

CONSTRUCTION PLAT LOTS 1R THROUGH 4R, BLOCK 1 TAMBORELLO ADDITION AN ADDITION TO THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS

C-195

Being a portion of
Lots 9 through 16, Block 2, CARTER'S ADDITION
an addition to the City of Weatherford
Parker County, Texas

ACCT. NO.: 190385
SCH. DIST.: 1001
CITY: WFAE
MAP NO.: 1001

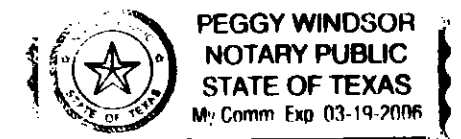
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 87 of the Subdivision Ordinance of the City.
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural conditions, 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

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 Jeffrey Tamborello 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 12th day of November, 2004.

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 surties thereof) necessary for the subdivision shown on this plat.

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

Janis K. Saunders 11-23-04
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

Joe R. Simon 11-23-04
Signature of Mayor Date of Approval

ATTEST
Laura Simms Nov. 23, 2004
Assistant City Secretary Date

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 _____
SWORN TO AND SUBSCRIBED before me this _____ day of _____ 2004.
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JEFFREY TAMBORELLO AND CINDY TAMBORELLO being the sole owners of 1.133 Acres situated in and being a portion of Lots 9 through 16, Block 2, CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas as described in Volume 2215, Page 1384, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an angle iron found in the north right of way line of East Third Street, as it exist, said iron being East, 246.16 feet from the intersection of the east right of way line of North Elm Street and the north right of way line of said East Third Street;
THENCE N 00°16'56" W, on or about a fence line, 220.15 feet to an iron rod found;
THENCE N 00°49'42" W, 178.06 feet to an iron rod found in the original south line of East Fourth Street;
THENCE S 89°46'05" E, with the south line of said East Fourth Street, 132.20 feet to a large nail found;
THENCE S 02°05'46" W, 244.72 feet to an iron rod set;
THENCE S 00°31'35" E, 153.11 feet to an iron rod set in the north line of said East Third Street;
THENCE West, 121.0 feet to the POINT OF BEGINNING and containing 1.133 acres (49334 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JEFFREY TAMBORELLO AND CINDY TAMBORELLO do hereby adopt this plat designating the hereinabove described real property as Lots 1R through 4R, Block 1, TAMBORELLO 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.

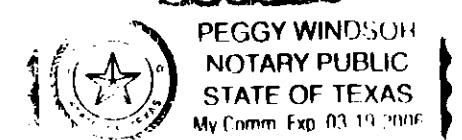
WITNESS my hand at Weatherford, Parker County, Texas this 12th day of November, 2004.

Jeffrey Tamborello Cindy Tamborello
Jeffrey Tamborello Cindy Tamborello

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey Tamborello 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 12th day of November, 2004.

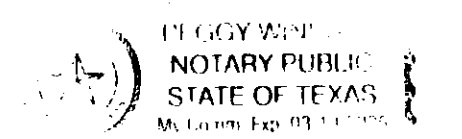
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Cindy Tamborello 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.

