

C-176

**AMENDED FINAL PLAT**  
**LOTS 1, 2 AND 3, BLOCK 1**  
**RICHMOND ADDITION**  
**AN ADDITION TO THE CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**  
 BEING 8.359 ACRES SITUATED IN AND BEING A  
 PORTION OF THE T & P RR COMPANY SURVEY, SECTION No. 3, ABSTRACT No. 1514  
 PARKER COUNTY, TEXAS

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, MEREDITH R. GRAY AND JENNIFER R. BREIVOGEL being the sole owners of 8.359 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 3, ABSTRACT No. 1514, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a post in the north right of way line of Sonora Canyon Road, said post being called by deed to be N 01°50'13" W, 1489.16 feet; N 89°00'18" W, 763.2 feet and N 53°36'19" W, 794.34 feet from the southwest corner of said W. H. Pritchard Survey; THENCE N 87°16'09" W, 17.90 feet to a post; THENCE N 00°40'02" W, 89.62 feet to an iron rod set in the west line of said 9.77 Acre Tract at the most westerly northwest corner of a tract of land conveyed to J. P. Moberley by deed recorded in Volume 1934, Page 221, Real Records, Parker County, Texas and POINT OF BEGINNING; THENCE N 00°09'38" W, continuing with the west line of said 9.77 Acre Tract, 230.88 feet to a pipe found at the northwest corner of said 9.77 Acre Tract; THENCE S 88°40'28" E, with the north line of said 9.77 Acre Tract, 834.86 feet to an iron set; THENCE S 12°42'01" W, on or about a fence line, 791.04 feet to a post in the north right of way line of said Sonora Canyon Road; THENCE N 63°54'15" W, with the north right of way line of said Sonora Canyon Road, 541.17 feet to an iron rod set at the southeast corner of said J. P. Moberley Tract; THENCE with the line of said J. P. Moberley Tract the following courses and distances:  
 N 03°14'52" W, 148.40 feet to a post;  
 N 88°02'56" E, 53.98 feet to a point;  
 N 32°26'43" E, 67.52 feet to a point;  
 N 00°32'57" W, 70.00 feet to a point;  
 N 84°32'43" W, 42.68 feet to a point;  
 N 00°07'34" E, 43.86 feet to a post;  
 N 89°31'35" W, 69.51 feet to a point;  
 S 89°23'36" W, 124.40 feet to a point;  
 S 02°01'14" E, 37.26 feet to a post;  
 S 55°17'18" W, 83.89 feet to the POINT OF BEGINNING and containing 8.359 acres (364118 square feet) of land.

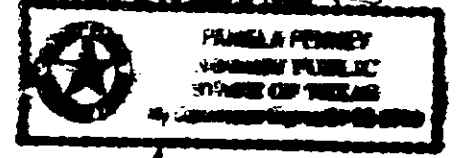
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MEREDITH R. GRAY AND JENNIFER R. BREIVOGEL does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, AND 3, BLOCK 1, RICHMOND ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 9th day of September, 2004.  
 Meredith R. Gray \_\_\_\_\_  
 Jennifer R. Breivogel \_\_\_\_\_

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 ON Sep 27, 2004 at 10:50 AM  
 INSTRUMENT NUMBER: 0602116  
 BOOK: 2259  
 PAGE: 1871

SURETY BOND  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly received in the volume and page of the said records of Parker County as stamped hereon by me.  
 Pamela Penney  
 Notary Public in and for the State of Texas

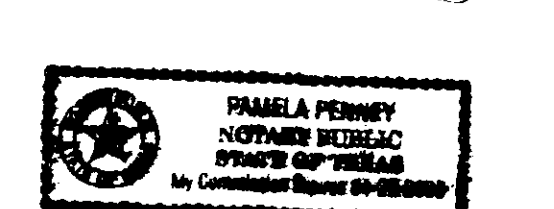
DEED RESTRICTION CERTIFICATION STATEMENT  
 I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.  
 Pamela Penney  
 Notary Public in and for the State of Texas



