

## 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

OWNER/DEVELOPER:

1015 East First Street Weatherford, TX 76086

Registered Professional Land Surveyor, No. 2074

Larry New

February, 2005

817-771-4045

## **FINAL PLAT LOT 6R AND LOT 8R, BLOCK 9 MILLIKEN HEIGHTS ADDITION** AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

BEING A REPLAT OF LOTS 6,7,8 AND 9, BLOCK 9, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO 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 SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of Notary Public in and for the State of Texas

TITLE STATE OF TEXAS COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared \_\_ 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 this the \_\_\_ day of \_\_\_\_ Notary Public in and for the 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on EAST SECOND STREET IR FOUND @ REPLAT MILLIKEN HEIGHTS PLAT CABINET A, SLIDE 711 1C 1B N 89°58'27"E 199.96' 6R STREET 0.229 ACRES (9995 sq.ft.) 5 0 5' DRAINAGE & UTILITY EASEMENT (ALL SIDES) N 89'58'27"E 199.90' 5' DRAINAGE & UTILITY EASEMENT (ALL SIDES) 8R 0.229 ACRES (9995 sq.ft.) \_x\_\_\_x\_\_x\_\_x\_\_x\_\_x\_\_x\_\_x\_\_x\_\_x S 89°58'27"W 199.84 18 - A - 1REPLAT MILLIKEN HEIGHTS PLAT CABINET B, SLIDE 348 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 DAVID HARLAN, JR. 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. 2074

STATE OF TEXAS COUNTY OF PARKER )

WHEREAS, LARRY NEW being the sole owner of LOTS 6,7, 8 AND 9, BLOCK 9, MILLIKEN HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 69, Page 640, Deed 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 King Street, as it exist, said iron being S 00 °02'25" E, 125.0 feet from an iron rod found in the south right of way line of East Second Street at the northwest corner of said Block 9;

THENCE N 89 °58'27" E, 199.96 feet to an iron rod found in the west line of an alley;

THENCE S 00 °01'28" W, with the west line of said alley, 100.0 feet to an iron rod found;

THENCE S 89 °58'27" W, 199.84 feet to an iron rod found in the east right of way line of said King Street;

THENCE N 00 °02'25" W, with the east right of way line of said King Street, 100.0 feet to the POINT OF BEGINNING and containing 0.459 acres (19990 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LARRY NEW does hereby adopt this plat designating the hereinabove described real property as LOT 6R AND LOT 8R, BLOCK 9, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOTS 6,7,8 AND 9, BLOCK 9, MILLIKEN HEIGHTS 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 Weather ford, Parker County, Texas this 2/5t day of March, 2005. Dam In

STATE OF TEXAS COUNTY OF PARKER ) BEFORE ME, the undersigned authority, on this day personally appeared <u>Larry New</u> kr 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of Mary 2005. & Chandle Notary Public in and for the State of Texas



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

RECOMMENDED BY: Planning and Zoning Commission City of Weatherford, Texas

Janis Saundus 3-22-05 Signature of Chairperson **Date of Recommendation** 

APPROVED BY: City Council

Larry New

Date of Approval

SCALE: 1" = 20'

C-243

GRAPHIC SCALE - FEET

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