

SITE MAP

310697

PCB-205

RECEIVED AND FILED FOR RECORD
2:30 O'Clock P.M.

APR 2 1997

Jane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

By *JJB* Deputy

LOT 16-R, BLOCK 30, CARTER'S ADDITION
A REVISION OF LOT 15 AND LOT 16, BLOCK 30 AND
A PORTION OF WEST SIXTH STREET, CARTER'S ADDITION,
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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 _____, 1997.

Notary Public in and for the State of Texas

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 M/A

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stated herein by me.

RECORDED APR 02 1997



Jane Brunson
County Clerk, 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.

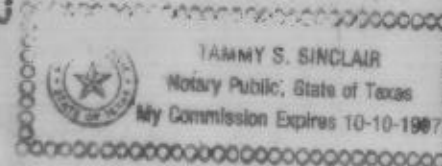
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.

John Rapkoch
Owner
SWORN TO AND SUBSCRIBED before me this 2nd day of April, 1997.

Tammy S. Sinclair
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 4-2-97
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

Betty Farris
BETTY FARRIS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, RURAL FINANCIAL SERVICES, INC. acting by and through the undersigned, its duly authorized officer, is the sole owner of a 0.21 Acre Tract of land situated in and being a portion of Lot 15 and Lot 16, Block 30 and a portion of West Sixth Street, CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas and being a portion of all that certain 0.44 Acre Tract of land conveyed to John G. Long and wife, Delores Long by deed recorded in Volume 1616, Page 782, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows

BEGINNING at an iron rod found at the northwest corner of said 0.44 Acre Tract in the south right of way line of West Sixth Street, as it now exist, said iron being North, 15.0 feet from the northwest corner of Lot 16, Block 30, said Carter's Addition;
THENCE N 85°43'19" E, with the south right of way line of said West Sixth Street, 100.27 feet to an iron rod set;
THENCE South, 95.85 feet to an iron rod set in a fence and south line of said 0.44 Acre Tract;
THENCE N 89°16'21" W, on or about said fence and the south line of said 0.44 Acre Tract at 96.0 feet passing a fence corner and in all 100.0 feet to an iron rod set and the southwest corner of said 0.44 Acre Tract in the east line of a 16.0 foot alley;
THENCE North, with the west line of said 0.44 Acre Tract and east line of said alley, 87.10 feet to the POINT OF BEGINNING and containing 0.21 acres (9148 square feet) of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT, Rural Financial Services, Inc., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT 16-R, BLOCK 30, 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, park) and easements shown thereon.

WITNESS my hand and seal at Weatherford, Parker County, Texas this 2nd day of April, 1997.

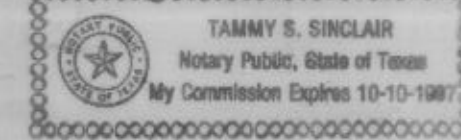
John Rapkoch
John Rapkoch

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared John Rapkoch, 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.

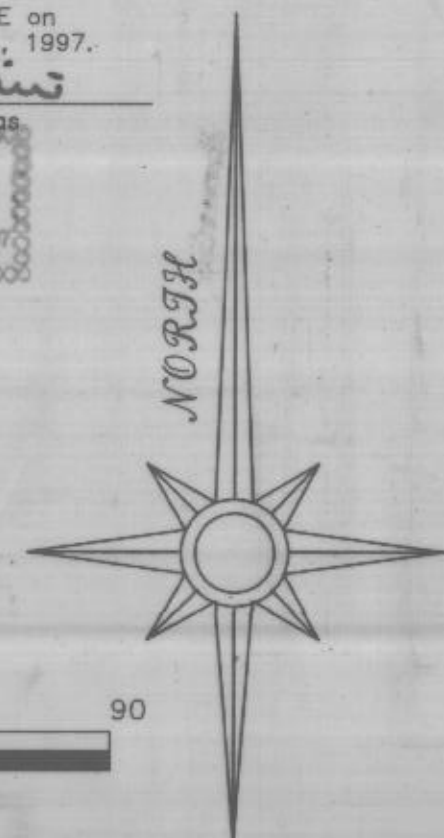
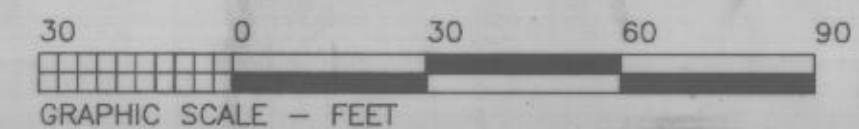
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of April, 1997.