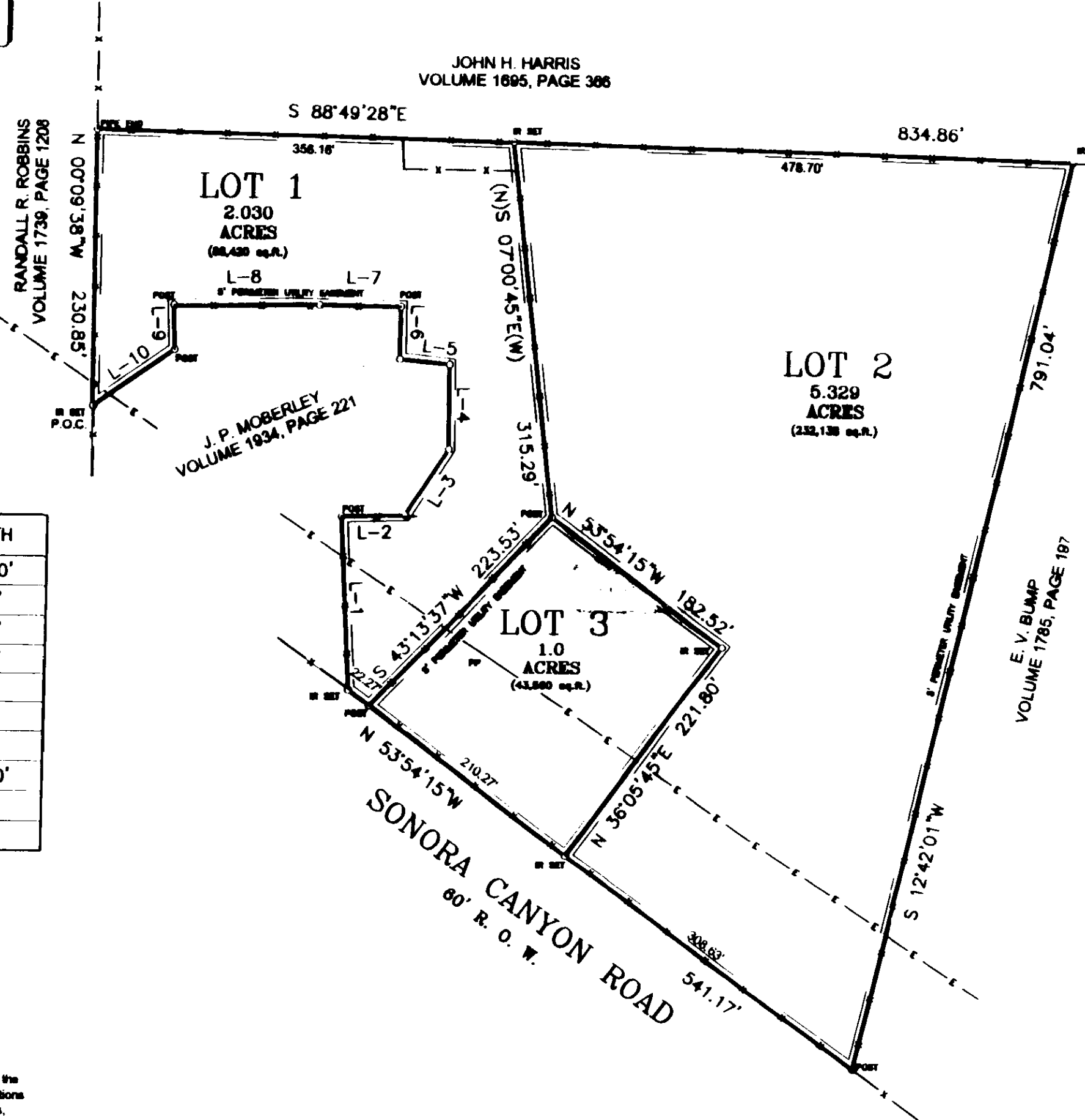
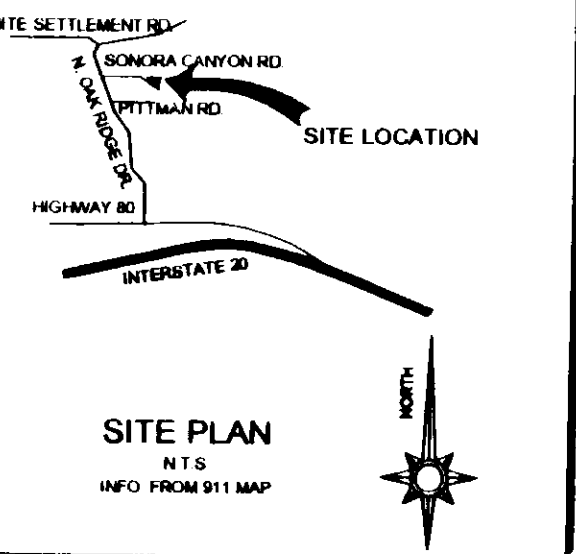
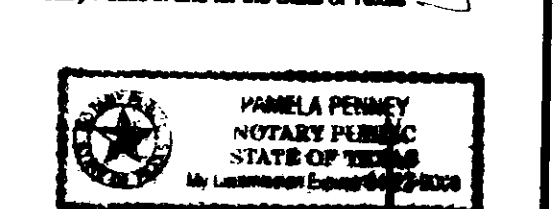
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
 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 \_\_\_\_\_, 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.



