

OWENS PLACE ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND BEING 1.104 ACRES SITUATED IN THE P. S. HALL SURVEY, ABSTRACT No. 659, PARKER COUNTY, TEXAS

316809 PCB-227

RECEIVED AND FILED FOR RECORD 10:10 O'Clock AM

JUL 15 1997

Jeanne Brunson, Co. Clerk PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

RECORDED JUL 15 1997



Jeanne Brunson County Clerk, Parker County, Texas

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, JOE FEDERICO, JR. AND JOSE L. CARDENAS are the sole owners of 1.104 Acres situated in and being a portion of the P. S. HALL SURVEY, ABSTRACT No. 659, Parker County, Texas and being all that certain Lot, Tract or Parcel of land conveyed to said Joe Federico, Jr. and Jose L. Cardenas by deed dated May 22, 1997 and recorded in Volume 1716, Page 318, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at a fence corner in the east line of a tract of land conveyed to C. H. Beard by deed recorded in Volume 1404, Page 1766, Real Records, Parker County, Texas at the northwest corner of a tract of land conveyed to Central Christian Church by deed recorded in Volume 318, Page 151, Deed Records, Parker County, Texas, said iron being called by deed to be South, 1309.66 feet and West, 1758.16 feet from the northeast corner of said P. S. Hall Survey;

THENCE N 02°40'53" W, with the east line of said C. H. Beard Tract, 169.01 feet to a RR spike found at the southwest corner of a tract of land conveyed to the City of Weatherford by deed recorded in Volume 1573, Page 744, Real Records, Parker County, Texas and being the south right of way of Owens Street;

THENCE with the south right of way line of said Owens Street the following courses and distances:

N 81°16'45" E, 32.40 feet to an iron rod set;
 N 88°30'22" E, 112.58 feet to an iron rod set;
 N 87°49'29" E, 152.62 feet to an iron rod set in the west line of AUTOZONE-WEATHERFORD, an addition to the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet A, Slide 773, Plat Records, Parker County, Texas;
 THENCE S 10°14'33" W, with the west line of said AUTOZONE-WEATHERFORD, 178.84 feet to a pipe found in a fence;
 THENCE S 88°33'24" W, on or about said fence, 257.45 feet to the POINT OF BEGINNING and containing 1.104 acres (48084 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JOE FEDERICO, JR. AND JOSE L. CARDENAS, does hereby adopt this plat designating the hereinabove described real property as OWENS PLACE 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 15th day of JULY, 1997.

Joe Federico, Jr. *[Signature]* Jose L. Cardenas *[Signature]*

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.

NONE *[Signature]*

STATE OF TEXAS COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared JOSE L. CARDENAS, 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 15th day of JULY, 1997.

[Signature] Notary Public in and for the State of Texas TAMMY S. SINCLAIR Notary Public, State of Texas My Commission Expires 10-10-1997

STATE OF TEXAS COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared JOE FEDERICO, JR., 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 15th day of JULY, 1997.

[Signature] Notary Public in and for the State of Texas TAMMY S. SINCLAIR Notary Public, State of Texas My Commission Expires 10-10-1997

STATE OF TEXAS COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared JOSE L. CARDENAS, 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.

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[Signature] Notary Public in and for the State of Texas TAMMY S. SINCLAIR Notary Public, State of Texas My Commission Expires 10-10-1997

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

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.

