

CITY APPROVAL OF CONSTRUCTION PLAT

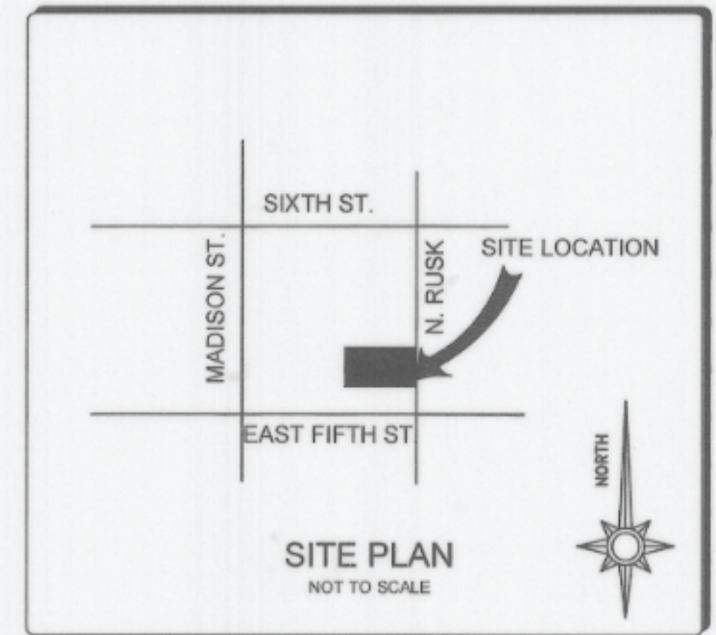
Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas
[Signature] 8-9-06
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas
[Signature] 8-9-06
Signature of Mayor Date of Approval

ATTEST: *[Signature]* 8-9-06
City Secretary Date

FINAL PLAT
LOT 20R, BLOCK 56
CARTER'S ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being a replat of Lots 20 & 21, Block 56
Carter's Addition, an addition to the City of Weatherford
Parker County, 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.

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

DEED RESTRICTION CERTIFICATION STATEMENT

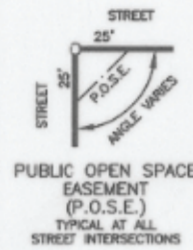
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner _____

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 2006.

