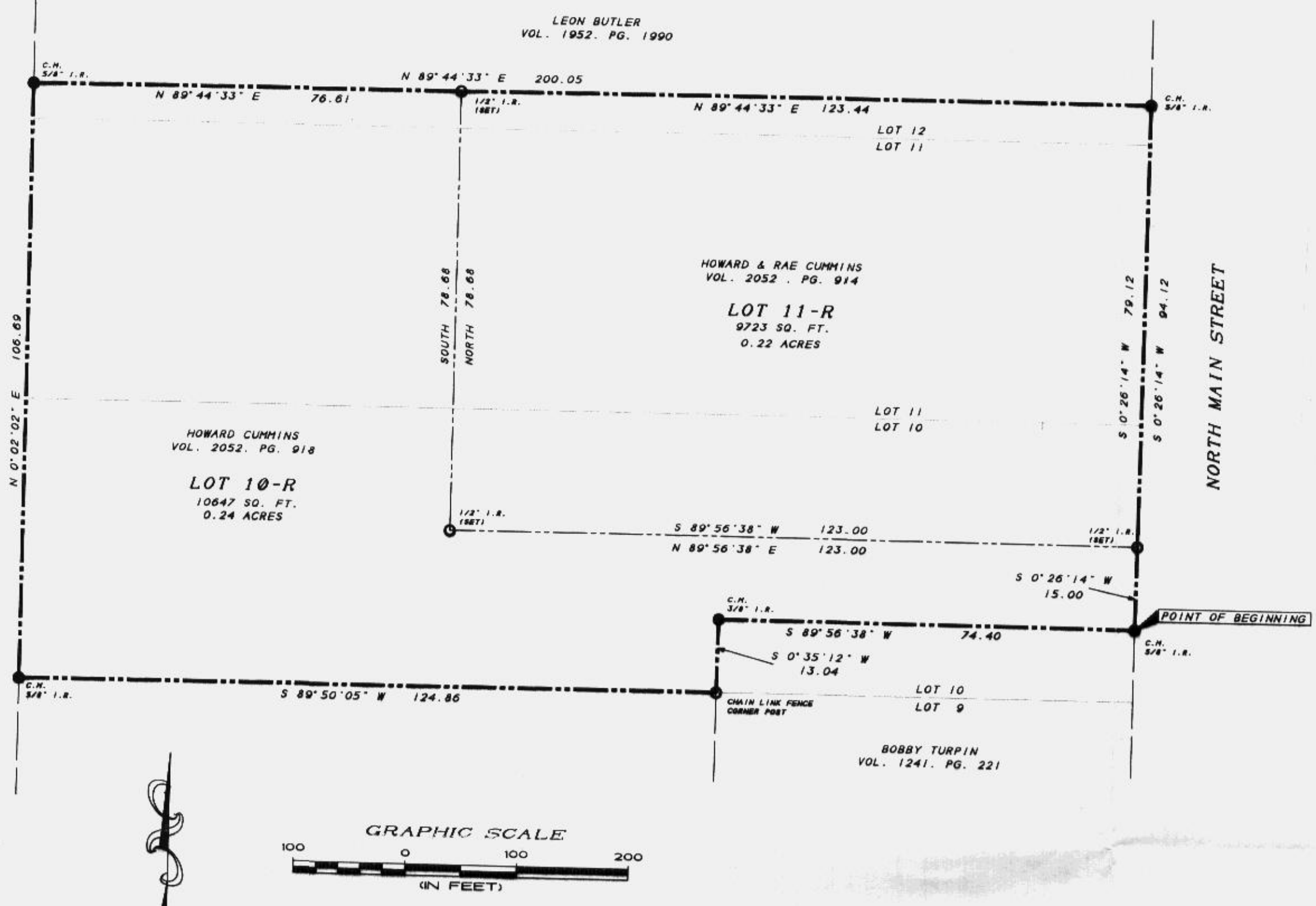
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Jun 10, 2003

JERRE MUMFORD, COUNTY CLERK
PARKER COUNTY



SITE MAP N.T.S.



