

FINAL PLAT
LOTS 6R, 7R AND 8R, BLOCK 33
CARTER'S ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Being a replat of a portion of Lots 6, 7 and 8, Block 33
 Carter's Addition, an addition to the City of Weatherford
 Parker County, Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, LARRY K. BARCLAY, being the sole owner of a portion of Lots 6, 7 and 8, Block 33, CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas as described by deed recorded in Volume 2151, Page 1281, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of West Second Street and the east right of way line of Franklin Street, said iron being the southwest corner of said Block 33;
 THENCE North, with the east right of way line of said Franklin Street, 140.0 feet to an iron rod found;
 THENCE East, 130.0 feet to an iron rod found;
 THENCE South, 140.0 feet to an iron rod found in the north right of way line of said West Second Street;
 THENCE West, with the north right of way line of said West Second Street, 130.0 feet to the POINT OF BEGINNING and containing 0.418 acres (18200 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LARRY K. BARCLAY, does hereby adopt this plat designating the herein above described property as LOTS 6R, 7R AND 8R, BLOCK 33, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of a portion of Lots 6, 7 and 8, Block 33, Carter's Addition, an addition to the City of Weatherford, Parker County, 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 buildings, 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 to particular utilities, said 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 at any time procuring permission from anyone.

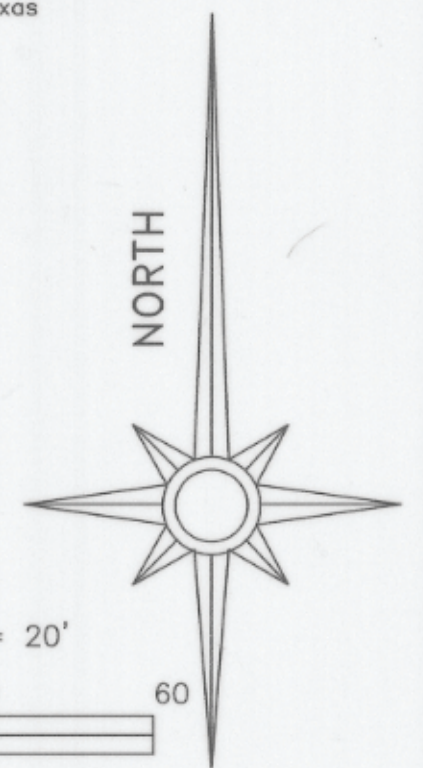
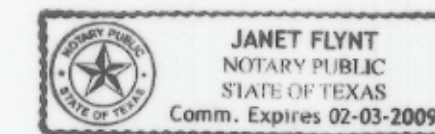
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the 18 day of July, 2007.
Larry K. Barclay
 Larry K. Barclay

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Larry K. Barclay, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18 day of July, 2007.
Janet Flynt
 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
[Signature] 7-24-07
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
 City of Weatherford, Texas
[Signature] 7-24-07
 Signature of Mayor Date of Approval

