

# FINAL PLAT LOTS 1-3, BLOCK 6 MILLSAP REVISED ADDITION PARKER COUNTY, TEXAS

Being a replat of a portion of Block 6, Millsap Revised Addition an addition to the City of Weatherford Parker County, Texas

C-675

Doc# 677569  
Book 2630 Page 463

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, DONALD R. DAVIS AND PATSY J. DAVIS, being the sole owners of 0.86 Acres situated in and being a portion of Block 6, MILLSAP REVISED ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the 1905 Myers Map, Parker County, Texas described by deed to Donald R. Davis and Patsy J. Davis recorded in Volume 2311, Page 1021, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

ACCT. NO.: 15175  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

Doc# 677569 Fees: \$66.00  
04/30/2008 9:22AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TECUMSEH, TEXAS COUNTY, 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.

*Donald R. Davis*  
*Patsy J. Davis*  
Owner

SWORN TO AND SUBSCRIBED before me this 18th day of April, 2008.

*Lois L. Chandler*  
Notary Public in and for the State of Texas  
LOIS L. CHANDLER  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 07/23/2011

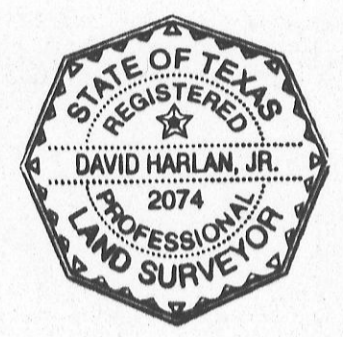
BEGINNING at an iron rod found in the south right of way line of Jameson Street, said iron being the northwest corner of Jameson Place, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 555, Plat Records, Parker County, Texas; THENCE South, 138.77 feet to an iron rod set; THENCE West, 270.40 feet to an iron rod set in the east right of way line of North Line Street; THENCE North with the east line of said North Line Street, 138.77 feet to an iron rod set in the south right of way line of said Jameson Street; THENCE East, with the south right of way line of said Jameson Street, 270.40 feet to the POINT OF BEGINNING and containing 0.86 acres (37523 square feet) of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, DONALD R. DAVIS AND PATSY J. DAVIS, does hereby adopt this plat designating the herein above described property as LOTS 1-3, BLOCK 6, MILLSAP REVISED ADDITION, PARKER COUNTY, TEXAS, Being a replat of a portion of Block 6, Millsap Revised Addition, an addition to the City of Weatherford, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and 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 buildings, 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 easements. 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON, AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY.

DAVID HARLAN, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION No. 2074  
NOVEMBER, 2007



**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of all public streets, Visibility, Access and Easement (VAM), as required by Section 2.4 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

OWNERS:  
Donald and Patsy Davis  
1102 Dirkson  
Weatherford, TX 76086  
CONTACT:  
Daniel Morgan  
Snowmore Investments  
817-680-9556

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, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

**CITY APPROVAL OF CONSTRUCTION PLAT**  
Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission  
City of Weatherford, Texas