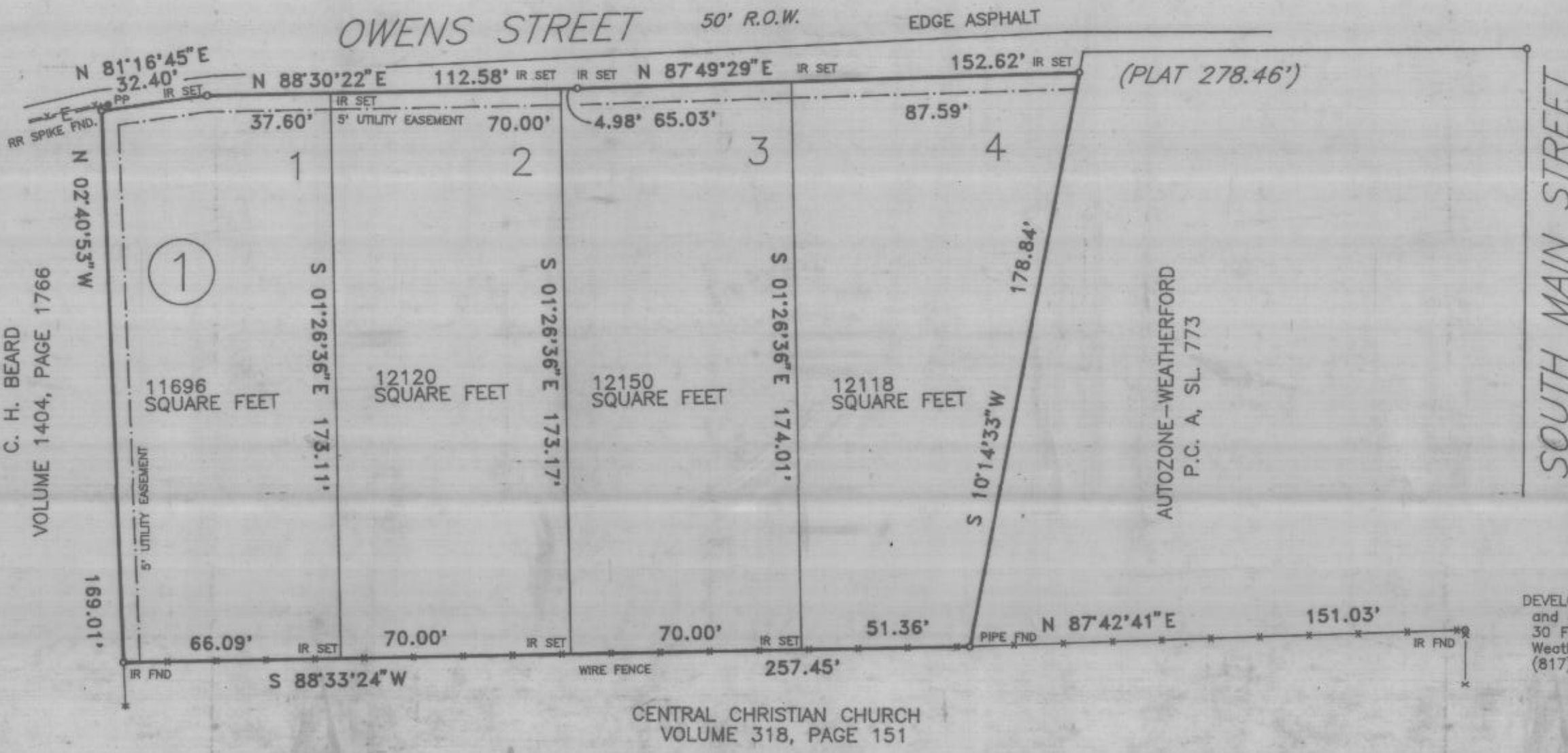
Owner: *[Signature]* SWORN TO AND SUBSCRIBED before me this 15th day of JULY, 1997.

[Signature] Notary Public in and for the State of Texas TAMMY S. SINCLAIR Notary Public, State of Texas My Commission Expires 10-10-1997

CITY APPROVAL STATEMENT

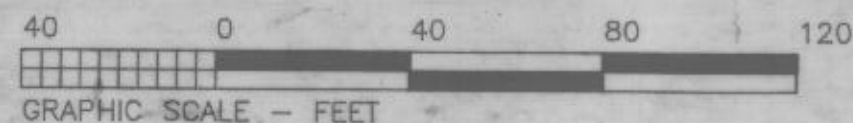
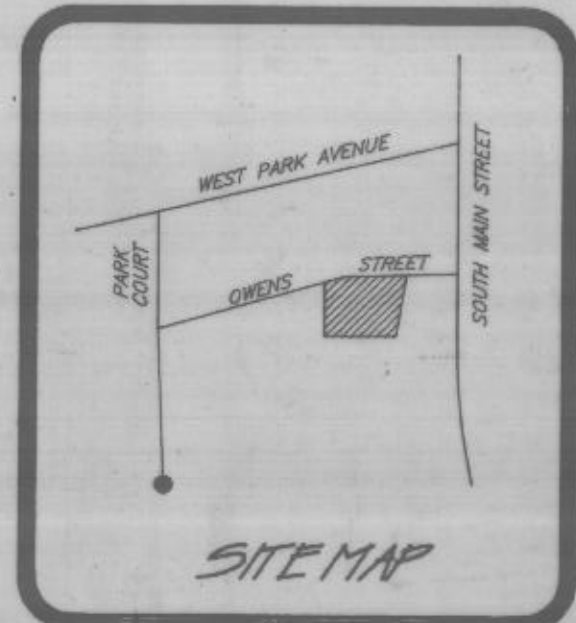
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS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

DATE: July 2, 1997 CITY SECRETARY BETTIE FARRIS *[Signature]*



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.

[Signature]
 David Harlan, Jr.
 R.P.L.S. No. 2074



SCALE: 1" = 40'
HARLAN LAND SURVEYING
 215 EAST EUREKA
 WEATHERFORD, TX 76086
 METRO (817) 596-9700 - (817) 599-0880