

C-800

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Brenda Shumate, being the sole owner of a 0.366 acre tract (15921 SQ. FT.) of land being Lots 7 and 8, Carter's Addition to the City of Weatherford, Parker County, Texas; being a portion of that certain tract of land described in Volume 2539, Page 958, Real Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the intersection of the north boundary line of East Third Street and the east boundary line of North Elm Street, for the southwest and beginning corner of this tract;

THENCE NORTH 100.00 feet along the east right of way of said North Elm Street to a found 1/2" iron rod for the northwest corner of this tract;

THENCE S 89°22'19" E 159.80 feet, leaving said right of way along a common line of said tract (2539/958) and a tract of land conveyed to Durant as recorded in Volume 2518, Page 262, Real Records, Parker County, Texas, to a set 1/2" iron rod, for the northeast corner of this tract,

THENCE S 00°39'32" W 100.00 feet to a set 1/2" iron rod in the apparent north right of way of East Third Street, for the southeast corner of this tract.

THENCE N 89°22'19" W 158.65 feet along the apparent north right of way of said East Third Street to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Brenda Shumate (OWNER) does hereby adopt this plat designating the herein above described real property as LOT 7-R & LOT 8-R, BLOCK 2, CARTERS ADDITION, TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas  
this the 30<sup>th</sup> day of April, 2008.

*Brenda Shumate*  
Brenda Shumate

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Brenda Shumate known to me by the person whose name is subscribed to the above and forgoing 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 30<sup>th</sup> day of April, 2008.

*Laura Nichols*  
Notary Public in and for the State of Texas



**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

*Patrick Carter*

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
817-594-0400 - JN081017-PLAT R3 - OCTOBER 2008

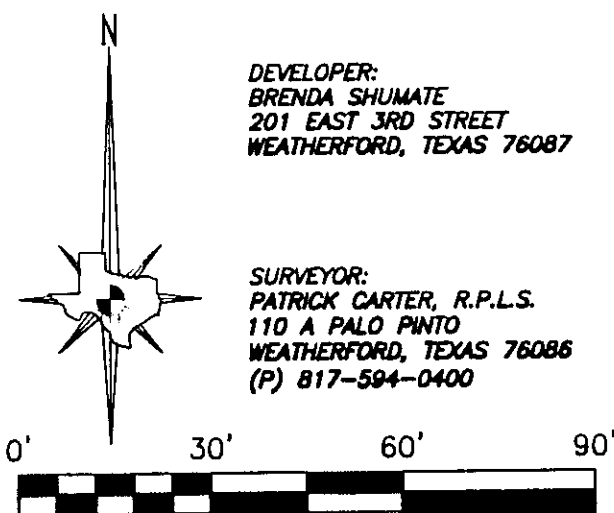
STATE OF TEXAS  
COUNTY OF PARKER

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.

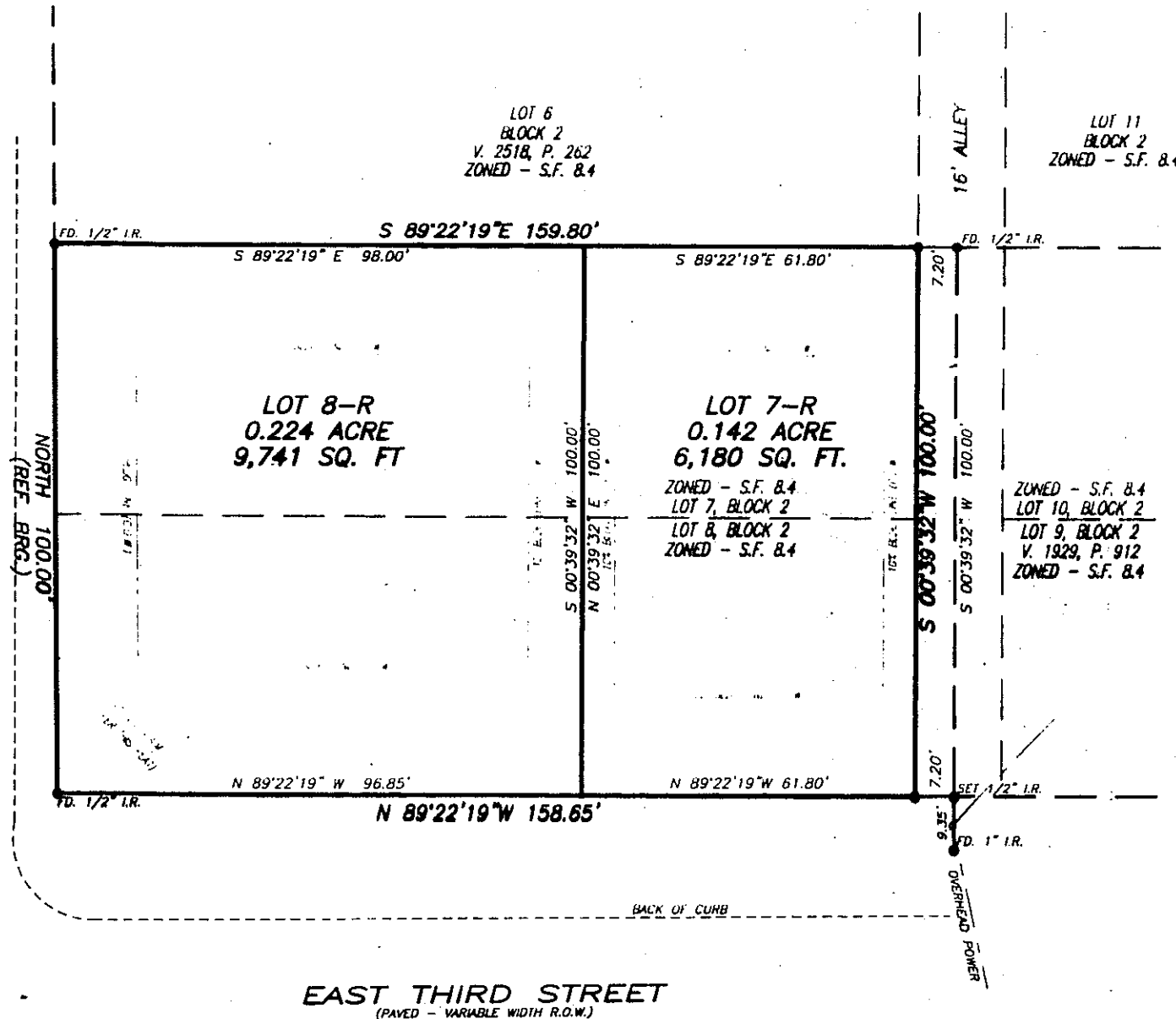
NA No lienholder  
owner - Brenda Shumate  
Title