ATTEST:
[Signature] 7-24-07
 City Secretary Date

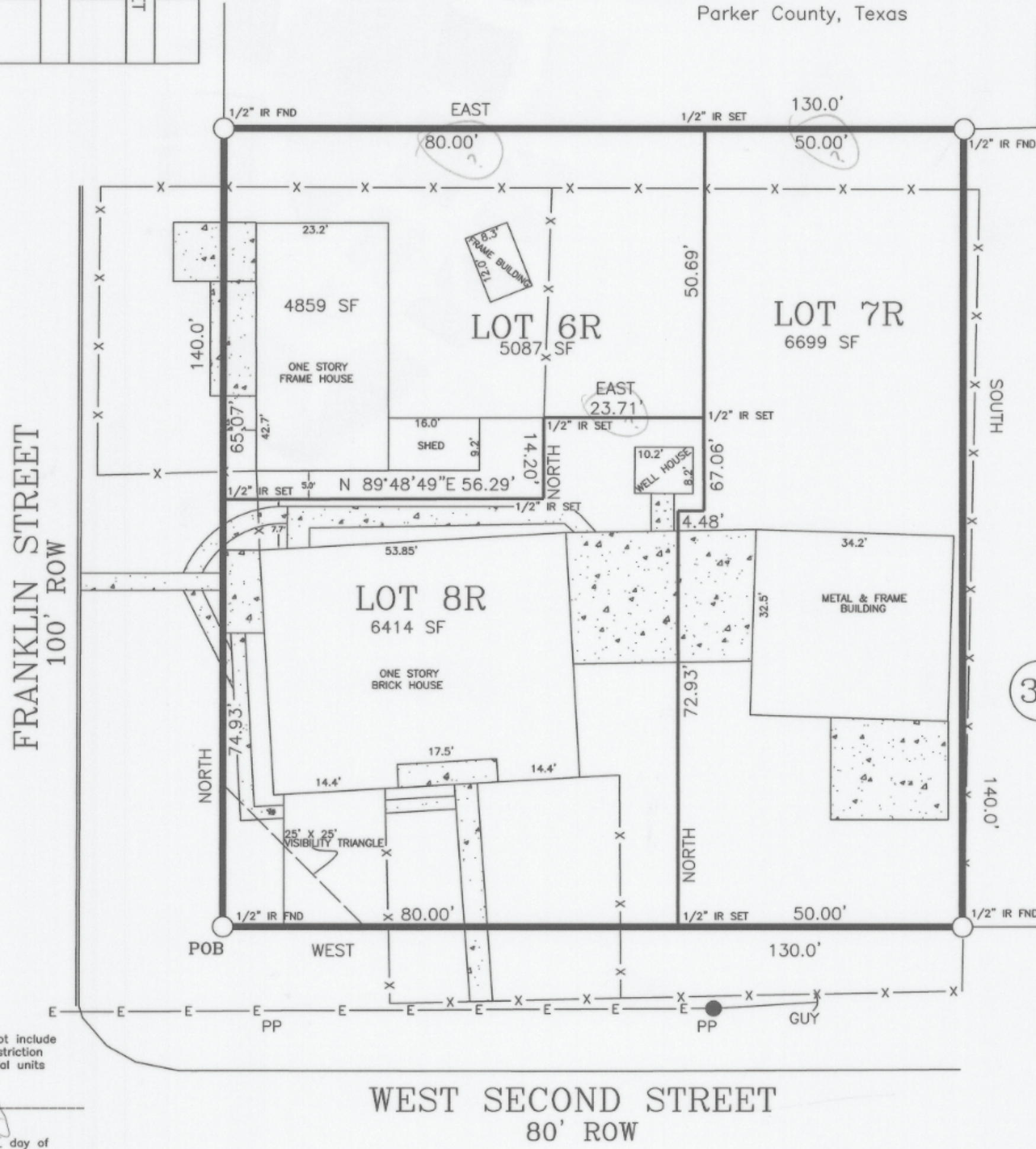
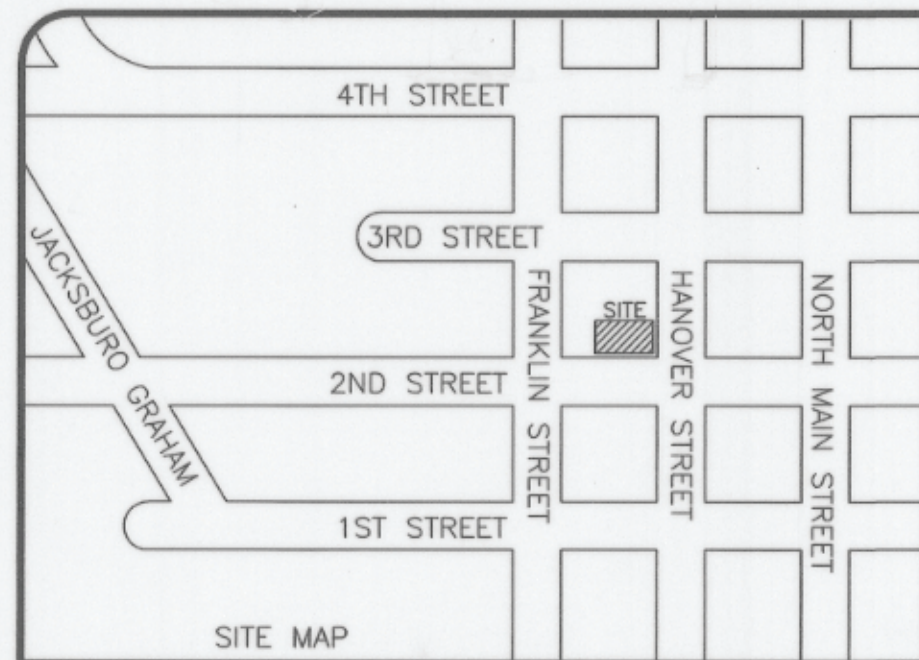
STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2007.
 Notary Public in and for the State of Texas

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 "There shall be provided at the intersections of all public streets, visibility triangles as required by Section 2.4 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.

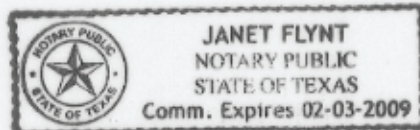
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



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.

Larry K. Barclay
 Owner
 SWORN TO AND SUBSCRIBED before me this 18 day of July, 2007.
Janet Flynt
 Notary Public in and for the State of Texas



THIS is to certify that David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, has plotted the above subdivision from geodetic 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
 MAY, 2007



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0075 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNERS:
 Larry K. Barclay
 216 West Second Street
 Weatherford, TX 76086
 817599-9759

Plat Filed - 7-26-07 PG# 1186
 Plat Cab - C-598 BK# 2559
 Doc# 648241

07208PLAT/CTD

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