

351985

RECEIVED AND FILED FOR RECORD
 11:10 O'clock A.M.
 DEC 22 1998
 Jeane Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 By Dm Deputy

REPLAT OF LOT 18-A AND LOT 18-B, FINAL PLAT OF LOTS 18-A AND 18-B, BLOCK 9, MILLIKEN HEIGHTS, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND THE REMAINDER OF LOT 10 AND LOT 11, BLOCK 9, MILLIKEN HEIGHTS, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

DEVELOPER:
 Alice M. Griffin
 701 East 1st Street
 Weatherford, TX 76086
 (817) 613-9844

plat cabinet
 B slide 348

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

STATE OF TEXAS)
 COUNTY OF PARKER)

I hereby certify that this instrument was filed on the date and time stamped hereon by me and is duly recorded in the volume and page of the public records of Parker County as stamped hereon.

STATE OF TEXAS)
 COUNTY OF PARKER)
 RECORDED DEC 22 1998
 Jeane Brunson
 Notary Public, Parker County, Texas

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 _____, 1998.

Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, ALICE M. GRIFFIN is the sole owner of 1.035 Acres situated in and being all of LOT 18-A AND LOT 18-B, FINAL PLAT OF LOTS 18-A AND 18-B, BLOCK 9, MILLIKEN HEIGHTS, an addition to the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet A, Slide 775, Plat Records, Parker County, Texas and the remainder of LOT 10 and LOT 11, BLOCK 9, MILLIKEN HEIGHTS, an addition to the City of Weatherford, Parker County, Texas, as recorded in Volume 69, Page 640, Deed Records, Parker County, Texas and being all those certain Lots, Tracts or Parcels of land conveyed to Alice Griffin by deeds recorded in Volume 512, Page 682 and Volume 320, Page 537, Deed Records, Parker County, Texas and Volume 1624, Page 447 and Volume 1719, Page 423, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post at the southwest corner of said Lot 18-A, said post being at the intersection of the north right of way line of East First Street and the east right of way line of King Street;
 THENCE N 00°17' W, with the east right of way line of said King Street, 225.0 feet to an iron rod set at the northwest corner of said Lot 18-A;
 THENCE S 89°58'21" E, at 100.65 feet passing the most northerly northeast corner of said Lot 18-A and in all 200.65 feet to an iron rod set at the northeast corner of said Lot 10, Block 9 in the west line of an alley;
 THENCE S 00°08'41" E, with the west line of said alley at 50.0 feet passing the northeast corner of said Lot 18-B and in all 225.0 feet to the southeast corner of said Lot 18-B in the north right of way line of said East First Street;
 THENCE N 89°58'21" W, with the north right of said East First Street, 200.11 feet to the POINT OF BEGINNING and containing 1.035 acres (45085 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALICE M. GRIFFIN by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as REPLAT OF LOT 18-A AND LOT 18-B, FINAL PLAT OF LOTS 18-A AND 18-B, BLOCK 9, MILLIKEN HEIGHTS, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND THE REMAINDER OF LOT 10 AND LOT 11, BLOCK 9, MILLIKEN HEIGHTS, 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 17th day of DEC., 1998.

Alice M. Griffin
 Alice M. Griffin

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.

Alice M. Griffin
 Owner

SWORN TO AND SUBSCRIBED before me this 17th day of DEC., 1998.

R. Fitzgerald
 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 ALICE M. GRIFFIN, 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 DEC., 1998.

R. Fitzgerald
 Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

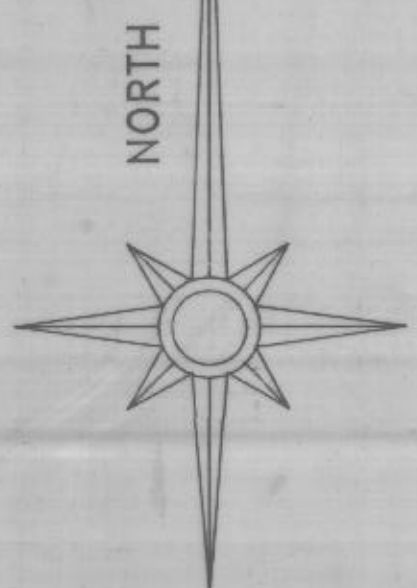
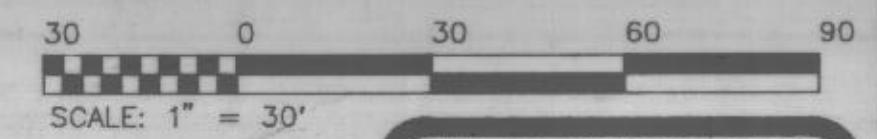
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

12-22-98
 DATE
Bettye Farris
 BETTYE FARRIS
 CITY SECRETARY
 CITY OF WEATHERFORD, TEXAS

NOTE:
 THERE WILL BE A 25' FRONT BUILDING SET BACK LINE, 5' SIDE BUILDING SET BACK LINE, A 20' REAR BUILDING SET BACK LINE, AND A 20' SIDE STREET LINE

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.
 Registered Professional Land Surveyor, No. 2074 12-16-98



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