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.



OWNER/DEVELOPER:  
 Meredith Gray and  
 Jennifer Breivogel  
 3714 Pecan Park Drive  
 Weatherford, TX 76087  
 817-509-0599

NO: 16751  
 DIST: WE

LINE	BEARING	LENGTH
L-1	N 03°14'52"W	148.40'
L-2	N 88°02'56"E	53.98'
L-3	N 32°26'43"E	67.52'
L-4	N 00°32'57"W	70.00'
L-5	N 84°32'43"W	42.68'
L-6	N 00°07'34"E	43.86'
L-7	N 89°31'35"W	69.51'
L-8	S 89°23'36"W	124.40'
L-9	S 02°01'14"E	37.26'
L-10	S 55°17'18"W	83.89'

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."

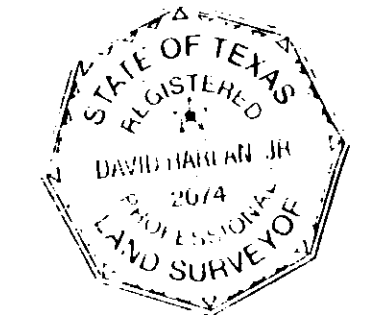
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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

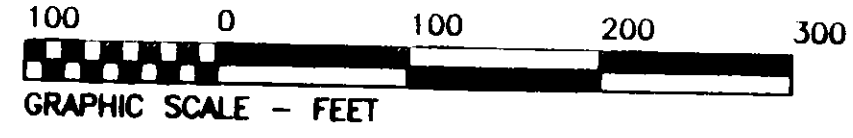
CITY APPROVAL STATEMENT  
 APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0085, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN  
 9-15-04  
 ANGELA WINKLE  
 CITY SECRETARY  
 CITY OF WEATHERFORD, TEXAS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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  
 APRIL, 2004



AMENDED AUGUST 2004 TO CORRECT ORIGINAL SURVEY LOCATION



SCALE: 1" = 100'  
 H.A.R.L.A.N. LAND SURVEYING, INC.  
 215 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO (817) 508-8700 - (817) 599-0880  
 FAX: METRO (817) 341-2833