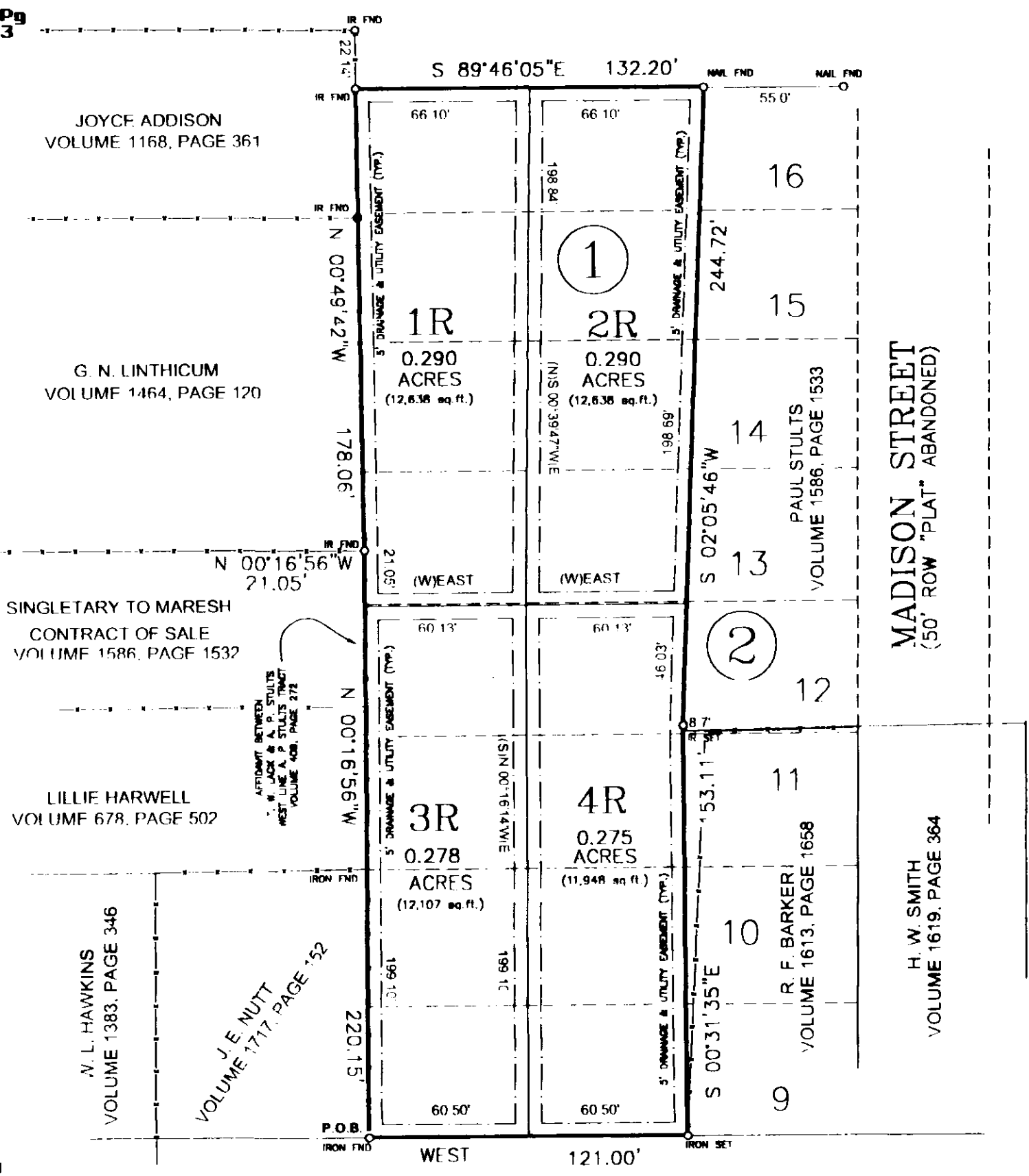
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12th day of November, 2004.

Notary Public in and for the State of Texas



DEVELOPER:
Jeffrey and Cindy Tamborello
959 Gail Drive
Weatherford, TX 76085
817.613.9752

EAST FOURTH STREET
(80' ROW "PLAT")



EAST THIRD STREET
(80' ROW "PLAT")

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48022 0002 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc 00539734 Blk OR 2281 Vol 573 Pg 573

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Dec 03, 2004 at 10:40

Decree Number: 00539734
Revised: 56.00

by Patricia Nelson

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.

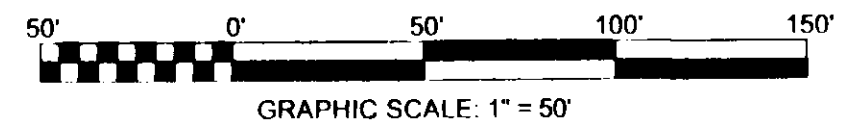
Dec 09, 2004

JENNIE BRIDGES, COUNTY CLERK
PARKER COUNTY



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 the survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074



SCALE: 1" = 50'

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

