

VICINITY MAP

**LOT 1-R, BLOCK 6
A REPLAT OF BLOCKS 5, 6 AND 7
MAJOR'S INDUSTRIAL ADDITION
AN ADDITION TO THE CITY OF
WEATHERFORD PARKER COUNTY, TEXAS**

B-576

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, WILLIAMS CHRYSLER-PLYMOUTH, L.P., acting by and through their undersigned duly authorized officer being the sole owners of 2.037 Acres situated in and being a portion of Lots 1 through 4, Block 7; a portion of Lot 1 and all of Lots 2 through 4, Block 6; a portion of Block 5 and a portion of Major Street, an unimproved street abandoned by QUITCLAIM Deed recorded in Volume 1707, Page 1839, Real Records, Parker County, Texas of MAJOR'S INDUSTRIAL ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 290, Page 512, Deed Records, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to said Williams Chrysler-Plymouth, L.P., by deed recorded in Volume 1896, Page 42, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Industrial Street at the northwest corner of Lot 1-R, Revision of Block 7, Major's Industrial Addition, an addition to the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet B, Slide 214, Plat Records, Parker County, Texas, said iron being N 08°11'17" E, 191.40 feet from the southwest corner of said Revision of Block 7 and intersection of the north right of way line of Fort Worth Street, U. S. Highway No. 80 and the east right of way line of said Industrial Street; THENCE N 08°11'17" E, with the east right of way line of said Industrial Street, 243.52 feet to an iron rod set; THENCE S 80°44'38" E, 357.88 feet to an iron rod set; THENCE S 02°00'00" W, 236.97 feet to an iron rod set in the north line of said Lot 1-R, Revision of Block 7; THENCE N 82°00'00" W, with the north line of said Lot 1-R, 383.36 feet to the POINT OF BEGINNING and containing 2.037 acres (88742 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WILLIAMS CHRYSLER-PLYMOUTH, L.P., does hereby adopt this plat designating the hereinabove described real property as LOT 1-R, BLOCK 6 A REPLAT OF BLOCKS 5, 6 AND 7, MAJOR'S INDUSTRIAL 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.

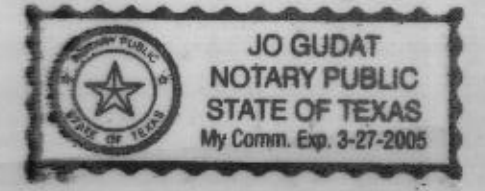
WITNESS my hand at _____, Parker County, Texas this _____ day of _____, 2001.

[Signature]
Roger Williams

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 _____, 2001.

[Signature]
Notary Public in and for the State of Texas



Doc	Bk	Vol	Pg
00410489	OR	1916	421

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Mar 09, 2001 at 03:27P

Document Number: 00410489
Amount: .00

By Sherry Jackson
[Signature] PCB 576

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, 2001

JERRIE BRANSON, COUNTY CLERK
PARKER COUNTY

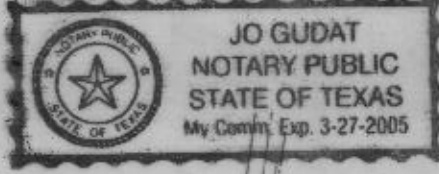


SCALE: 1" = 60'

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

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.

[Signature]
Owner
SWORN TO AND SUBSCRIBED before me this 2 day of March 2001.
[Signature]
Notary Public in and for the State of 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 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

