

VICINITY MAP
NOT TO SCALE

RETAIL BUILDINGS, INC.
V. 1223, P. 1012

POINT OF BEGINNING

C-308

CITY APPROVAL OF CONSTRUCTION PLAT

Approved for preparation of final plat following construction of all improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: PLANNING AND ZONING COMMISSION
CITY OF WEATHERFORD, TEXAS

Janis Saunders 9-14-05
Signature of Chairperson Date of Recommendation

APPROVED: City Council
City of Weatherford, Texas

John J. ... 9-14-05
Signature of Mayor Date of Approval

... 9-14-05
Signature of Recorder Date

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.

KNOW ALL MEN BY THESE PRESENTS, That Yuling Yu, acting by and through the undersigned, it's duly authorized agent, is the owner of the following described real property to wit:

Being a 0.524 acre tract situated in the PETER S. HALL SURVEY, Abst. No. 659, Parker County, Texas, being all of that certain tract described in the deed to Sam R. Williams and Floella F. Williams, recorded in Volume 2176, Page 1727, Real Property Records, Parker County, Texas;

BEGINNING at an "X" cut in concrete found for the northernmost northwest corner of said Weldon tract, same being the northeast corner of that certain tract described in the deed to Sam R. Williams and Floella F. Williams, recorded in Volume 1256, Page 1197, Deed Records, Parker County, Texas, from which a 80d nail found for the northeast corner of said Williams tract bears N 88°48'54" W, 108.86 feet;

THENCE N 88°36'46" E, with the north line of said Weldon tract and the south line of said Retail Buildings tract, 92.80 feet (Deed-West 80') to a 5/8" iron rod set with cap marked LINK FIELD 6684;

THENCE S 04°14'12" E, with the east line of said Weldon tract, 169.25 feet (Deed-Northerly 170') to a 5/8" iron rod found on the southeasterly high bank of a drainage ditch;

THENCE S 89°19'53" W, with the south line of said Weldon tract, 195.18 feet (Deed-East 190') to an "X" cut in concrete set in a drainage ditch in the east right-of-way line of South Main Street (State Highway No. 171, right-of-way width varies);

THENCE N 09°54'51" W, with the common west line of said Weldon tract and said east right-of-way line, 70.09 feet to an "X" cut in concrete set for the southwest corner of said Williams tract;

THENCE N 89°56'34" E, with a north line of said Weldon tract and the south line of said Williams tract, 110.17 feet (Deed-West 110') to a 5/8" iron rod found for the southeast corner of said Williams tract;

THENCE N 04°35'48" W, with a west line of said Weldon tract and the east line of said Williams tract, 99.96 feet (Deed-Southerly 100') to the POINT OF BEGINNING and containing 0.524 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Yuling-Yu, (owner) acting herein by and through her duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, PAPA JOHN'S, an addition to the City of Weatherford, Texas and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No building, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use of particular utilities and use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS my hand, this 20th day of September, 2005

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority on this day personally appeared Yuling-Yu 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 20th day of September, 2005.

Maria M. Rivera
Notary Public in and for the State of Texas

Doc 00570349 Bk OR Vol 2368 Pg 1329

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
Sep 20, 2005 at 10:05AM

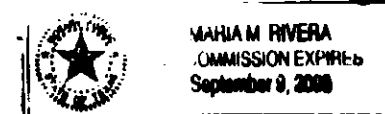
Document Number: 00570349

Amount: \$6.00

STATE OF TEXAS
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 same records of: Parker County as stamped herein by me.

Sep 20, 2005

JANE BRIDGEMAN CLERK
PARKER COUNTY



ACCT. NO.: 16046
SCH. DIST.: WE
CITY: WE
MAP NO.: 2005-00001

Minor Plat
Lot 1

PAPA JOHN'S
An Addition to the
City of Weatherford
Parker County, Texas
Being 0.524 Acre out of the
PETER S. HALL SURVEY
ABST. NO. 659
Parker County, Texas



I hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon as set were properly placed under my direction and supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Dustin W. Price 8/25/05
DUSTIN W. PRICE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5804

SAM R. WILLIAMS AND
FLOELLA F. WILLIAMS
V. 1226, P. 1197

0.524 ACRE
22,835 SQ. FT.

PETER S. HALL SURVEY
ABST. NO. 659

MARTIN L. ROSENBERGER ET UX
V. 1869, P. 183

WEATHERFORD NATIONAL BANK
V. 1224, P. 41

SOUTH MAIN STREET
STATE HIGHWAY NO. 171
(R.O.W. VARIES)

Owner/Developer
Yuling-Yu, Tony-Yu, Chiu
Chih-Kuan, Young Shiun-Chung
2016 Veterans Memorial Drive
Abbeville, Louisiana 75010
337-898-1201

LINK FIELD SERVICES
INCORPORATED
4616 HIGHWAY 180 EAST, SUITE 800
MINERAL WELLS, TX 76068
800-482-7199

