

FINAL PLAT
LOTS 5R, 6R AND 7R, BLOCK 53
CARTER'S ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
 Being a replat of a portion of Lot 5 and all of Lots 6 and 7
 Block 53, CARTER'S ADDITION, an addition to the
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, DONALD E. ALLEN being the sole owner of a portion of Lot 5 and all of Lots 6 AND 7, Block 53, CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 69, Page 639, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found in the north right of way line of East Eighth Street, as it exist and the east right of way line of Madison Street, as it exist, said pipe being the southwest corner of said Block 53;
 THENCE N 00°06'31" W, with the east right of way line of said Madison Street, 130.0 feet to an iron rod set;
 THENCE East, 200.06 feet to an iron rod set in the west line of an alley;
 THENCE S 00°06'31" E, with the west line of said alley, 130.0 feet to an iron rod found in the north right of way line of said East Eighth Street;
 THENCE West, with the north right of way line of said East Eighth Street, 200.06 feet to the POINT OF BEGINNING and containing 0.597 acres (26008 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DONALD E. ALLEN does hereby adopt this plat designating the hereinabove described real property as Lots 5R, 6R AND 7R, Block 53, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of a portion of Lot 5 and all of Lots 6 AND 7, Block 53, CARTER'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 15 day of November, 2005.
Donald E. Allen
 Donald E. Allen

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared DONALD E. ALLEN, 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 15 day of November, 2005.
Jerry A. Westbrook
 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
James Saunders 11-21-05
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
 City of Weatherford, Texas
Joe M. Jinn 11-21-05
 Signature of Mayor Date of Approval

ATTEST: City of Weatherford, Texas
Angela Walker 11-21-05
 City Secretary Date

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.

DONALD E. ALLEN (Owner)

SWORN TO AND SUBSCRIBED before me this ___ day of _____, 2005.

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 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.

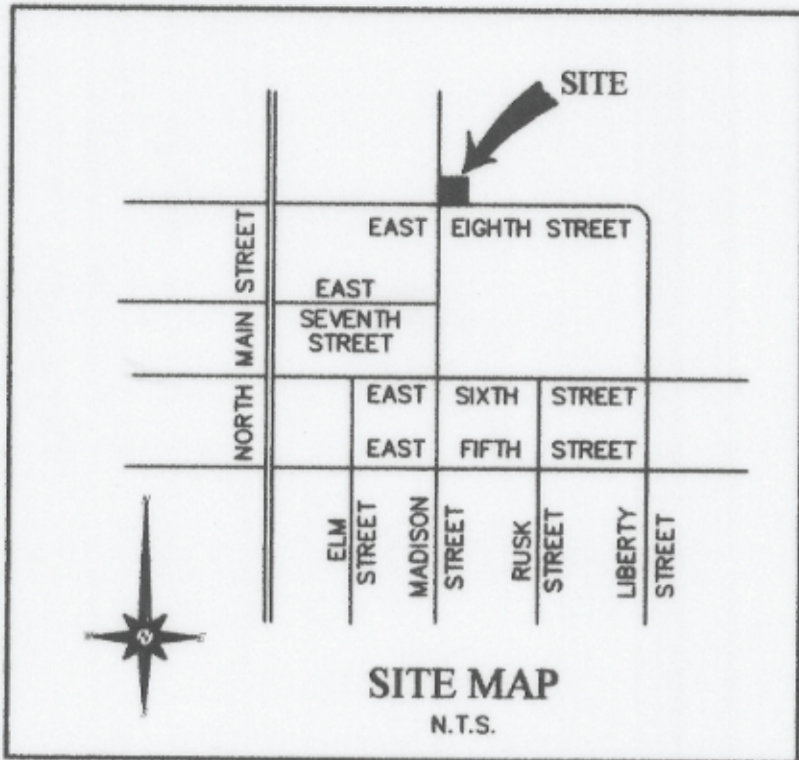
STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

N/A
 TITLE

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared DONALD E. ALLEN, 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.

