

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 N/A

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 at any time procuring permission from anyone.

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.

STATEMENT ACKNOWLEDGING VISIBILITY, ACCESS AND MAINTENANCE EASEMENT:

There shall be a "25' X 25' Visibility, Access and Maintenance (VAM) Easement at the intersection of Franklin Street and West First Street as required in the Section 3-47 of the Traffic Engineering Design Standards. 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. Then City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, 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.

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.

CITY APPROVAL STATEMENT

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

RECOMMENDED BY:

[Signature]
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS

5-14-08
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS

5-14-08
DATE OF APPROVAL

ATTEST:

[Signature]
CITY SECRETARY

5-14-08
DATE

Doc# 680080
Book 2636 Page 621

Doc# 680080 Fees: \$66.00
05/22/2008 9:32AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEONE BRINSON, COUNTY CLERK

C683

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Mitchell Murphy and wife Thelma Murphy, being the sole owners of a 0.318 acres (13,838 SQ. FT.) tract of land out of CARTER'S ADDITION to the City of Weatherford, Parker County, Texas; being a portion of Lots 6, 7, and 8, Block 34, Carter's Addition to the City of Weatherford, Parker County, Texas as recorded in Volume 2577, Page 1600, and Volume 1842, Page 713, Real Records, Parker County, Texas; being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod at the intersection of the north right of way line of West First Street (paved surface) and the east right of way line of Franklin Street (paved surface), same being the southwest corner of Block 34, for the southwest and beginning corner of this tract.

THENCE NORTH 88.00 feet along the east right of way line of said Franklin Street to a set 1/2" iron rod for the northwest corner of this tract.

THENCE N 88°09'13" E 62.07 feet to a set 1/2" iron rod for a corner of this tract.

THENCE EAST 9.96 feet to a set 1/2" iron rod for an ell corner of this tract.

THENCE NORTH 50.00 feet to a set 1/2" iron rod for the most northerly northwest corner of this tract.

THENCE EAST 53.00 feet to a set 1/2" iron rod at the northwest corner of the Smith Tract (226/483) for the northeast corner of this tract.

THENCE SOUTH 140.00 feet to a set 1/2" iron rod in the north right of way line of said First Street and at the southwest corner of said Smith Tract, for the southeast corner of this tract.

THENCE WEST 125.00 feet along the north right of way line of said West First Street, to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mitchell Murphy and wife Thelma Murphy, (OWNERS) do hereby adopt this plat designating the herein above described real property as LOT 7R & LOT 8R, BLOCK 34, CARTER'S ADDITION, AN 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 14 day of May, 2008

[Signature]
Mitchell Murphy
[Signature]
Thelma Murphy

LOIS L. CHANDLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/23/2011

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Mitchell Murphy 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 14 day of May, 2008

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

LOIS L. CHANDLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/23/2011

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Thelma Murphy 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 2nd day of May, 2008

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

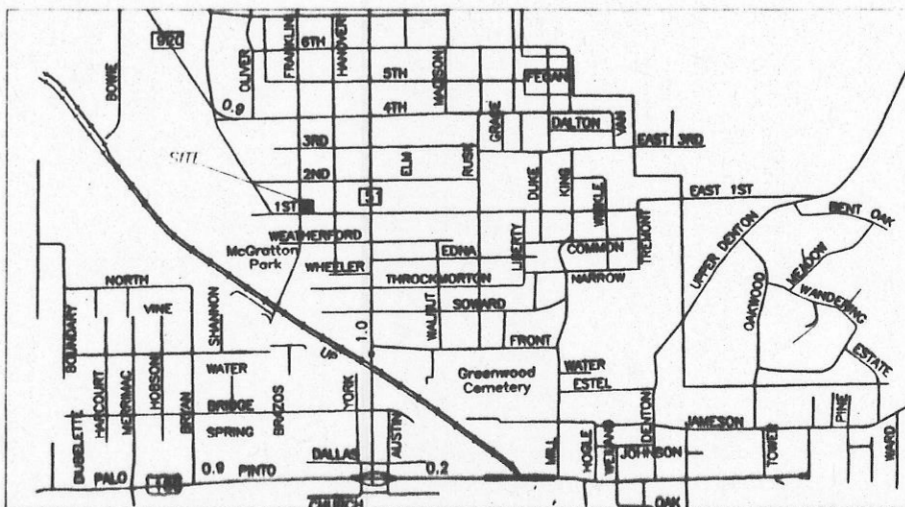
LOIS L. CHANDLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/23/2011

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.

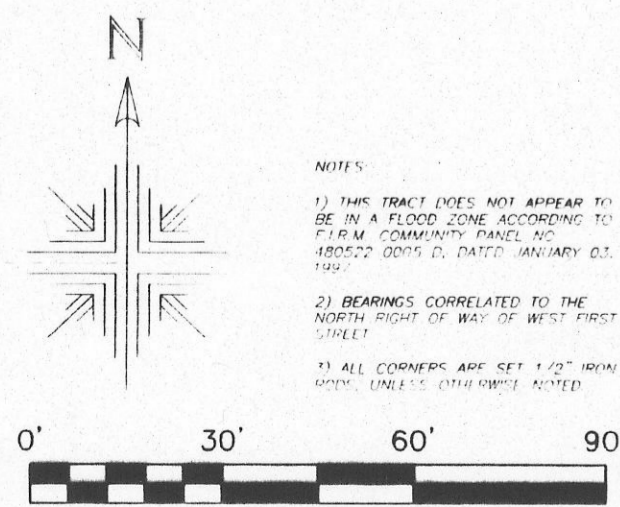
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JN070745P-R1 - OCTOBER 2007.

STATE OF TEXAS
REGISTERED
PATRICK CARTER
5391
PROFESSIONAL
LAND SURVEYOR



REPLAT
CARTER'S ADDITION
LOT 7R & LOT 8R, BLOCK 34
AN ADDITION TO THE CITY OF WEATHERFORD
BEING A 0.319 ACRES REPLAT OF
LOTS 6, 7, & 8, BLOCK 34, CARTER'S ADDITION
TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
OCTOBER 2007

CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403



NOTES:
1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480522 0005 D, DATED JANUARY 03, 1997.
2) BEARINGS CORRELATED TO THE NORTH RIGHT OF WAY OF WEST FIRST STREET.
3) ALL CORNERS ARE SET 1/2" IRON ROD UNLESS OTHERWISE NOTED.

DEVELOPER:
MITCHELL & THELMA MURPHY
COMMERCIAL CONSTRUCTION
817-613-7404

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086

ACCT. NO: 11020
SCH. DIST: WVE
CITY: WVE
MAP NO: H-14