

LOT A AND LOT B, BLOCK 36, A REPLAT OF LOTS 16, 17 & 18, BLOCK 36, MINERAL HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS, KIRK D. MARTIN AND WIFE, ANGELA K. MARTIN, are the sole owners of 0.482 Acres situated in and being all of LOT 16, LOT 17, AND LOT 18, BLOCK 36, MINERAL HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, as recorded in Volume 64, Page 641, Deed Records, Parker County, Texas and being all that certain Lot, Tract or Parcel of land conveyed by deed dated June 5, 1996 and recorded in Volume 1675, Page 1208, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

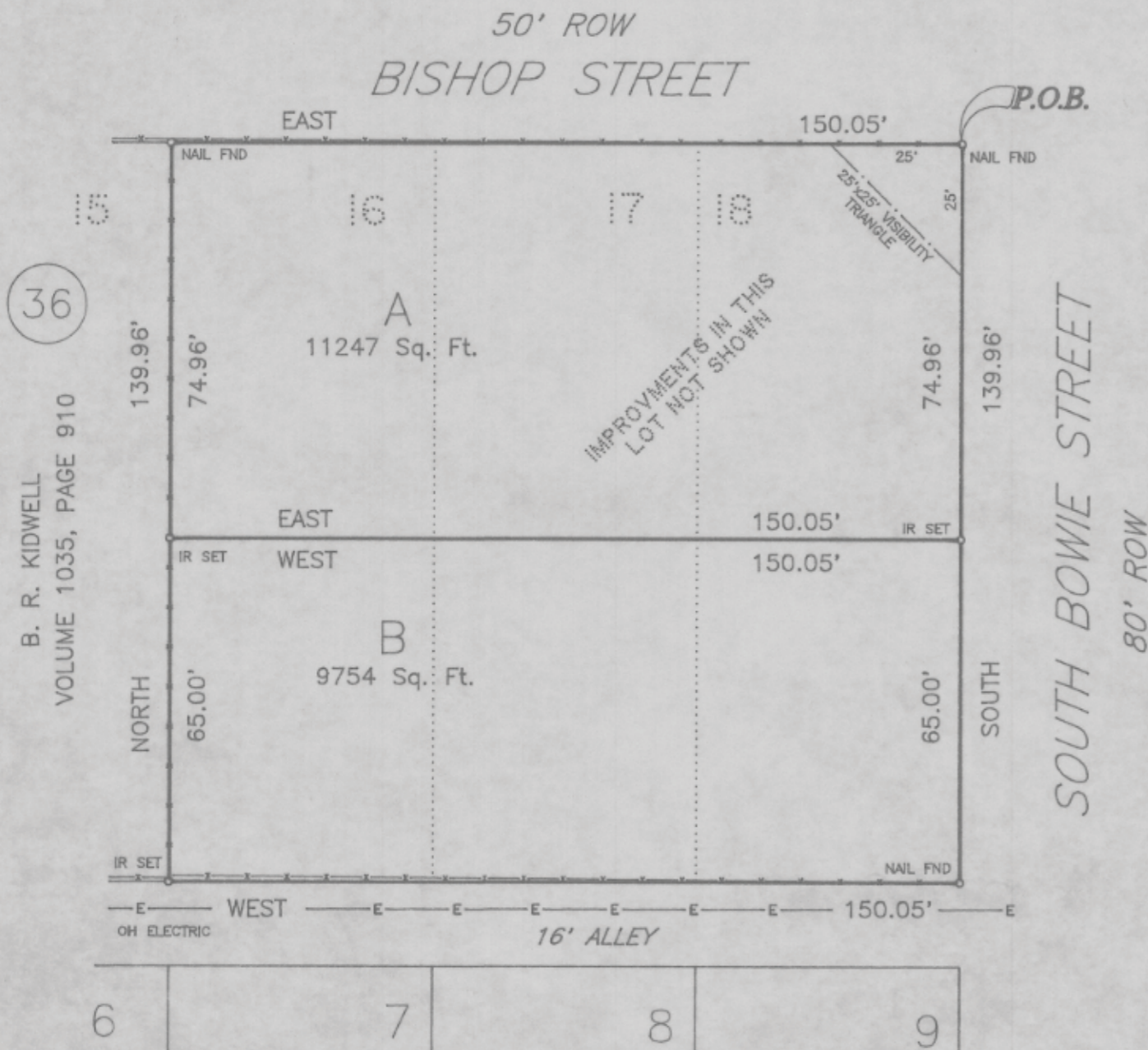
BEGINNING at a nail found in the south right of way line of Bishop Street and the west right of way line of South Bowie Street, said nail being the northeast corner of Lot 18, said Block 36; THENCE South, with the west right of way line of said South Bowie Street, 139.96 feet to a nail found in the north line of an alley, said nail being the southeast corner of said Lot 18; THENCE West, with the north line of said alley, 150.05 feet to an iron rod set, said nail being the southwest corner of said Lot 16, Block 36; THENCE North, with the west line of said Lot 16, 139.96 feet to a nail found in the south right of way line of said Bishop Street, said nail being the northwest corner of said Lot 16; THENCE East, with the south right of way line of said Bishop Street, 150.05 feet to the POINT OF BEGINNING and containing 0.482 acres (21001 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, KIRK D. MARTIN AND WIFE, ANGELA K. MARTIN, does hereby adopt this plat designating the hereinabove described real property as LOT A AND LOT B, BLOCK 36 A REPLAT OF LOTS 16, 17 & 18, BLOCK 36, MINERAL HEIGHTS 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 Weatherford, Parker County, Texas this 22 day of August, 1997.

