

CONSTRUCTION PLAT

LOT 1R AND LOT 3R, BLOCK 12

SOWARD AND DUGAN'S ADDITION

BEING A REPLAT OF LOTS 1, 2, AND 3, BLOCK 12, SOWARD AND DUGAN'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

ACCT. NO.: 17630
 SCH. DIST.: WIS
 CITY: WIS
 MAP NO.: 1-11

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.
N/A

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, PRISCILLA HENSON TORK; REBECCA YEARY AND TIMOTHY YEARY being the sole owners of 0.496 Acres situated in and being all of Lots 1, 2, and 3, Block 12, SOWARD AND DUGAN'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according in Volume 6, Page 365, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

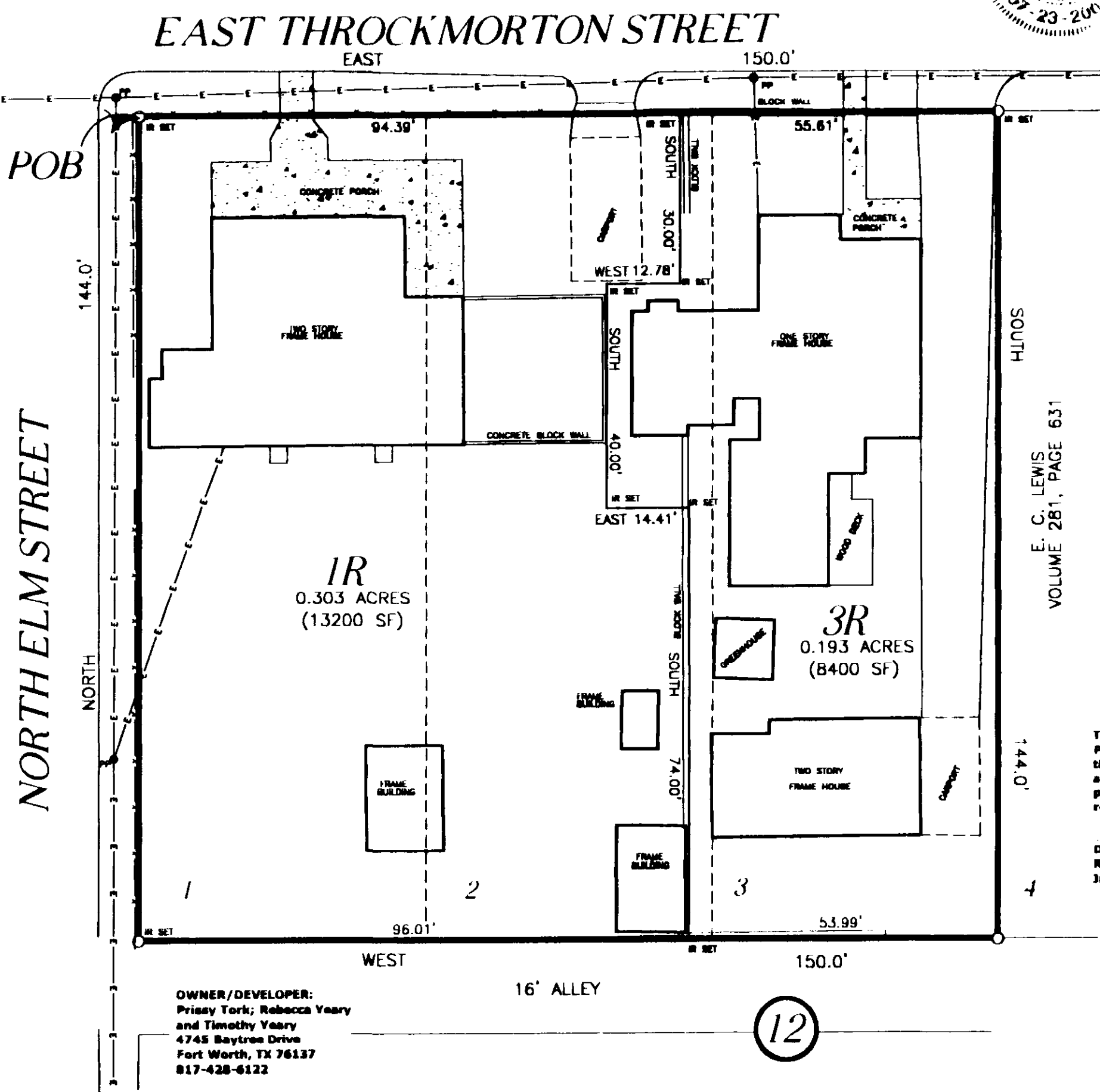
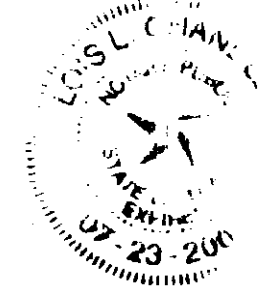
BEGINNING at an iron rod set at the northwest corner of said Block 12 at the intersection of the south right of way line of East Throckmorton Street and the east right of way line of North Elm Street;
 THENCE East, with the south right of way line of said East Throckmorton Street, 150.0 feet to an iron rod set;
 THENCE South, 144.0 feet to a point in the north line of an alley;
 THENCE West, with the north line of said alley, 150.0 feet to an iron rod set in the east right of way line of said North Elm Street;
 THENCE North, with the east right of way line of said North Elm Street, 144.0 feet to the POINT OF BEGINNING and containing 0.496 acres (21600 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PRISCILLA HENSON TORK; REBECCA YEARY AND TIMOTHY YEARY does hereby adopt this plat designating the hereinabove described real property as LOT 1R AND LOT 3R, BLOCK 12, SOWARD AND DUGAN'S ADDITION, BEING A REPLAT OF LOTS 1, 2, AND 3, BLOCK 12, SOWARD AND DUGAN'S 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 16 day of August, 2004.
Priscilla Henson Tork
 Priscilla Henson Tork
Rebecca Yeary
 Rebecca Yeary
Timothy Yeary
 Timothy Yeary

