

SITE MAP

FINAL PLAT

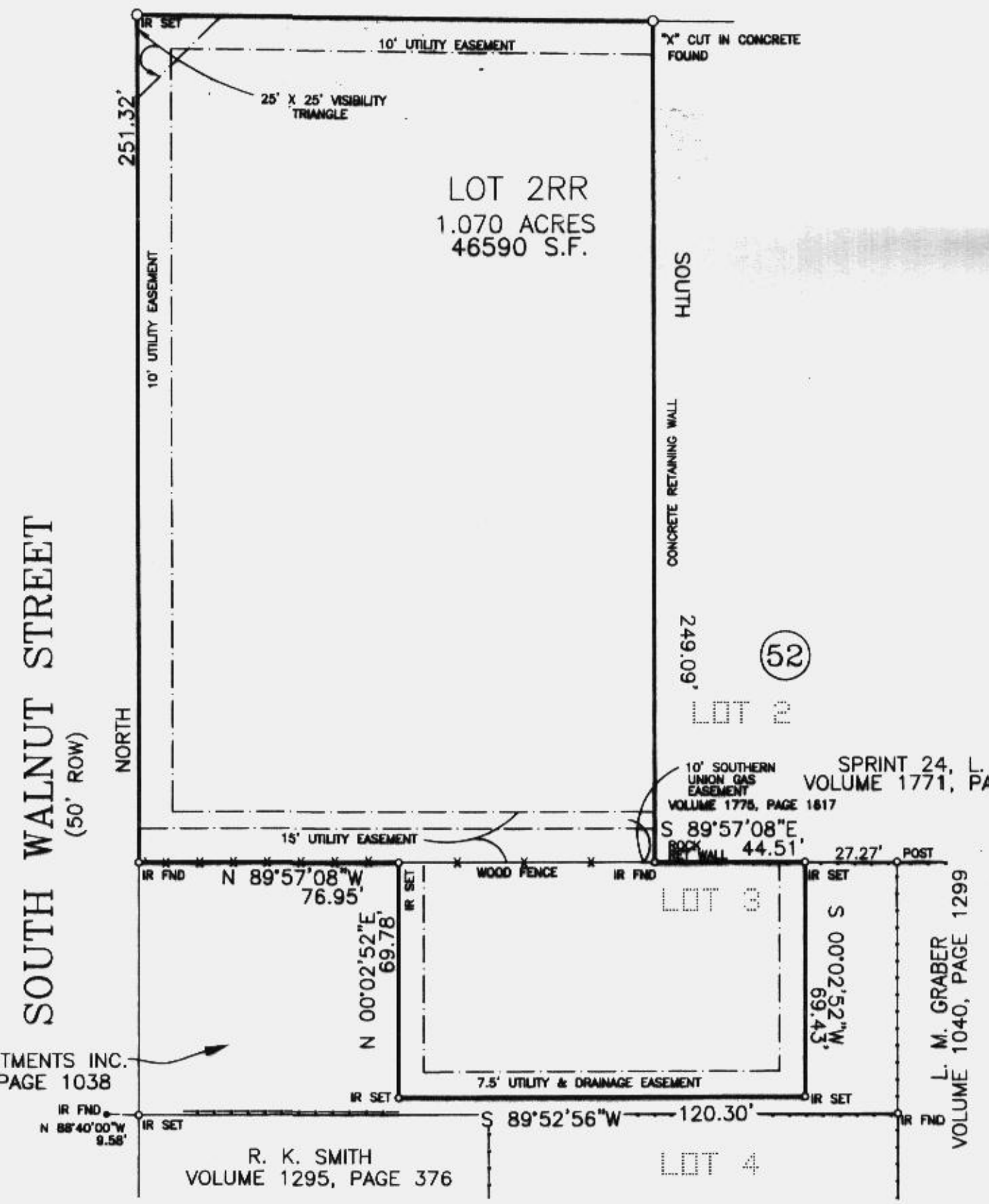
LOT 2RR, BLOCK 52

ORIGINAL TOWN OF WEATHERFORD, BEING A REPLAT OF LOT 2R AND A PORTION OF LOT 3, BLOCK 52, ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS

SANTA FE STATION

ACCT. NO.: 19035
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: H-15

FORT WORTH HIGHWAY
 (VARIABLE ROW)
 S 89°07'00"E 152.76'



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: Jackie Collins

SWORN TO AND SUBSCRIBED before me this 3 day of June, 2002.