Kirk D. Martin Angela K. Martin  
Kirk D. Martin Angela K. Martin

DEVELOPER:  
Kirk D. Martin  
P. O. Box 1343  
Weatherford, TX 76086  
(817) 599-3884



STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared Kirk D. Martin, 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 22 day of August, 1997.  
ANDRADEAL  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 8-13-98

STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared Angela K. Martin, 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 22 day of August, 1997.  
ANDRADEAL  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 8-13-98

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 \_\_\_\_\_ BETTYE FARRIS  
CITY SECRETARY  
CITY OF WEATHERFORD, 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.

Kirk D. Martin  
Owner

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

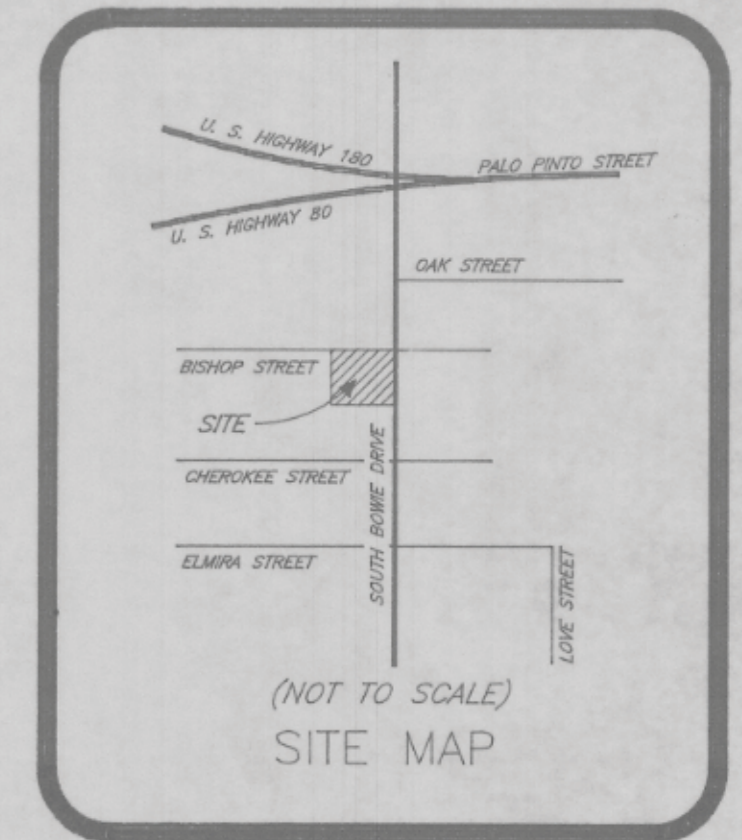
Notary Public in and for the State of Texas

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."

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.

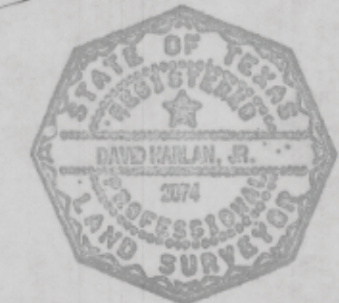
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



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.  
R.P.L.S. No. 2074

# 318276  
PCB-230  
8-7-97



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.

Texas Bank  
by: Cynthia Vasquez, V.P.  
TITLE

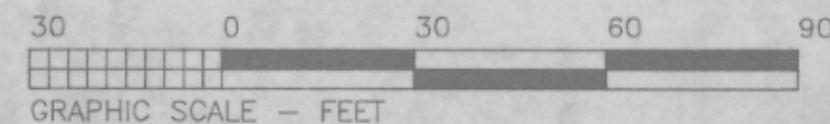
STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared CYNTHIA VASQUEZ, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of August, 1997.

ANDRADEAL  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 8-13-98



SCALE: 1" = 30'



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

G-40G 308B