

FINAL PLAT

Doc# 612224
Book 2478 Page 1521

**LOT 4R, BLOCK 11
BRITTON'S ADDITION**
an addition to the City of Weatherford
Parker County, Texas
Being a replat of a portion of Lots 4 and 5, Block 11
Britton's Addition, an addition to the
City of Weatherford, Parker County, Texas

C-474

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

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas
Signature of Chairperson: [Signature] Date of Recommendation: 9-13-06

APPROVED BY: City Council
City of Weatherford, Texas
Signature of Mayor: [Signature] Date of Approval: 9-12-06

ATTEST: [Signature] 9-12-06
City Secretary Date

ACCT. NO.: 10730
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15

STATEMENT ACKNOWLEDGING VESIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivisions 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

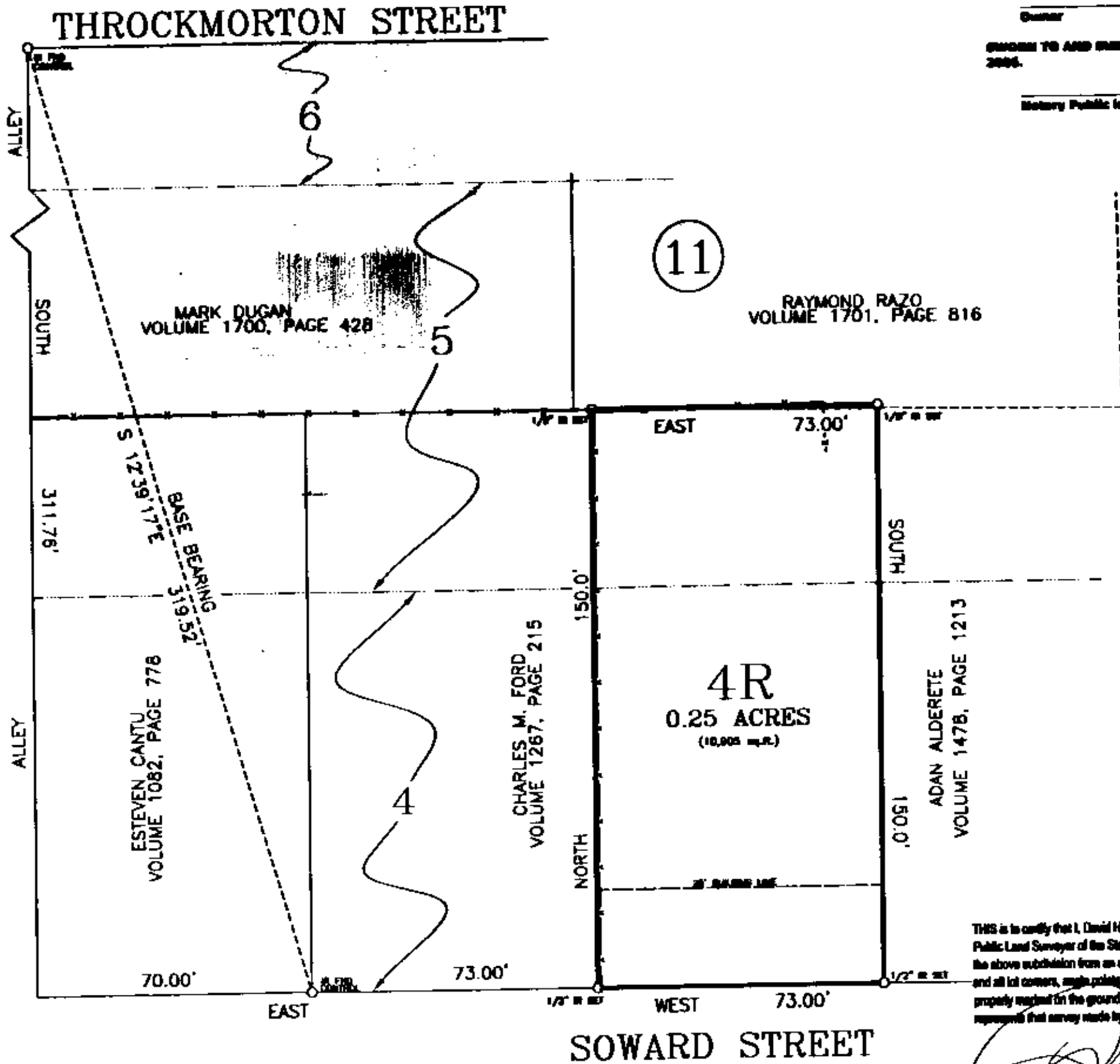


OWNERS:
Mike D. Foster
M D Custom Homes, Inc.
6414 Big Oak Court
Arlington, TX 76001
817-468-2374

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: _____
GIVEN TO AND DESCRIBED before me this _____ day of _____, 2006.
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, M D CUSTOM HOMES, INC., acting by and through its duly authorized agent, being the sole owners of 0.25 Acres situated in and being a portion of Lots 4 and 5, Block 11, BRITTON'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 6, Page 188, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the north right of way line of Soward Street, as it exist, said iron being called by deed to be West, 73.0 feet from the southeast corner of said Lot 4;
THENCE West, with the north right of way line of said Soward Street, 73.0 feet to an iron rod set;
THENCE North, 188.88 feet to an iron rod set;
THENCE East, 73.0 feet to an iron rod set;
THENCE South, 188.88 feet to the POINT OF BEGINNING and containing 0.25 acres (10950 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, M D CUSTOM HOMES, INC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 4R, BLOCK 11, BRITTON'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, being a replat of a portion of Lots 4 and 5, Block 11, BRITTON'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 6, Page 188, Deed Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESSE my hand at Weatherford, Parker County, Texas this 25 day of August, 2006.
[Signature]
Mike D. Foster

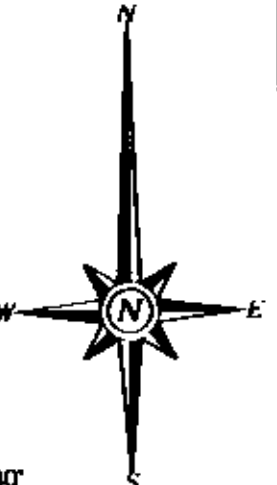
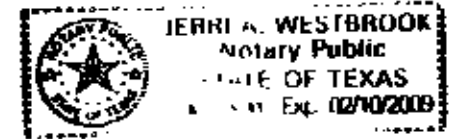
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Mike D. Foster 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.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Mike D. Foster 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 25 day of August, 2006.
[Signature]
Notary Public in and for the State of Texas

THIS is to certify that I, David Harlan, Jr., a Registered Professional 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 in the ground, and that this plat correctly represents that survey made by me or under my supervision.
[Signature]
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MAY, 2008



SCALE: 1" = 30'
HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 5005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc# 612224 Fees: \$55.00
89/15/2885 9:18PM 8 Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS