

264750
PC B-44

RECEIVED AND FILED FOR RECORD
2:15 O'Clock P.M.

DEC 5 1994

John Brunson, Co. Clerk
PARKER COUNTY, TEXAS

DEC 05 1994

Field Notes of a 0.514 acre tract of land being a part of that tract of land deeded by William T. Bowden to J.C.B. Investment Properties, a Limited Partnership and recorded in Book 1497, Page 573, Deed Records, Parker County, Texas, and being a part of the B.F. Draper Survey, Abstract 405, Parker County, Texas, and being more fully described by metes and bounds as follows:
BEGINNING at the Northwest corner of Lot 1, City View Addition to the City of Weatherford, as recorded in plat cabinet - A, slide - 666 of the Plat Records of Parker County, Texas, a found R.R. spike in a curve to the right on the east line of State Highway 171 (a 100' row);
THENCE along said curve to the right having a radius of 2,864.91 feet, a Delta of 2°33'52", a chord bearing and distance of N 30°32'08" W 128.22 feet and along an arc distance of 128.23 feet to a 1/2" iron rod set for corner;
THENCE S 89°37'09" E 235.88 feet to a 1/2" iron rod set for corner;
THENCE S 00°22'51" W 110.00 feet to a 1/2" iron rod set on the North line of said Lot 1, City View Addition, for corner;
THENCE N 89°37'09" W along the North line of Lot 1, 170.00 feet to the Point of Beginning, and containing 22,385 square feet of 0.514 acres of land, more or less.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS, WE, MARLENE V. DALTON, AND J. C. B. INVESTMENT PROPERTIES, a LIMITED PARTNERSHIP, THE OWNER OF the above described .0514 acre tract of land, being a part of B.F. Draper Survey, Abstract 405, Parker County, Texas DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS LOT 2 CITY VIEW ADDITION, an addition in the Parker County, Texas, being located 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.

There are no lien holders on this property as of this date.

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.

I do hereby waiver 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.

Marlene V. Dalton & *J.C.B. Investment Properties*

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 MARLENE V. DALTON AND J.C. CHRISTIAN known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that he/she (they) 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 5th DAY OF December 1994.

J.C.B. INVESTMENT PROPERTIES
I, MARLENE DALTON AND J.C. CHRISTIAN, 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 the grade established in the subdivision.
J.C.B. Investment Properties
By: *Marlene V. Dalton* Owner
General Partner

Deed Restriction Certification Statement

We hereby certify that this lot has use restrictions as follows: (1) Lot cannot be used for food store, food warehouse, convenience store and similar usage described in Vol. 623 Page 612 D.R.P.C.T. and (2) Bound by Open Parking Agreement with Western Auto Vol. 1429 Page 1289 D.R.P.C.T.

J.C.B. Investment Properties
By: *Marlene V. Dalton* Owner

Sworn & Subscribed before me this 5th day of December, 1994.



Mary Blackstock
Notary Public in and for the State of Texas



Mary Blackstock
Notary Public/State of Texas
Print Name: MARY BLACKSTOCK
Commission Expires: 12/5/94

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.

12-5-94
Date
Gloria Wood
Gloria Wood
City Secretary
City of Weatherford, Texas

SURVEYOR'S CERTIFICATE

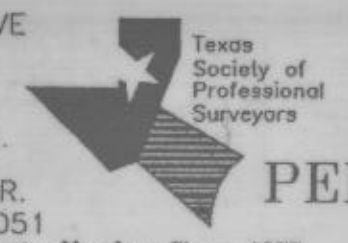
THIS is to certify that I, Hugh E. Peiser, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Hugh E. Peiser
Hugh E. Peiser
Registered Professional Land Surveyor
Texas Registration Number 3688