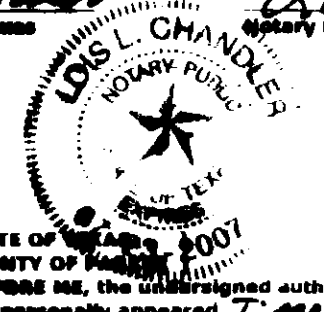
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 "There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."
 NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment 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

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.
Rebecca Yeary, Priscilla Henson Tork, Timothy Yeary
 Owner
 SWORN TO AND SUBSCRIBED before me this 16 day of August, 2004.
Lois L. Chandler
 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 Saunders
 Signature of Chairperson Date of Recommendation
 APPROVED BY: City Council
 City of Weatherford, Texas
Lois L. Chandler
 Signature of Mayor Date of Approval
 ATTEST:
Angela Walker 8/20/04
 City Secretary Date

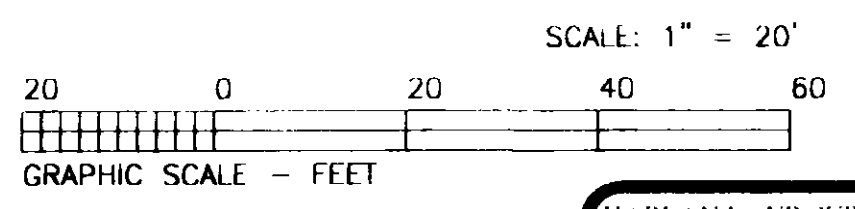
STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared Priscilla Henson Tork known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of August, 2004.
Lois L. Chandler
 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 Rebecca Yeary 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 16 day of August, 2004.
Lois L. Chandler
 Notary Public in and for the State of Texas



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.
 Registered Professional Land Surveyor, No. 2074
 July, 2004



HARLAN LAND SURVEYING, INC.
 215 EAST EUREKA
 WEATHERFORD, TX 76086
 METRO(817)586-9700-(817)589-0880
 FAX: METRO(817) 341-2833

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