SCALE: 1" = 20'

STATE OF TEXAS
COUNTY OF PARKER

WE, HOWARD CUMMINS AND WIFE, RAE D. CUMMINS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY: (VOL. 2052, PG. 914 & VOL. 2052, PG. 918 R.R.P.C.T.)

BEING ALL OF LOT 11 AND A PART OF LOTS 10 AND 12, BLOCK 25, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SLIDE 14 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, FOUND IN PLACE, ON THE WEST LINE OF NORTH MAIN STREET, SAID POINT BEING BY DEED CALL N 00D 26' 00" E, A DISTANCE OF 87.79 FEET FROM THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK 25 FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE S 89D 56' 38" W, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 74.40 FEET TO A 3/8 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT:

THENCE S 00D 35' 12" W, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 1304 FEET TO A FENCE CORNER POST FOR AN ELL CORNER OF THIS TRACT:

THENCE S 89D 50' 05" W, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 124.86 FEET TO A 5/8 INCH IRON ROD, FOUND IN PLACE, FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 00D 02' 02" E, A DISTANCE OF 106.69 FEET TO A 5/8 INCH IRON ROD, FOUND IN PLACE, IN AN EXISTING FENCE LINE FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE N 89D 44' 33" E, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 200.05 FEET TO A 5/8 INCH IRON ROD, FOUND IN PLACE, ON THE WEST LINE OF SAID NORTH MAIN STREET FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE S 00D 26' 14" W, ALONG AND WITH THE WEST LINE OF SAID NORTH MAIN STREET, A DISTANCE OF 94.12 FEET TO THE PLACE OF BEGINNING.

.....DO HEREBY ADOPT THIS REPLAT AND DESIGNATE SAME AS 'LOT 10-R AND LOT 11-R, BLOCK 25, CARTER'S ADDITION, A REVISION OF A PART OF BLOCK 25, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.'

STATE OF TEXAS
COUNTY OF PARKER

THAT WE, HOWARD CUMMINS AND WIFE, RAE D. CUMMINS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS 'LOT 10-R AND LOT 11-R, BLOCK 25, A REVISION OF A PART OF BLOCK 25, CARTER'S ADDITION, AND ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS' AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT Arke PARKER COUNTY, TEXAS ON THIS 24th DAY OF December, 2002.

HOWARD CUMMINS

RAE D. CUMMINS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED:

HOWARD CUMMINS AND WIFE, RAE D. CUMMINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24th DAY OF December, 2002.

Rebecca McNutt
NOTARY PUBLIC, STATE OF TEXAS



WE, HOWARD CUMMINS AND WIFE, RAE E. CUMMINS, DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WEATHERFORD OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTOURS OF THE GRADE ESTABLISHED IN THE SUBDIVISION

HOWARD CUMMINS

RAE D. CUMMINS

CITY OF WEATHERFORD APPROVAL STATEMENT:

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

12-26-02
DATE

Angela Winkle
CITY SECRETARY

ACCT. NO.: 11020
SCH. DIST.: WE
CITY: WE
MAP NO.: H-14

FINAL PLAT
REPLAT OF LOT 11, AND A PART OF LOTS 10 AND 12, BLOCK 25, CARTER'S ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS INTO LOTS 10-R AND 11-R, BLOCK 25, CARTERS ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT I HAVE PREPARED THIS REPLAT FROM AN ACTUAL SURVEY OF THE PROPERTY AND ALL CORNERS ARE MARKED ON THE GROUND AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION.

B.F. RIVERS, M.S., P.E., R.P.L.S., NO. 2190, STATE OF TEXAS

NOVEMBER 7, 2002



DEED RESTRICTION CERTIFICATION STATEMENT:

WE HEREBY CERTIFY THAT THE AREA SHOWN ON 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.

HOWARD CUMMINS

RAE D. CUMMINS

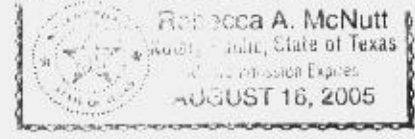
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED:

HOWARD CUMMINS AND WIFE, RAE D. CUMMINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF December, 2002.

Rebecca McNutt
NOTARY PUBLIC, STATE OF TEXAS



RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76068
940-325-8613
FAX 940-325-8613