



RENTZ PLACE ADDITION

A REPLAT OF A PORTION OF BLOCK 1
REEDER SUBDIVISION, AN ADDITION TO THE CITY
OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, P&S CONSTRUCTION COMPANY is the sole owner of a 6.364 Acre Tract in the City of Weatherford, Parker County, Texas recorded in Volume 1672, Page 607, Real Records, Parker County, Texas dated May 6, 1996 and being more particularly described by metes and bounds as follows:

6.364 Acres situated in and being a portion of Block 1, REEDER SUBDIVISION, an addition to the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet B, Slide 85, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of West Rentz Street, said iron being the southeast corner of said Block 1 and the southwest corner of Block 2, said Reeder Subdivision conveyed to Bobby Wright by deed recorded in Volume 1648, Page 1311, Real Records, Parker County, Texas;
THENCE with the south and west line of said Block 1 the following courses and distances;
S 70°04'26" W, with the north right of way line of said West Rentz Street, 575.03 feet to an iron rod found;
N 01°41'58" W, 392.01 feet to an iron rod found;
N 89°57'04" W, 162.92 feet to a 30' oak tree in the east line of Country Club Heights Addition, an addition to the City of Weatherford, Texas, recorded in Volume 255, Page 643, Deed Records, Parker County, Texas;
N 00°06'26" E, passing the northeast corner of said Country Club Heights Addition into the east right of way line of South Brazos Street, 159.39 feet to an iron rod found at the southwest corner of a tract of land conveyed to Southside Baptist Church by deed recorded in Volume 1380, Page 1075, and Volume 1397, Page 1623, Real Records, Parker County, Texas;
THENCE S 82°40'13" E, with the south line of said Southside Baptist Church Tract, 127.31 feet to an iron rod found at the southwest corner of the northern portion of said Block 1 conveyed to said Southside Baptist Church recorded in Volume 1659 Page 1364, Real Records, Parker County, Texas;
THENCE N 85°21'42" E, 583.13 feet to an iron rod set in the west line of said Block 2;
THENCE S 01°05'33" E, with the common line of said Block 1 and Block 2, 386.37 feet to the POINT OF BEGINNING and containing 6.364 acres (277,216 square feet) of land.

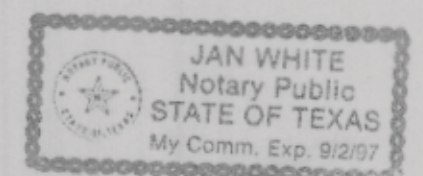
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, P&S CONSTRUCTION COMPANY by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as RENTZ PLACE ADDITION, A REPLAT OF A PORTION OF BLOCK 1, REEDER SUBDIVISION, an 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 Fort Worth, Texas this 13th day of March, 1996-97
Matt Speight
Matt Speight
President

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Matt Speight, 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 13th day of March, 1996: 1997