DEVELOPER:  
BRENDA SHUMATE  
201 EAST 3RD STREET  
WEATHERFORD, TEXAS 76087

SURVEYOR:  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76086  
(P) 817-594-0400



Doc# 715245 Fees: \$66.00  
08/12/2008 2:30PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TECHNICAL: CHITRY P. COV



LOT 9 & LOT 10  
BLOCK 13  
V. 1439, P. 868  
ZONED - S.F. B.4

LOT 9 & LOT 10  
BLOCK 14  
V. 690, P. 288  
ZONED - S.F. B.4

LOT 1  
BLOCK 1  
V. 2325, P. 615  
ZONED - S.F. B.4

EAST THIRD STREET  
(PAVED - VARIABLE WIDTH R.O.W.)

**STATEMENT ACKNOWLEDGING EASEMENTS:**

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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 easement. 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, without the necessity of any time procuring permission from anyone.

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:**

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping improvement, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The City may withdraw maintenance of the VAM Easement of any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**FLOOD HAZARD ZONE STATEMENT:**

This property does not appear in a flood hazard zone according to the F.I.R.M. Community Panel 48367C0270E, dated September 26, 2008.

**SPECIAL NOTICE:**

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

**CURRENT ZONING STATEMENT:**

This property and all surrounding properties including those located across the adjacent streets are currently zoned SF-8.4 (Single Family Residential District)

**PROPERTY CORNERS:**

All corners are set 1/2" iron rods, unless otherwise noted.

**NOTE:**

This property is subject to the approved Variance Case (BOA 0810-0001) approved November 14, 2008.

**CITY APPROVAL STATEMENT**

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

**RECOMMENDED BY:**

*Ruth*  
SIGNATURE OF SUPERPERSON

PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS  
12/16/2008  
DATE OF RECOMMENDATION

**APPROVED BY:**

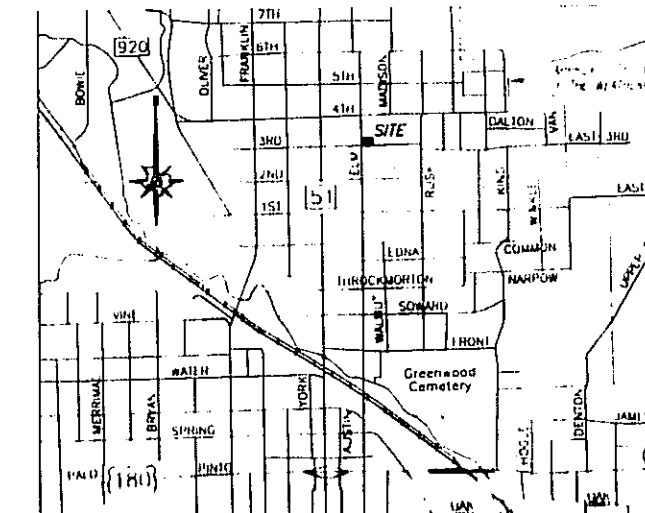
*ARR*  
SIGNATURE OF MAYOR

CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS  
12/16/2008  
DATE OF APPROVAL

ATTEST:  
*Laura Simons*  
CITY SECRETARY

12/16/2008  
DATE

ACCT. NO.: 11020  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H44



REPLAT  
LOT 7-R & LOT 8-R  
BLOCK 2, CARTERS ADDITION  
TO THE CITY OF WEATHERFORD  
BEING A REPLAT OF  
LOTS 7 & 8, BLOCK 2  
CARTERS ADDITION  
OCTOBER 2008

**CARTER SURVEYING**  
& MAPPING  
110 A PALO PINTO  
WEATHERFORD, TX 76086  
817-594-0400  
FAX 817-594-0403