

ACCT. NO: 15246
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: C-15
 ALL OF: 2288

C-370

**FINAL PLAT
 HENDRICK ADDITION
 LOTS 1 THROUGH 5
 AN ADDITION TO THE CITY OF WEATHERFORD,
 A.J. BALL SURVEY, ABSTRACT NO. 2288,
 PARKER COUNTY, TEXAS**

Doc# 586694 Fees: \$66.00
 02/17/2006 1:32PM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS

Doc# 586694
 Book 2411 Page 196



STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, FLOYD HENDRICK, being the sole owner of a 1.345 acre tract of land out of the A.J. BALL SURVEY, ABSTRACT NO. 2288, Parker County, Texas; being all of that tract conveyed to Hendrick in Volume 2288, Page 1252, Real Records, Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the west right of way line of West Bankhead Drive (a paved road) and at the northeast corner of the Brimhall tract as described in Volume 1852, Page 1378, Real Records, Parker County, Texas, for the southeast and beginning corner of this tract. Whence the intersection of the west right of way line of said West Bankhead Drive and the north right of way line of U.S. Highway No. 180 is called to bear S 38°30'00" E 210.00 feet and S 38°04'58" E 418.00 feet.

THENCE S 51°18'35" W 208.98 feet to a set 1/2" iron rod, for the southwest corner of this tract.

THENCE N 38°30'00" W 279.19 feet along a fence to a found 3/8" spike, for the northwest corner of this tract.

THENCE N 50°40'25" E 209.00 feet along a fence to a power pole, in the west right of way line of said West Bankhead Drive, for the northeast corner of this tract.

THENCE S 38°30'00" E 281.53 feet along the west right of way line of said West Bankhead Drive, to the POINT OF BEGINNING

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FLOYD HENDRICK (OWNER) does hereby adopt this plat designating the herein above described real property as LOTS 1 THROUGH 5, HENDRICK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parts) and easements shown thereon, AND

DOES HEREBY WAIVER 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, AND

DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF WEATHERFORD, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

WITNESS my hand at Weatherford, Parker County, Texas
 this 17th day of January, 2005.

Floyd Hendrick

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 17th day of January, 2005.

 Notary Public in and for the State of Texas

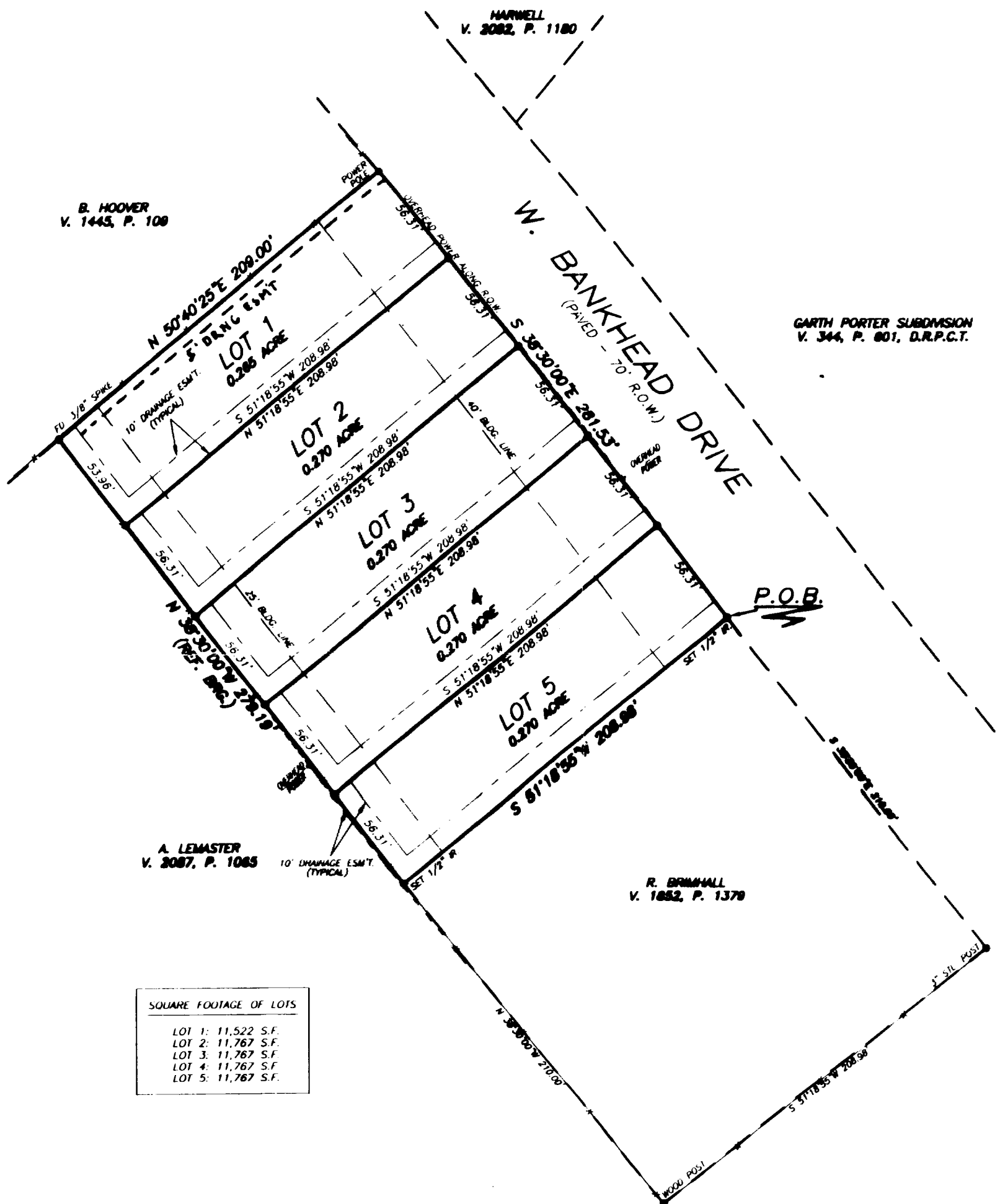
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PATRICK CARTER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
 817-594-0400 JND41007PLATA.
 APRIL 28, 2005.

