

C-295

**FINAL PLAT
LOT 2A and LOT 3A, BLOCK 12
COLLEGE PARK ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS**

Being 4.137 Acres situated in and being a replat of the remainder of Block 12, College Park Addition, an addition to the City of Weatherford, Parker County, Texas

ACCT. NO.: _____
SCH. DIST.: _____
CITY: _____
MAP NO.: _____

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

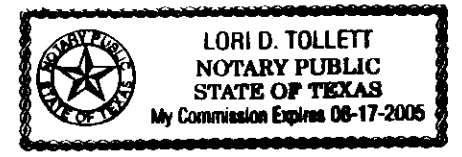
DEED RESTRICTION CERTIFICATION STATEMENT

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 Westhoff
Owner

SWORN TO AND SUBSCRIBED before me this 3 day of August, 2005.

Lori D. Tollett
Notary Public in and for the State of Texas



CITY APPROVAL OF CONSTRUCTION PLAT

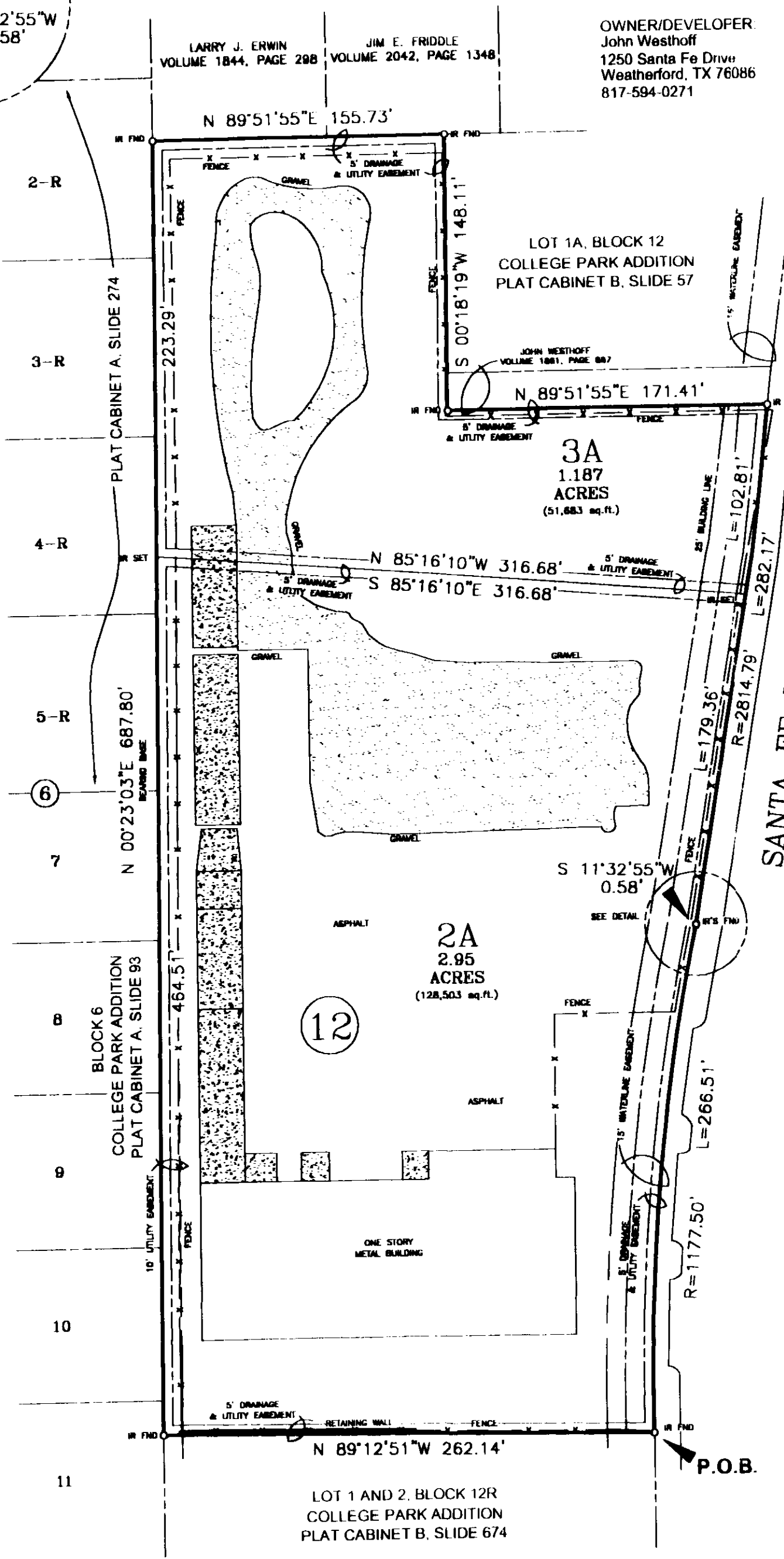
Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: *Chris Saunders*
Signature of Chairperson
Date of Recommendation: 8-10-05

