

**LAND BANK ADDITION**  
 AN ADDITION TO THE CITY OF WEATHERFORD,  
 PARKER COUNTY, TEXAS IN THE JOEL WALKER  
 SURVEY, ABSTRACT No. 1589, 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 5-26-98  
Bettye Farris  
 BETTYE FARRIS  
 CITY SECRETARY  
 CITY OF WEATHERFORD, TEXAS

STATE OF TEXAS }  
 COUNTY OF PARKER }

WHEREAS, WEST CENTRAL TEXAS FEDERAL LAND BANK ASSOCIATION, is the sole owner of 2.50 Acres situated in and being a portion of the JOEL WALKER SURVEY, ABSTRACT No. 1589, Parker County, Texas by deed dated December 19, 1997 and recorded in Volume 1741, Page 1615, Real Records, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to D. Rockwell by deed recorded in Volume 150, Page 142 and Volume 184, Page 203, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the east line of a tract of land conveyed to O. V. DiSciullo by deed recorded in Volume 608, Page 403, Deed Records, Parker County, Texas and the northeast corner of a tract of land conveyed to United States Post Office by deed recorded in Volume 1610, Page 659, Real Records, Parker County, Texas, said monument called by deed to be North, 134.0 varas from the southeast corner of a 58.11 Acre Tract conveyed by Joshua Barker to Mary Curtis recorded in Volume 5, Page 173, Deed Records, Parker County, Texas; THENCE N 87°02'59" W, with the north line of said United States Post Office Tract, 630.34 feet to a concrete monument found in the west line of said D. Rockwell Tract and the northwest corner of said United States Post Office Tract; THENCE N 11°43'54" W, with the west line of said D. Rockwell Tract, 97.20 feet to an iron rod found; THENCE N 20°26'09" W, continuing with the west line of said D. Rockwell Tract, 60.67 feet to an iron rod set; THENCE East, 673.97 feet to an iron rod set in the east line of said D. Rockwell Tract and the west line of said O. V. DiSciullo Tract; THENCE S 01°05'29" W, with said common line, 184.50 feet to the POINT OF BEGINNING and containing 2.50 acres (108900 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WEST CENTRAL TEXAS FEDERAL LAND BANK ASSOCIATION by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LAND BANK 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 Abilene, Taylor, Parker County, Texas this 20th day of May, 1998.

Jackie Eubanks  
 Jackie Eubanks, CEO



336765

**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.

Jackie Eubanks  
 Owner

SWORN TO AND SUBSCRIBED before me this 20th day of May, 1998.

Patti Beckham  
 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 \_\_\_\_\_, 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 \_\_\_\_\_, 1998.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

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.

**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."

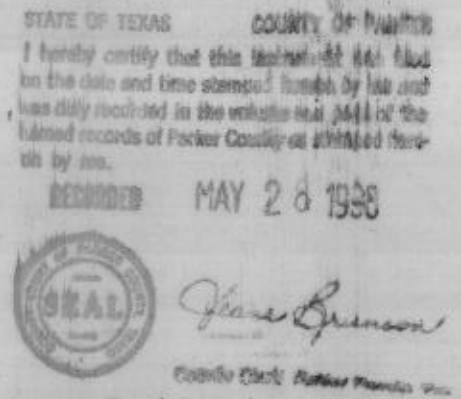
STATE OF TEXAS }  
 COUNTY OF PARKER }  
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

NA  
PB  
 TITLE

STATE OF TEXAS }  
 COUNTY OF PARKER }  
 BEFORE ME, the undersigned authority, on this day personally appeared Jackie Eubanks, 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 20th day of May, 1998.

