

# FINAL PLAT

## PCAD ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, PARKER COUNTY APPRAISAL DISTRICT AND PARKER COUNTY HOSPITAL DISTRICT, acting by and through the undersigned, its duly authorized officers, is the sole owner of a 5.025 Acres situated in and being a portion of the JOEL WALKER SURVEY, ABSTRACT No. 1589, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set, said iron being called by deed to be North, 429.89 feet and East, 2991.1 feet from the southwest corner of the I. C. Spence Survey, Abstract No. 1172, Parker County, Texas;  
 THENCE North, 322.98 feet to a large nail found in the south right of way line of East Anderson Street;  
 THENCE N 56°07'36" E, with the south right of way line of said East Anderson Street, 377.71 feet to an X cut in curb in the west right of way line of Santa Fe Drive, Farm to Market Highway No. 2552 in a non-tangent curve to the right with a radius of 1411.83 feet and whose chord bears S 26°46'28" E, 597.56 feet;  
 THENCE with said curve to the right through a central angle of 24°26'08" and a distance of 602.12 feet to an iron rod set;  
 THENCE West, 582.79 feet to the POINT OF BEGINNING and containing 5.025 acres (218870 square feet) of land.

**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.

Owner \_\_\_\_\_  
 SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002.  
 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 VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 6-17-02 INTERIM CITY SECRETARY  
 ANGELA WINKLE  
 CITY OF WEATHERFORD, TEXAS



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PARKER COUNTY AND PARKER COUNTY HOSPITAL DISTRICT by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as **PCAD 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 WEATHERFORD, Parker County, Texas this 13 day of JUNE, 2002.  
 WADE DAVIDSON  
 NOLAN QUEEN

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared WADE DAVIDSON, 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 13 day of JUNE, 2002.  
 Annette Moon  
 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 NOLAN QUEEN, 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 13 day of JUNE, 2002.  
 Annette Moon  
 Notary Public in and for the State of Texas

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PCB-707

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 On Jun 17, 2002 at 11:36A

Document Number: 00449033  
 Amount: .00  
 By Faye Woody

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

Jun 17, 2002

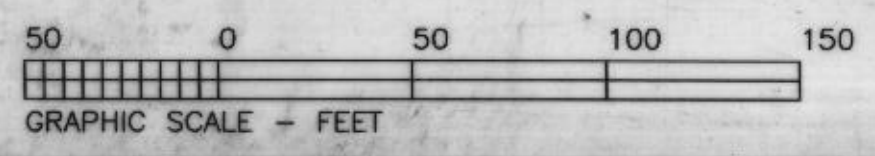
JERIE BRUNSON, COUNTY CLERK  
 PARKER COUNTY

**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



SCALE: 1" = 50'

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

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. 03-01-2002  
 Registered Professional Land Surveyor, No. 2074