Notary Public in and for the State of 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.

DATE: 7-1-02
 ANGELA WINKLER
 INTERIM CITY SECRETARY
 CITY OF WEATHERFORD, TEXAS

THIS is to certify that 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
 MAY 28, 2002

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

Doc Bk Vol Pg
 00479605 DR 2105 1862

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On May 09, 2002 at 01:40P

Document Number: 00479605
 Assent: 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.

May 09, 2002

JENNIE BARNES, COUNTY CLERK
 PARKER COUNTY

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, JACKIE COLLINS being the sole owner of 1.070 Acres situated in and being all of Lot 2R, Block 52, ORIGINAL TOWN OF WEATHERFORD, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 353, Plat Records, Parker County, Texas and a portion of Lot 3, Block 52, ORIGINAL TOWN OF WEATHERFORD, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northwest corner of said Lot 2R, said iron being the intersection of the east right of way line of South Walnut Street, as it exist and the south right of way line of Fort Worth Highway (Street);
 THENCE S 89°07'00" E, with the south right of way line of said Fort Worth Highway, 152.76 feet to an "X" cut in concrete;
 THENCE South, 249.09 feet to an iron rod found at the southeast corner of said Lot 2R in the north line of said Lot 3;
 THENCE S 89°57'08" E, with the north line of said Lot 3, 44.51 feet to an iron rod set;
 THENCE S 00°02'52" W, 69.43 feet to an iron rod set;
 THENCE S 89°52'56" W, 120.30 feet to an iron rod set;
 THENCE N 00°02'52" E, 69.78 feet to an iron rod set in the north line of said Lot 3 and the south line of said Lot 2R;
 THENCE N 89°57'08" W, with the north line of said Lot 3 and the south line of said Lot 2R, 76.95 feet to an iron rod found at the common corner of said Lots in the east right of way line of said South Walnut Street;
 THENCE North, with the east line of said South Walnut Street, 251.32 feet to the POINT OF BEGINNING and containing 1.070 acres (46590 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JACKIE COLLINS does hereby adopt this plat designating the hereinabove described real property as LOT 2RR, BLOCK 52, ORIGINAL TOWN OF WEATHERFORD, BEING A REPLAT OF LOT 2R AND A PORTION OF LOT 3, BLOCK 52, ORIGINAL TOWN 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 3 day of June, 2002.

Jackie Collins
 Jackie Collins

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JACKIE COLLINS, 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 3 day of JUNE, 2002.

Linda Shirley
 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.

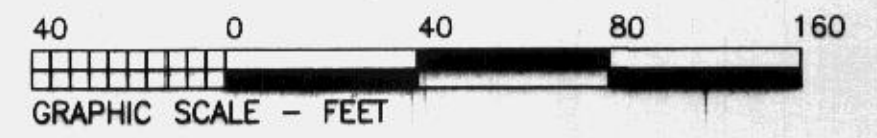
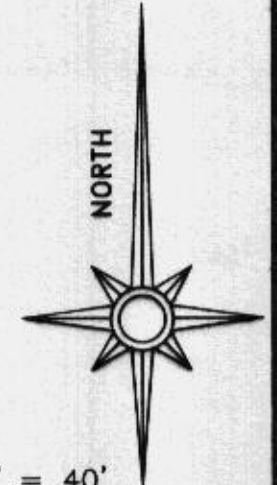
TITLE: N/A

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 _____, 2002.

Notary Public in and for the State of Texas



SCALE: 1" = 40'

HARLAN LAND SURVEYING, INC.
 215 EAST EUREKA
 WEATHERFORD, TX 76086
 METRO(817)596-8700-(817)599-0880
 FAX: METRO(817) 341-2833

DEVELOPER:
 Jackie Collins
 4501 FM 920
 Weatherford, TX 76086
 817.596.0127

R. K. SMITH
 VOLUME 1295, PAGE 376

L. M. GRABER
 VOLUME 1040, PAGE 1299

SPRINT 24, L. C.
 VOLUME 1771, PAGE 628

VOLUME 1778, PAGE 1617

RANCHERS' INVESTMENTS INC.
 VOLUME 1870, PAGE 1038