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



SQUARE FOOTAGE OF LOTS	
LOT 1:	11,522 S.F.
LOT 2:	11,767 S.F.
LOT 3:	11,767 S.F.
LOT 4:	11,767 S.F.
LOT 5:	11,767 S.F.

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.

N/A

Title

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 _____, 2005.

Notary Public in and for the State of 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.

NOTES

ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480522 0005 D, DATED JANUARY 03, 1997.

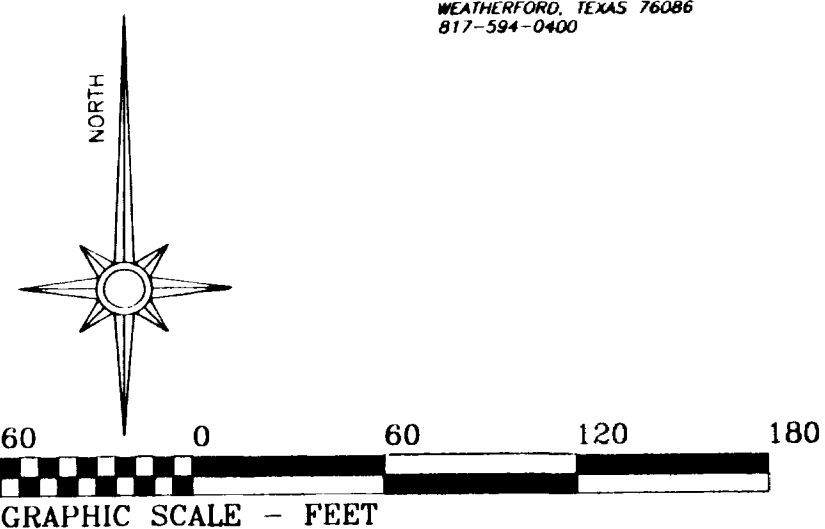
SPECIAL NOTES

MINIMUM SIDE YARD SHALL BE 10% (TEN PERCENT) OF THE ROAD FRONTAGE NOT TO EXCEED 10' (TEN FEET).

THERE IS A 5' (FIVE FOOT) UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS PARALLEL TO THE RIGHT OF WAY EASEMENT LINE NOT SHOWN FOR CLARITY.

THIS PROPERTY SHALL CONFORM TO ALL CITY OF WEATHERFORD ZONING REQUIREMENTS FOR SINGLE FAMILY-TOWNHOMES.

DEVELOPER: FLOYD HENDRICK 940-859-8249
 SURVEYOR: PATRICK CARTER, R.P.L.S. 5691 110 A PALO PINTO WEATHERFORD, TEXAS 76086 817-594-0400



CITY APPROVAL STATEMENT

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

RECOMMENDED BY:

Janis Saunders
 SIGNATURE OF CHAIRPERSON

APPROVED BY:

Jo W. Jean
 SIGNATURE OF MAYOR

Michelle
 CITY SECRETARY

PLANNING & ZONING BOARD
 CITY OF WEATHERFORD, TEXAS

1-25-06
 DATE OF RECOMMENDATION

CITY COUNCIL
 CITY OF WEATHERFORD, TEXAS

1-31-06
 DATE OF APPROVAL

1-31-06
 DATE