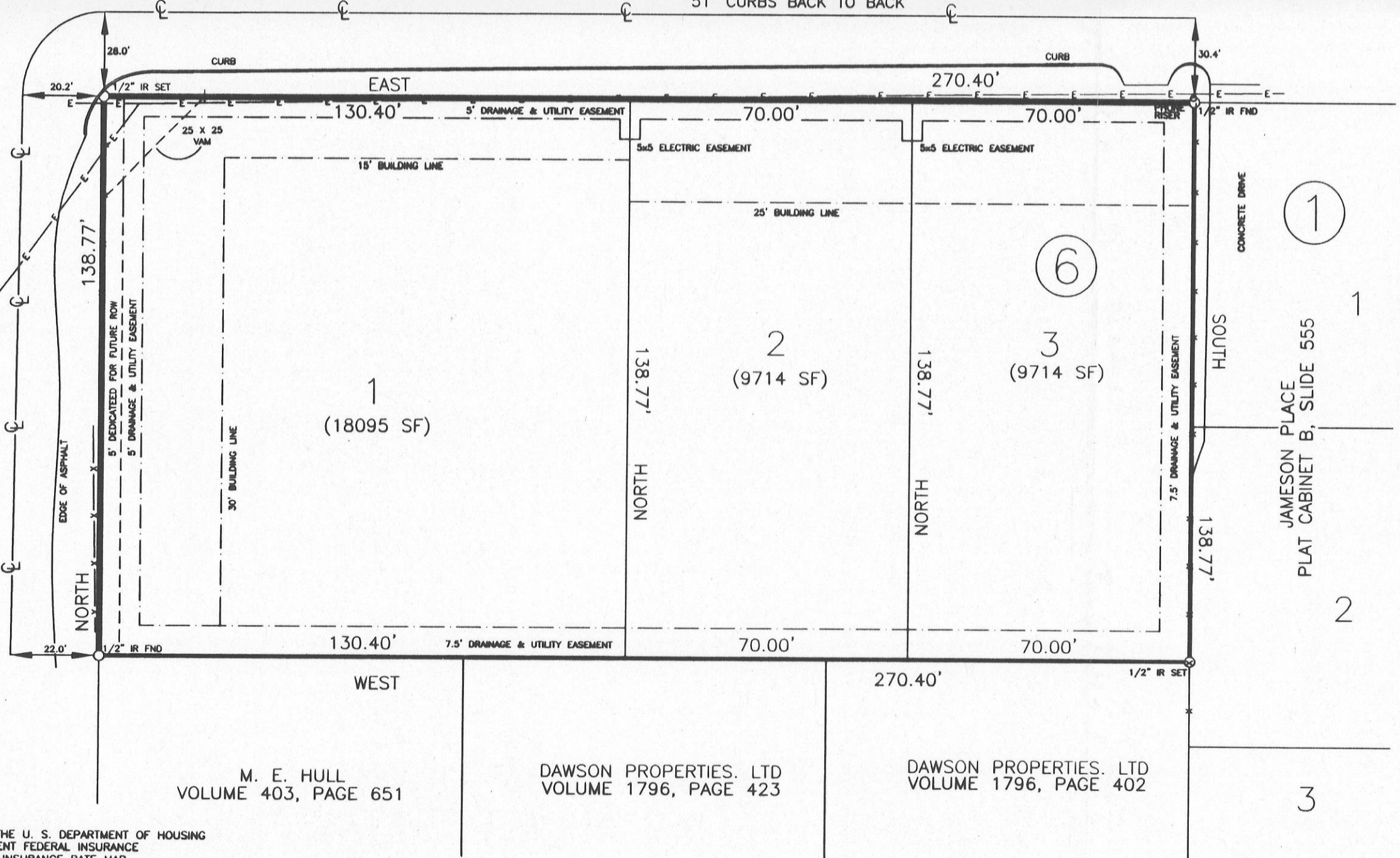
*Bud [Signature]* Date of Recommendation: 4-23-08  
Signature of Chairperson

APPROVED BY: City Council  
City of Weatherford, Texas

*[Signature]* Date of Approval: 4-23-08  
Signature of Mayor

ATTEST: *Laura [Signature]* Date: 4-23-08  
City Secretary

JAMESON STREET  
( ROW VARIES )  
51' CURBS BACK TO BACK



WITNESS, my hand, this the 18th day of April, 2008.

*Donald R. Davis*  
Donald R. Davis

*Patsy J. Davis*  
Patsy J. Davis

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Donald R. Davis, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

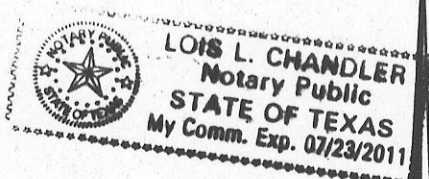
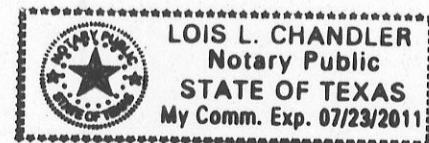
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*Lois L. Chandler*  
Notary Public in and for the State of Texas

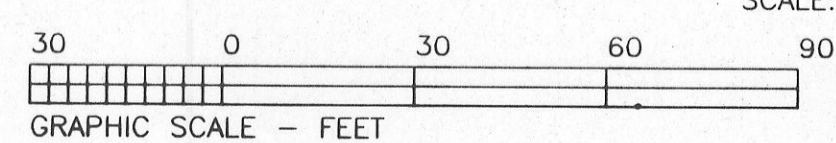
STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Patsy J. Davis, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of April, 2008.

*Lois L. Chandler*  
Notary Public in and for the State of Texas



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833