

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersection of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

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



DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS, I, Bill R. Beene, owner of the above described 0.0509 acre (22172.04 sq. ft.) tract of land being a part of Lot 5, 6, 7, and 8, Block 30, Carter's Addition, an addition in the City of Weatherford, Parker County, Texas according to plat recorded in Book 329, Page 618, Deed Records, Parker County, Texas (now known as Plat Cabinet A, Slide 14, Plat Records, Parker County, Texas), DO HEREBY adopt the foregoing plat to be known as TRACTS A AND B, BEENE'S SUBDIVISION, a subdivision in the City of Weatherford, Parker County, Texas, AND DO HEREBY dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed, AND

DO HEREBY certify that there are no lien holders on this property as of this date, AND

DO 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, AND

DO HEREBY waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Bill R. Beene

THE STATE OF TEXAS :
COUNTY OF PARKER :

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bill R. Beene, known to me to be 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 considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd day of June, 1998.

337994
PCB-303
6-12-98

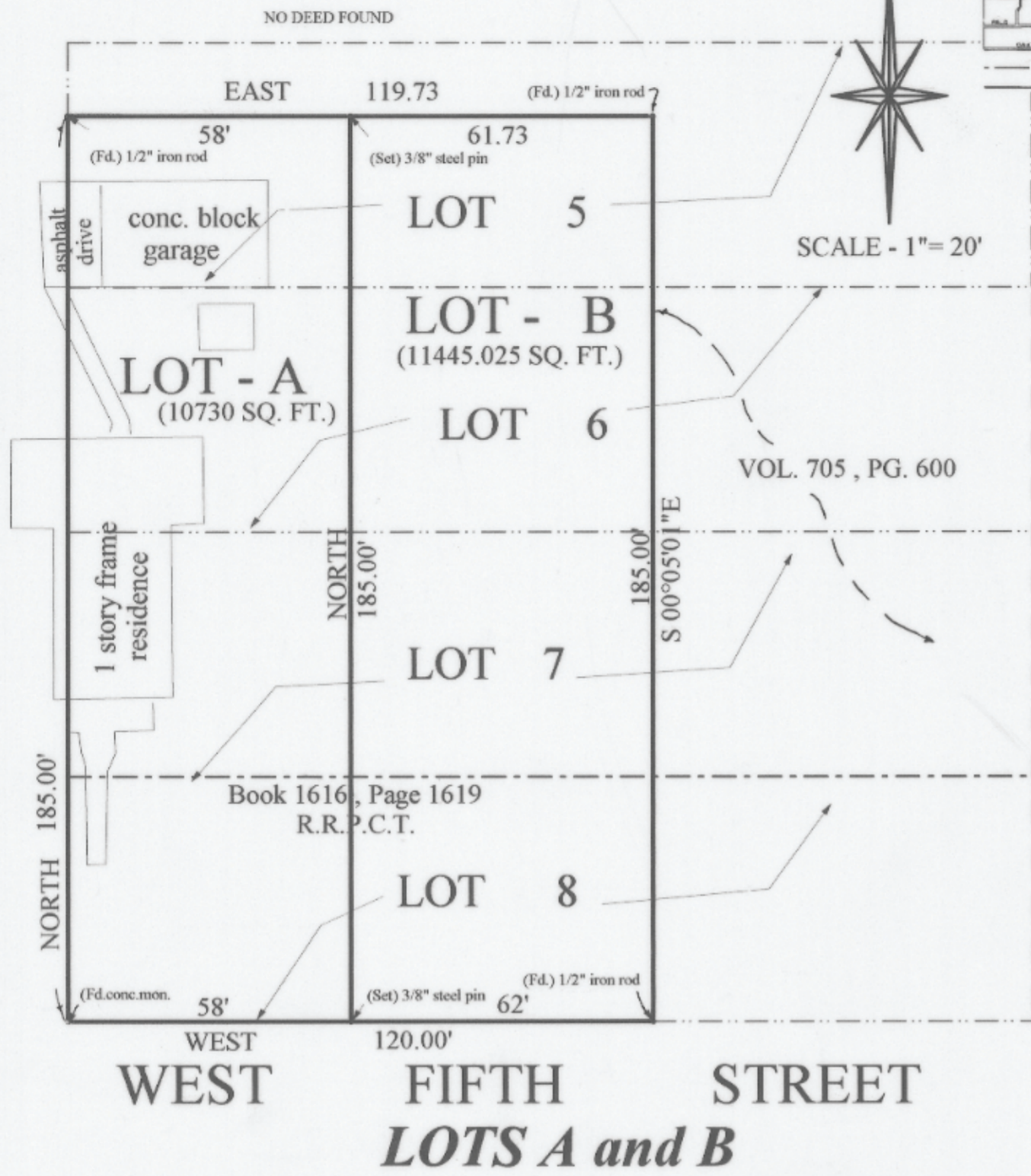


Deanna Bunch
Notary Public, State of Texas

Print Name: Deanna Bunch

Commission Expires: 3-16-2002

FRANKLIN STREET



SCALE - 1" = 20'

VOL. 705, PG. 600

Book 1616, Page 1619
R.R. P.C.T.

WEST FIFTH STREET
LOTS A and B

Being a replat of a part of Lots 5, 6, 7, and 8, Block 30, CARTER'S ADDITION, an addition in the City of Weatherford, Parker County, Texas according to plat recorded in Book 329, Page 618, Deed Records, Parker County, Texas (now known as Plat Cabinet A, Slide 14, Plat Records, Parker County, Texas).

FIELD NOTES

FIELD NOTES of a 0.509 acre (22172.04 sq. ft.) being a part of Lots 5, 6, 7, and 8, Block 30, Carter's Addition, an addition in the City of Weatherford, Parker County, Texas according to plat recorded in Book 329, Page 618, Deed Records, Parker County, Texas (now known as Plat Cabinet A, Slide 14, Plat Records, Parker County, Texas), and also being Tract II as recorded in Book 1616, Page 1619, Real Records, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at concrete monument found at the intersection of the East line of Franklin Street with the North line of West Fifth Street;

THENCE along said East line of Franklin Street, North, 185.0 ft. to a 1/2" iron rod found;

THENCE East, 119.73 ft. to a 1/2" iron rod found;

THENCE South 00 deg. 05 min. 01 sec. E, 185.0 ft. to a 1/2" iron rod found in the North line of said West Fifth Street;

THENCE along said North line of West Fifth Street, West, 120.0 ft. to the point of beginning and containing 0.509 acres of land, more or less.



THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, FIA FLOOD HAZARD BOUNDARY MAP.

NO. 480522 0005C
DATE: Sept. 14, 1990

This plat or field note description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. The certification hereon is only to the person who commissioned the survey, and is not intended to imply that any adjoining tracts referenced on this document have actually been surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged.

TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors

1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-9217 Home 613-1164

Tommie Hughes certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date 6/1/98 No. 17,535

G-31
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