

VICINITY MAP

LOT 1, BLOCK 1, WALLACE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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PC B586

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Mar 29, 2001 at 08:51A

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Amount: .00

by
Melissa Rutledge

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

Mar 29, 2001

JESSIE BURDEN, COUNTY CLERK
PARKER COUNTY

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.

NA DM
na dm
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 _____, 2001.

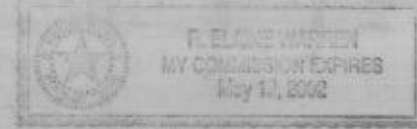
Notary Public in and for the State of Texas

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.

DeDe A. McLaughlin
Owner

SWORN TO AND SUBSCRIBED before me this 21 day of Feb, 2001.

[Signature]
Notary Public in and for the State
of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, DeDe A. McLAUGHLIN being the sole owner of 1.0 Acre
situated in and being a portion of the A. T. OBERCHAIN SURVEY, ABSTRACT
No. 1024, Parker County, Texas and being a portion of all that certain Lot, Tract or
Parcel of land recorded in Volume 305, Page 500, Deed Records, Parker County,
Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the south line of Candleridge Court, a variable
width road easement described in Volume 1011, Page 58 and Volume 1555,
Page 258, Real Records, Parker County, Texas in the east line of a tract of land
conveyed to R. L. Dickey by deed recorded in Volume 1414, Page 378, Real
Records, Parker County, Texas, said iron being called by deed to be South, 1330.57
feet; East, 260.17 feet and S 02°59'04" E, 37.65 feet from the northwest
corner of said A. T. Oberchain Survey;
THENCE N 88°17'33" E, with the south line of said Candleridge Court, 148.15
feet to an iron rod set;
THENCE S 02°59'04" E, 295.35 feet to an iron rod set in the south line of said
J. T. McLaughlin Tract;
THENCE S 89°15'28" W, on or about a fence line and the south line of said
DeDe A. McLaughlin Tract, 148.22 feet to an iron rod found at the southeast corner
of said R. L. Dickey Tract;
THENCE N 02°59'04" W, with the east line of said R. L. Dickey Tract, 292.86
feet to the POINT OF BEGINNING and containing 1.0 acre (43560 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, DeDe A. McLAUGHLIN does hereby adopt this plat designating the
hereinabove described real property as LOT 1, BLOCK 1, WALLACE 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 _____, Parker County,
Texas this 20 day of February, 2001.

DeDe A. McLaughlin
DeDe A. McLaughlin

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared DeDe A. McLaughlin,
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 20 day of February, 2001.

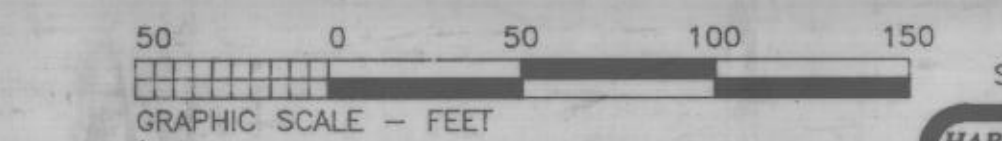
[Signature]
Notary Public in and for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)
I, DeDe A. McLaughlin, being the
dedicator and owner of the attached plat of said subdivision,
does hereby certify that it is within the Extra-Territorial Jurisdiction
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 212.0065,
TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR
ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS,
CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED
THEREIN.