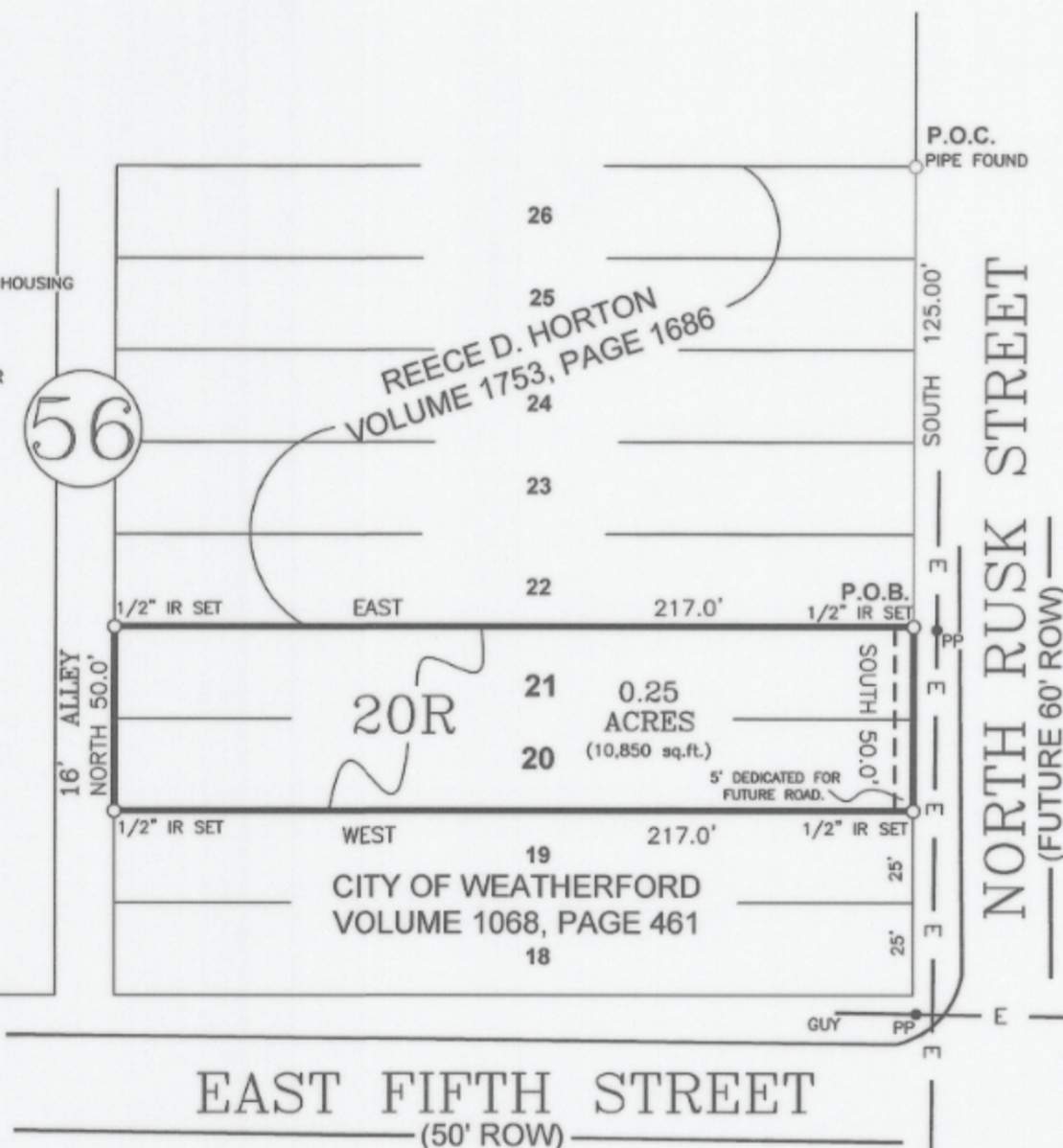
Notary Public in and for the State of Texas

OWNER/DEVELOPER:
ROBERT NEW
915 EAST FIRST STREET
WEATHERFORD, TEXAS 76086
(817) 771-9334



NOTE: CURRENT ZONING IS "SF-8.4" PER THE CITY OF WEATHERFORD.
PROPOSED ZONING IS "SF-6.5" 1200 SQ. FT. RESIDENTIAL.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480502 0000 D. EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



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.

TITLE _____

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2006.

Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ROBERT NEW being the sold owner of LOTS 20 & 21, Block 56, CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 69, Page 639, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron pipe found at the northeast corner of Lot 26, Block 56, of said Carter's Addition, said pipe also being the northeast corner of a tract of land conveyed to Reece D. Horton in Volume 1753, Page 1686, Deed Records, Parker County, Texas, and being in the west line of North Rusk Street; THENCE South, with the west line of North Rusk Street, 125.0 feet to an iron rod set for the POINT OF BEGINNING; THENCE South, continuing with the west line of North Rusk Street, 50.0 feet to an iron rod set; THENCE West, 217.0 feet to an iron rod set in the east line of a platted 16 foot alley; THENCE North, with the east line of said alley, 50 feet to an iron rod set; THENCE East, 217.0 feet to the POINT OF BEGINNING and containing 0.249 acres (10850 sq ft) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ROBERT NEW, does hereby adopt this plat designating the herein above described property as LOT 20R, BLOCK 56, 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 9th day of August, 2006.

BY: *[Signature]*
Robert New

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 ROBERT NEW, 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 9th day of August, 2006.

[Signature]
Notary Public in and for the State of Texas



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

06034PLAT/JJA

G-39 H

NOTE: CONTROL BEARINGS DETERMINED FROM REFERENCE IN PLAT RECORDED IN VOLUME 69 PAGE 639 DEED RECORDS, PARKER COUNTY, TEXAS.

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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
FEBRUARY, 2006

Filed 8-22-06
Plat Lab - C-465
Doc# 609392
Book. 2464 PG 207