Tammy S. Sinclair
Notary Public in and for the State of 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.

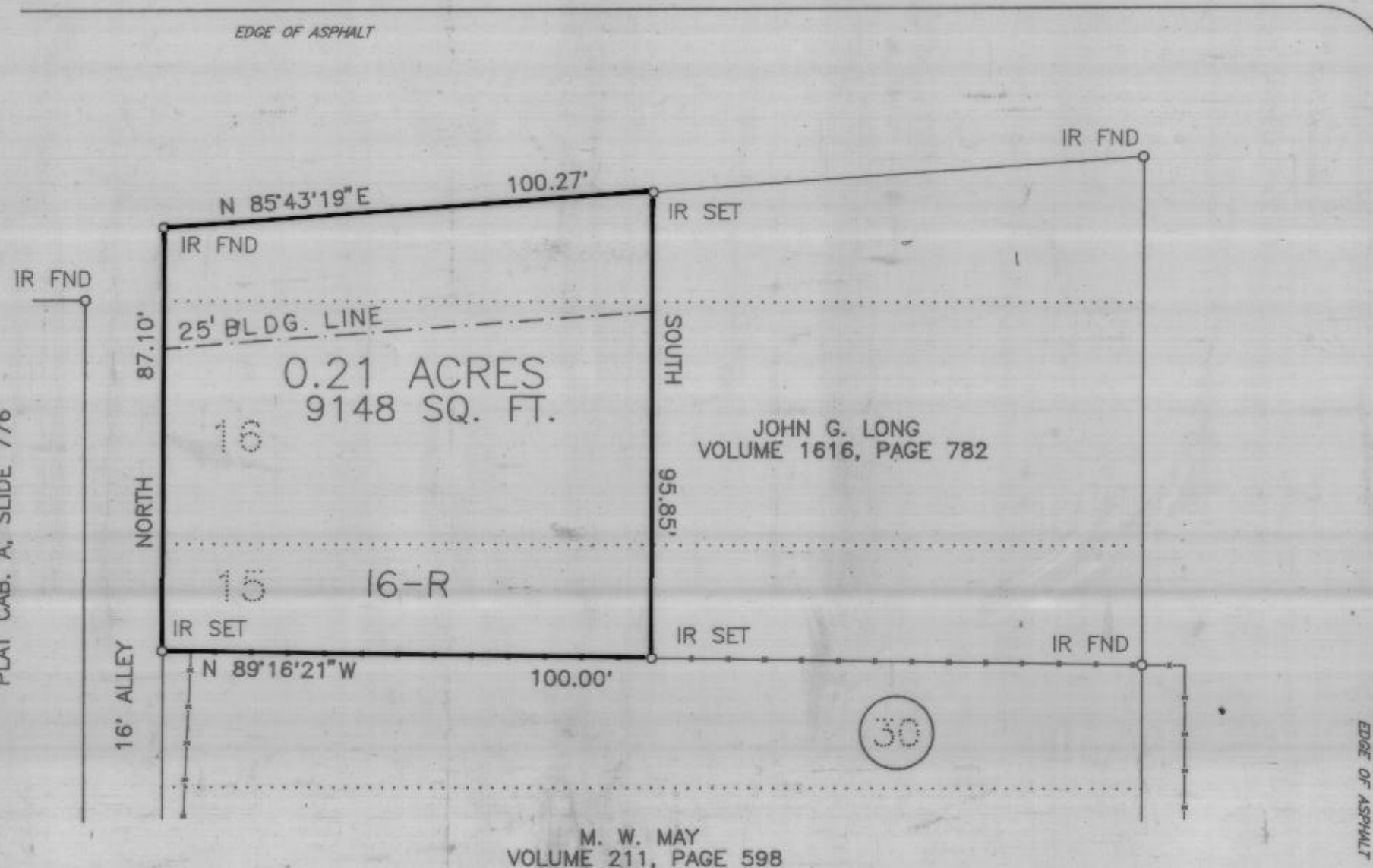
David Harlan Jr.
David Harlan, Jr.
R.P.L.S. No. 2074



SCALE: 1" = 30'

DEVELOPER: Rural Financial Service, Inc.
John Rapkoch
117 E. Lee Street
Weatherford, TX 76086
(817) 594-9722

WEST SIXTH STREET



M. W. MAY
VOLUME 211, PAGE 598

HARLAN LAND SURVEYING
218 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880