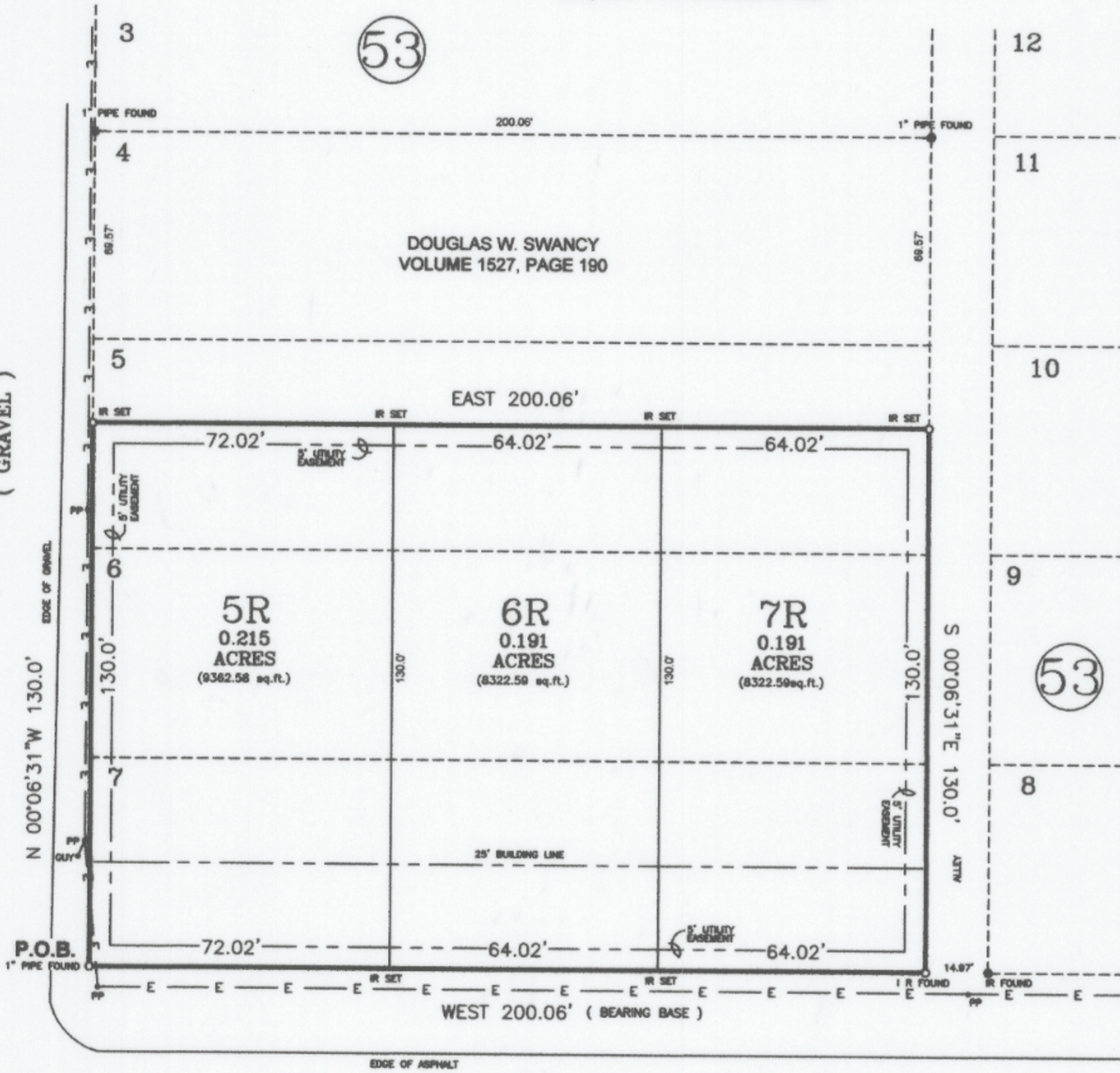
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2005.

Notary Public in and for the State of Texas



OWNER/DEVELOPER:
 Donald E. Allen
 3116 Cimmaron Road
 Weatherford, TX 76087
 817-613-9583

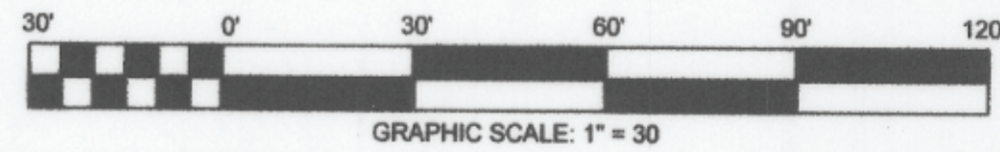
MADISON STREET (50' ROW)
 (GRAVEL)



EAST EIGHTH STREET (50' ROW)
 (ASPHALT)

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

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480003 5005 C. EFFECTIVE DATE: SEPTEMBER 14, 1999. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SCALE: 1" = 30'

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

05340/QR

G-39H



KNOWN ALL MEN BY THESE PRESENTS:

That, I, David Harlan, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 September, 2005



Plat Cab C-346
 Doc# 579473
 Book# 2394 Pg 248 Filed 12-13-05