March 2, 2001 DATE
Bettye Farris CITY SECRETARY
CITY OF WEATHERFORD, TEXAS



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



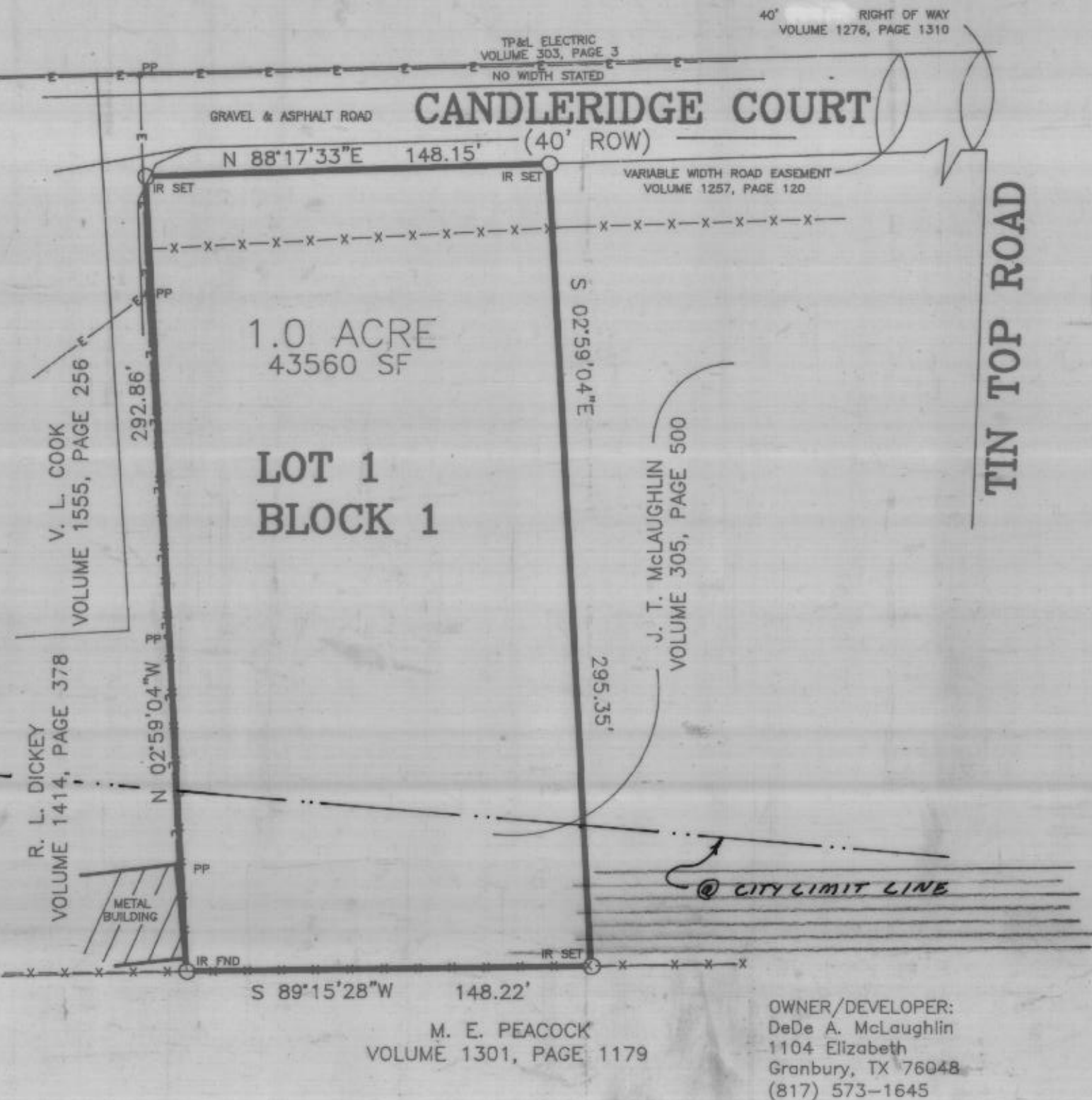
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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.

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.
Registered Professional Land Surveyor, No. 2074
February 1, 2001



OWNER/DEVELOPER:
DeDe A. McLaughlin
1104 Elizabeth
Granbury, TX 76048
(817) 573-1645

M. E. PEACOCK
VOLUME 1301, PAGE 1179