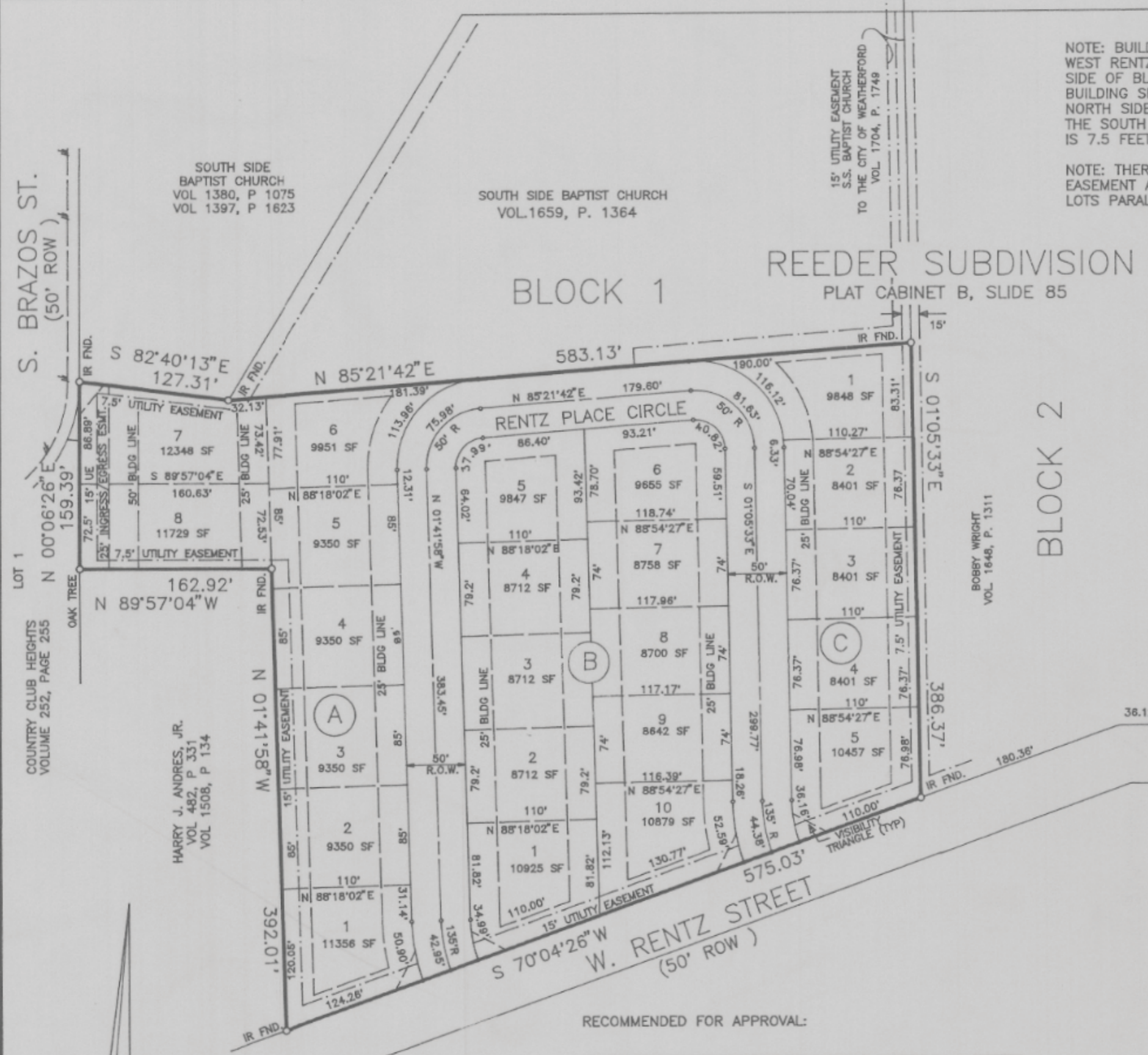
Jan White
Notary Public in and for the State of Texas



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.

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 _____, 1996.
Notary Public in and for the State of Texas



NOTE: BUILDING SET BACK LINE ALONG WEST RENTZ STREET AND THE NORTH SIDE OF BLOCK B IS 20.0 FEET. BUILDING SET BACK LINE ALONG THE NORTH SIDE OF BLOCKS A, C AND THE SOUTH SIDE OF LOT 8, BLOCK A IS 7.5 FEET.
NOTE: THERE IS A 5 FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS PARALLEL TO RENTZ PLACE CIRCLE

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.

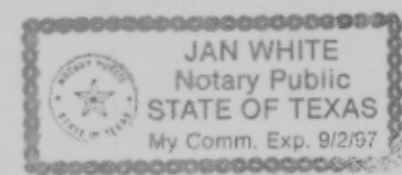
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.

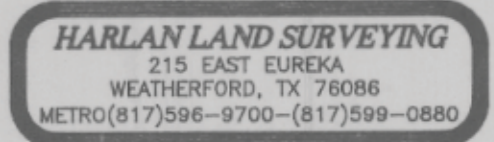
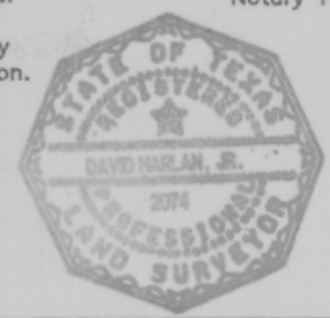
SWORN TO AND SUBSCRIBED before me this 13th day of March, 1996: 1997

Jan White
Notary Public in and for the State of Texas

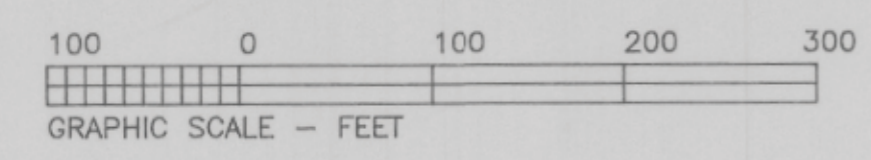


THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents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

David Harlan Jr.
David Harlan, Jr.
R.P.L.S. No. 2074



DEVELOPER: P&S CONSTRUCTION COMPANY
5137 Davis Blvd
Fort Worth, TX 76180
(817) 281-3509



326540
PCB-263
12-29-97

G-10