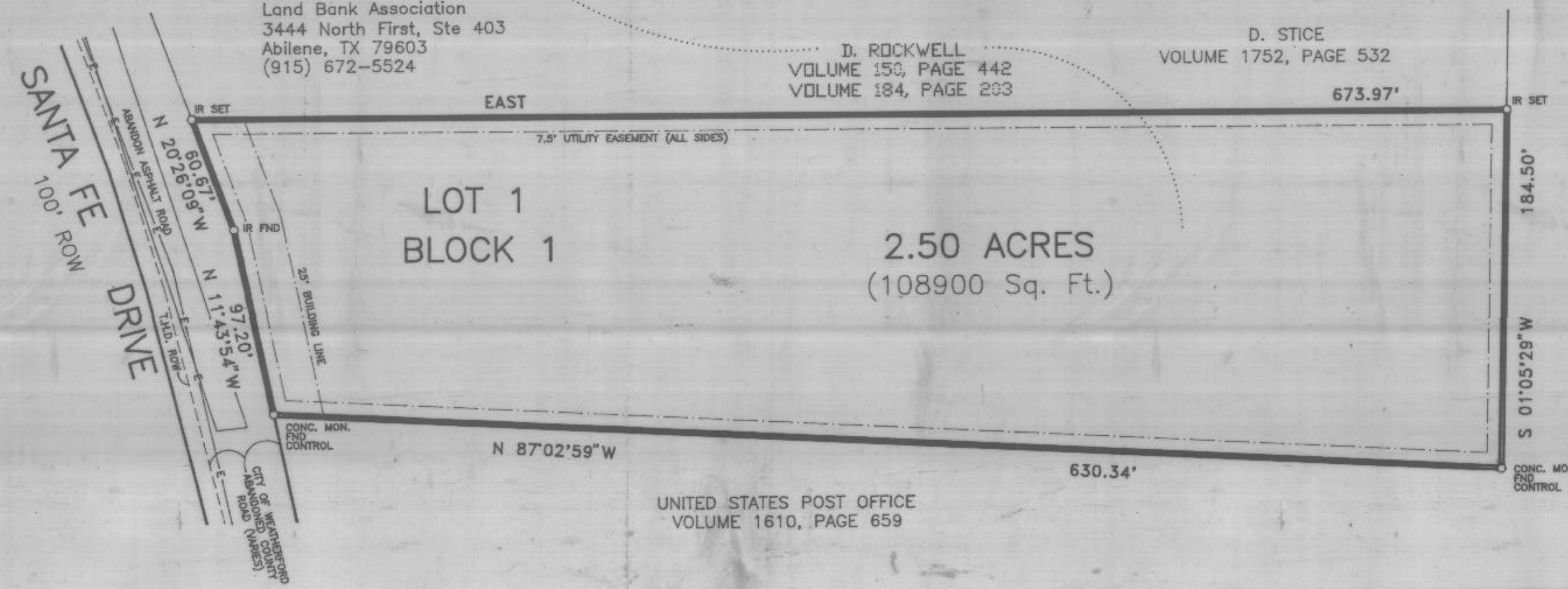
Patti Beckham  
 Notary Public in and for the State of Texas



PC B 301

DEVELOPER:  
 West Central Texas Federal  
 Land Bank Association  
 3444 North First, Ste 403  
 Abilene, TX 79603  
 (915) 672-5524

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



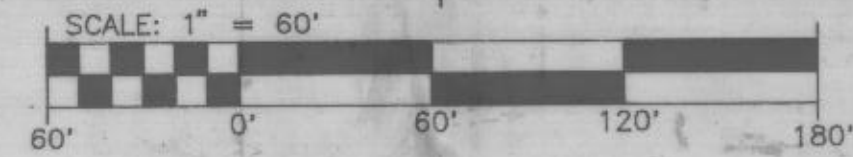
THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.  
 R.P.L.S. No. 2074  
5-13-98

RECEIVED AND FILED  
 FOR RECORD  
 10:40 O'clock A.M.

MAY 28 1998

Jeanne Brunson, Co. Clerk  
 PARKER COUNTY, TEXAS  
 By Janella Love Deputy



HARLAN LAND SURVEYING  
 215 EAST EUREKA  
 WEATHERFORD, TX 76086  
 METRO (817) 596-9700 - (817) 599-0880