

LOT 1 AND LOT 2, BLOCK 1, G & H HEIGHTS SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT 6 AND TRACT 7
G & H HEIGHTS SUBDIVISION, AN ADDITION TO
THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

B 736

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ROGER BARKER AND AL PTOMEY being the sole owners of 0.457 Acres situated in and being a portion of Tract 6 and Tract 7, G & H Heights Subdivision in the SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, Texas and being more particularly described by metes and bounds as follow:

COMMENCING from an iron rod found at the intersection of the West right of way line of Mesa Street and the north right of way line of Whiterock Drive, said iron being called by deed to be South, 273.09 feet and West, 120.5 feet from the southwest corner from the E. Crockett Survey, Abstract No. 214, Parker County, Texas; THENCE S 88°36'14" W, 271.90 feet to an iron rod set and POINT OF BEGINNING;
THENCE S 88°36'14" W, continuing with the north right of way line of said Whiterock Drive, 150.95 feet to an iron rod set at the most easterly southeast corner of Chimney Rock Estates, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 262, Plat Records, Parker County, Texas;
THENCE N 00°44'31" E, with the east line of said Chimney Rock Estates, 132.39 feet to an iron rod set at the southwest corner of a tract of land conveyed to Brazos River Gas Company by deed recorded in Volume 1404, Page 125, Real Records, Parker County, Texas;
THENCE N 89°07'11" E, with the south line of said Brazos River Gas Tract, 151.52 feet to an iron rod set;
THENCE S 01°00'35" W, 131.05 feet to the POINT OF BEGINNING and containing 0.457 acres (19909 square feet) of land.

Doc 00459166 Bk OR Vol 2046 Pg 1183
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Oct 04, 2002 at 03:45P
Document Number: 00459166
Amount: 56.00
By Patricia Nelson
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 stamped herein by me.
Oct 04, 2002
JENNIE BRUNSON, COUNTY CLERK
PARKER COUNTY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ROGER BARKER AND AL PTOMEY do hereby adopt this plat designating the hereinabove described real property as BEING LOT 1 AND LOT 2, BLOCK 1, G & H HEIGHTS SUBDIVISION, BEING A REPLAT OF A PORTION OF TRACT 6 AND TRACT 7, G & H HEIGHTS SUBDIVISION, 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 4th day of October, 2002.
Roger Barker
Roger Barker

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.
Registered Professional Land Surveyor, No. 2074
September, 2002



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

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 10-4-02
Angela Winkle
ANGELA WINKLE
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

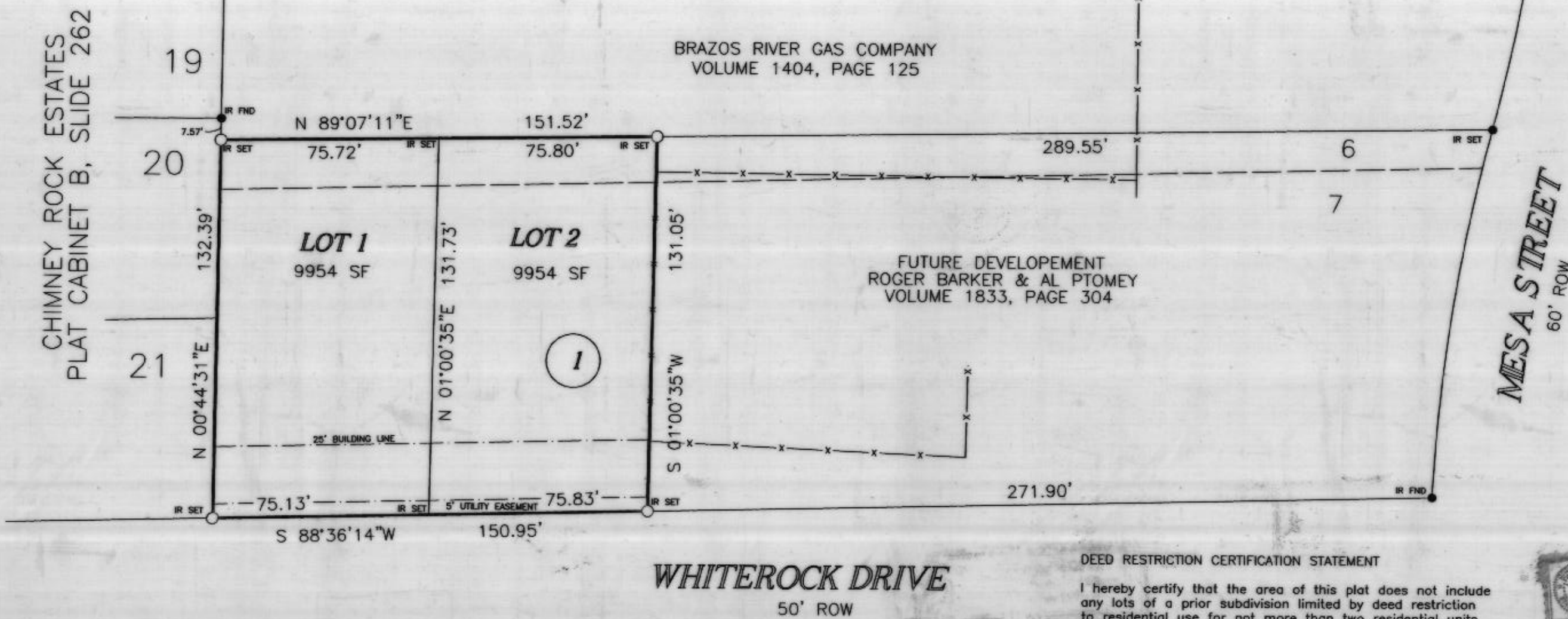
BEFORE ME, the undersigned authority, on this day personally appeared Roger Barker, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of October, 2002.
Joannie Parsons
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Roger Barker, 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 4th day of October, 2002.
Joannie Parsons
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.

Paul D. Baker
S.V.P. Weatherford National Bank
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Paul D. Baker, 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.

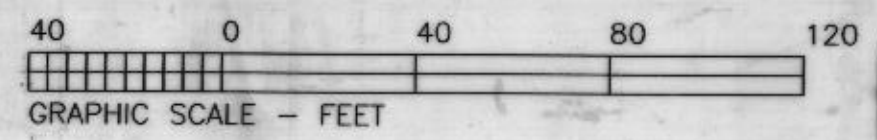
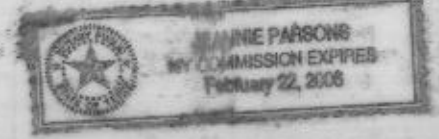
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of Oct., 2002.
Kim Laws
Notary Public in and for the State of Texas



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.

Roger Barker
Owner
SWORN TO AND SUBSCRIBED before me this 4th day of October, 2002.
Joannie Parsons
Notary Public in and for the State of Texas



SCALE: 1" = 40'

DEVELOPER:
Roger Barker
1113-A Fort Worth Highway
Weatherford, TX 76086
817-596-7452

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