APPROVED BY: *Joe M. Jamin*
Signature of Mayor
Date of Approval: 8-11-05

ATTEST: *Paul G. [Signature]*
City Secretary
Date: 8-11-05

Planning and Zoning Commission
City of Weatherford, Texas
Date of Recommendation: 8-10-05
City Council
City of Weatherford, Texas
Date of Approval: 8-11-05



Doc 00566269 Bk OR Vol 2356 Pg 1342

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On: Aug 12, 2005 at 10:43 AM

Volume Number: 006653
Pages: 61, 68
By: [Signature]

SARA DE BEJUS, COUNTY CLERK
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 public records of Parker County as stated herein by me.

Aug 12, 2005
SARA DE BEJUS, COUNTY CLERK
PARKER COUNTY

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.

Bob Bradberry
Weatherford National Bank
Vice President

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared *Bob Bradberry*, 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 3 day of August, 2005.
Lori D. Tollett
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JOHN WESTHOFF being the sole owner of 4.137 Acres situated in and being a replat of the remainder of Block 12, COLLEGE PARK ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 359A, Page 62 and being filed in Plat Cabinet A, Slide 93, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Santa Fe Drive, said iron being the northeast corner of Lot 2, Block 12R, College Park Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 674, Plat Records, Parker County, Texas;
THENCE N 89°12'51" W, with the north line of said Block 12R, 262.14 feet to an iron rod found in the west line of said Block 12;
THENCE N 00°23'03" E, with the west line of said Block 12, 687.80 feet to an iron rod found;
THENCE N 89°51'55" E, 155.73 feet to an iron rod found at the northwest corner of Lot 1A, Block 12, College Park Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 57, Plat Records, Parker County, Texas;
THENCE S 00°18'19" W, at 128.0 feet passing the southwest corner of said Lot 1A and in all 148.11 feet to an iron rod found;
THENCE N 89°51'55" E, 171.41 feet to an iron rod set in the west right of way line of said Santa Fe Drive in a non-tangent curve to the right with a radius of 2814.79 feet and whose chord bears S 08°40'15" W, 282.05 feet;
THENCE with the west right of way line of said Santa Fe Drive the following courses and distances:
With said curve to the right through a central angle of 05°44'37" and a distance of 282.17 feet to an iron rod set;
S 11°32'55" W, 0.58 feet to an iron rod set at the beginning of a curve to the left with a radius of 1177.50 feet and whose chord bears S 05°39'24" W, 265.94 feet;
With said curve to the left through a central angle of 12°58'05" and a distance of 266.51 feet to the POINT OF BEGINNING and containing 4.137 acres (180187 square feet) of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, JOHN WESTHOFF does hereby adopt this plat designating the hereinabove described real property as LOT 2A and LOT 3A, BLOCK 12 COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. Being 4.137 Acres situated in and being the remainder of Block 12, COLLEGE PARK ADDITION, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

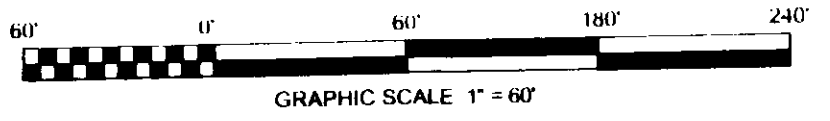
WITNESS my hand at Weatherford, Parker County, Texas this 3 day of August, 2005.
John Westhoff
John Westhoff

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared *John Westhoff*, 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 3 day of August, 2005.
Lori D. Tollett
Notary Public in and for the State of Texas



SCALE: 1" = 60'
HARRIS LAND SURVEYING, INC.
215 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833



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
JUNE, 2005