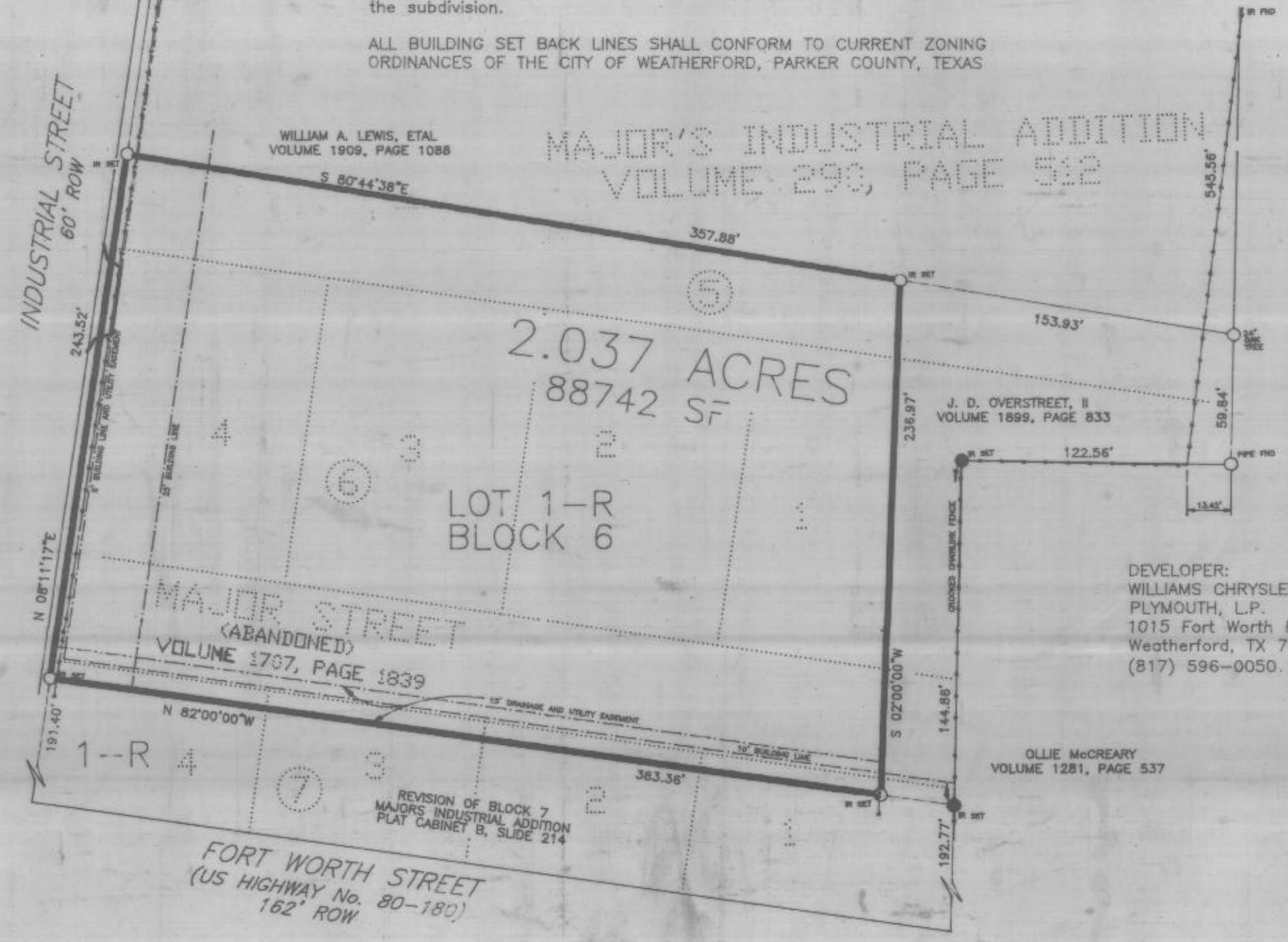
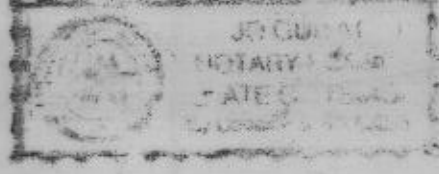
STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

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 _____, 2001.

Notary Public in and for the State of Texas



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 ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE: March 2, 2001
CITY SECRETARY: Bettye Farris
CITY OF WEATHERFORD, TEXAS

DEVELOPER:
WILLIAMS CHRYSLER-PLYMOUTH, L.P.
1015 Fort Worth Highway
Weatherford, TX 76086
(817) 596-0050.

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.

[Signature]
Registered Professional Land Surveyor, No. 2074
David Harlan, Jr.
September 21, 2000