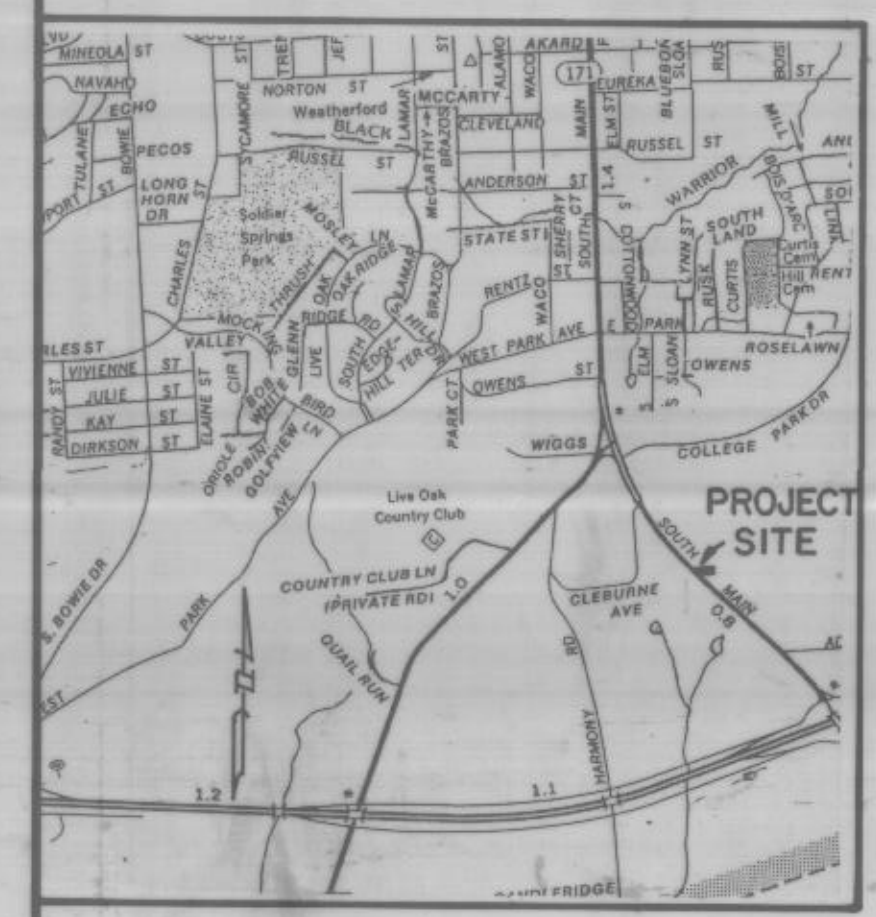
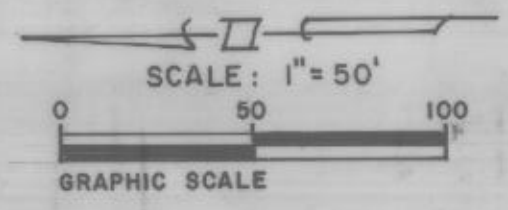
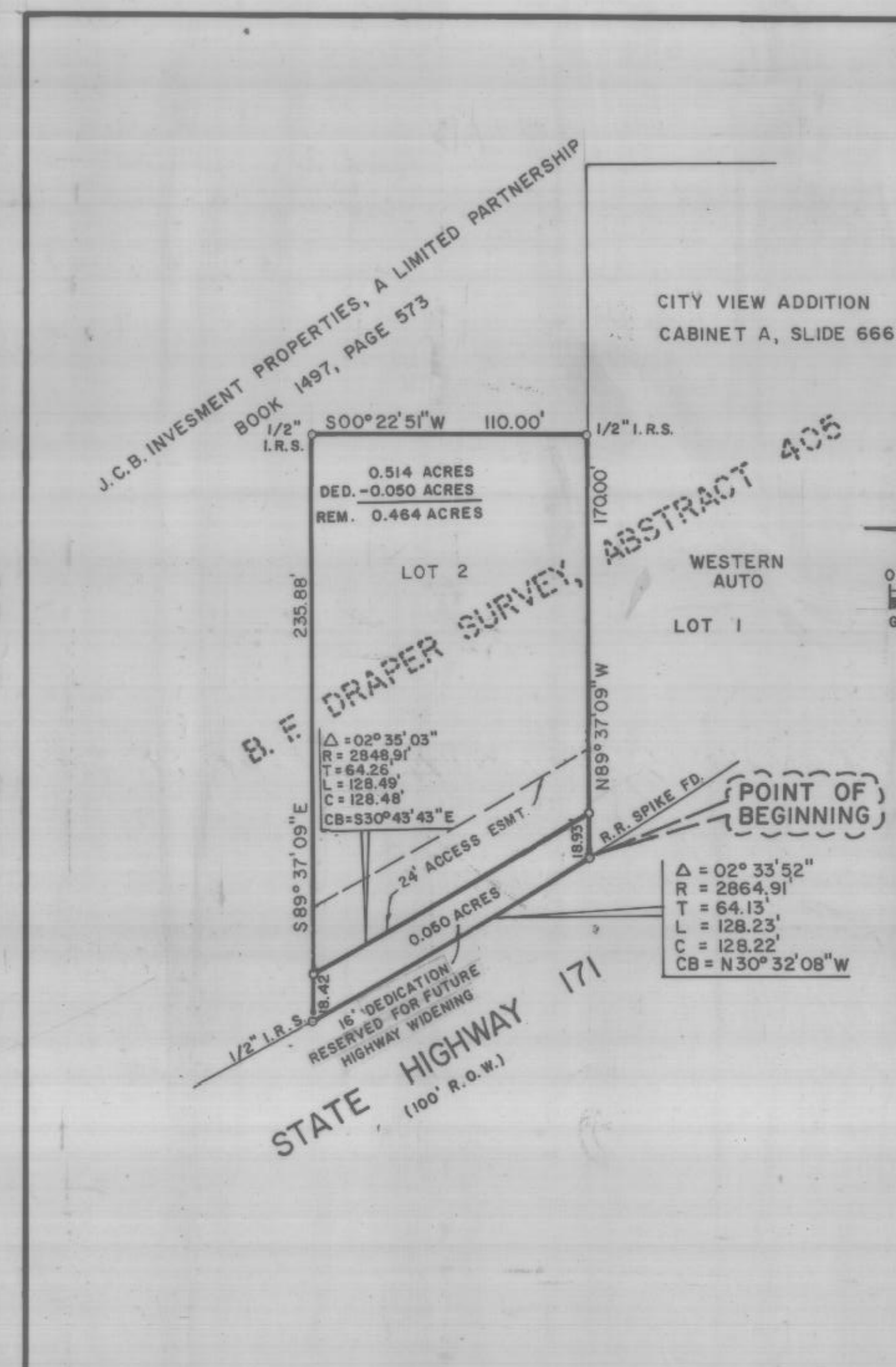


F.E.M.A.
ACCORDING TO COMMUNITY PANEL NO. 480522 0009 C THIS PROPERTY IS LOCATED IN ZONE "C" MAP DATED: Sept 14, 1990

1333 CORPORATE DRIVE
SUITE # 103
IRVING, TEXAS 75038
(214) 570-5437
(214) 714-0282 FAX
928 KINGS CANYON DR.
GRAPEVINE, TEXAS 76051
(817) 481-3793 METRO Member Since 1977



PEISER SURVEYING CO., INC.
COMMERCIAL BOUNDARIES MORTGAGE
RESIDENTIAL TOPOGRAPHY



LOT 2
CITY VIEW ADDITION
BEING A PART OF THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS