

ALL CORNERS ARE 1/2 INCH IRON RODS SET, EXCEPT AS SHOWN.

10:50

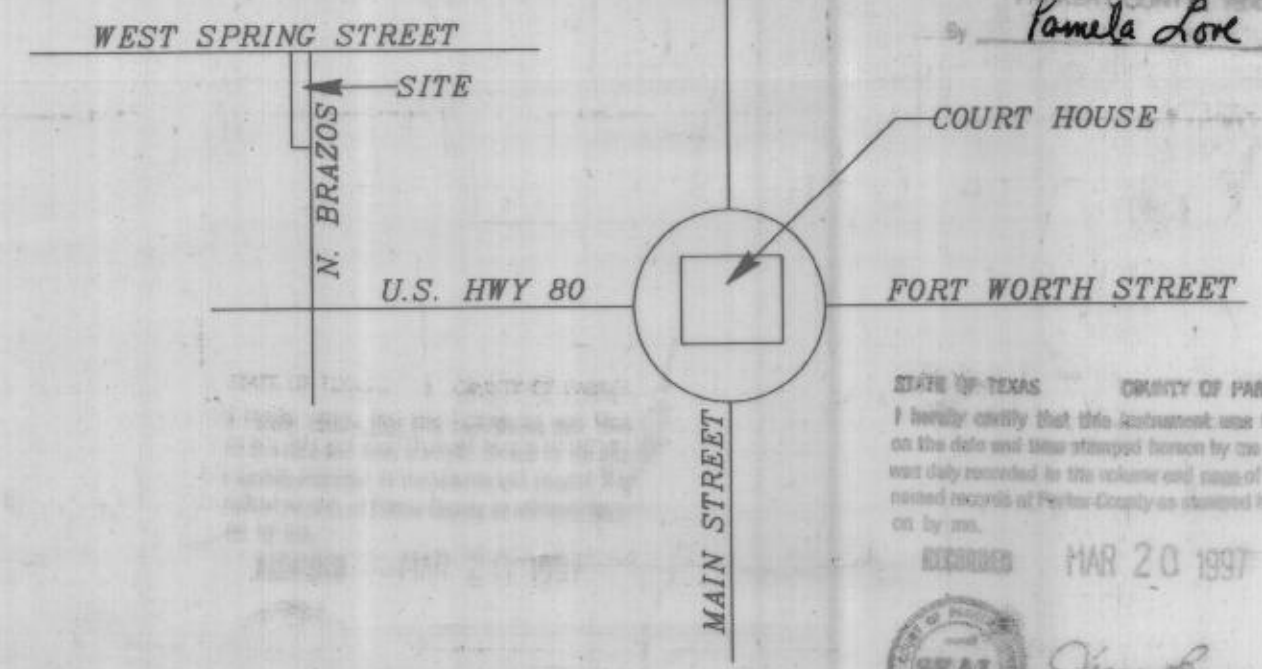
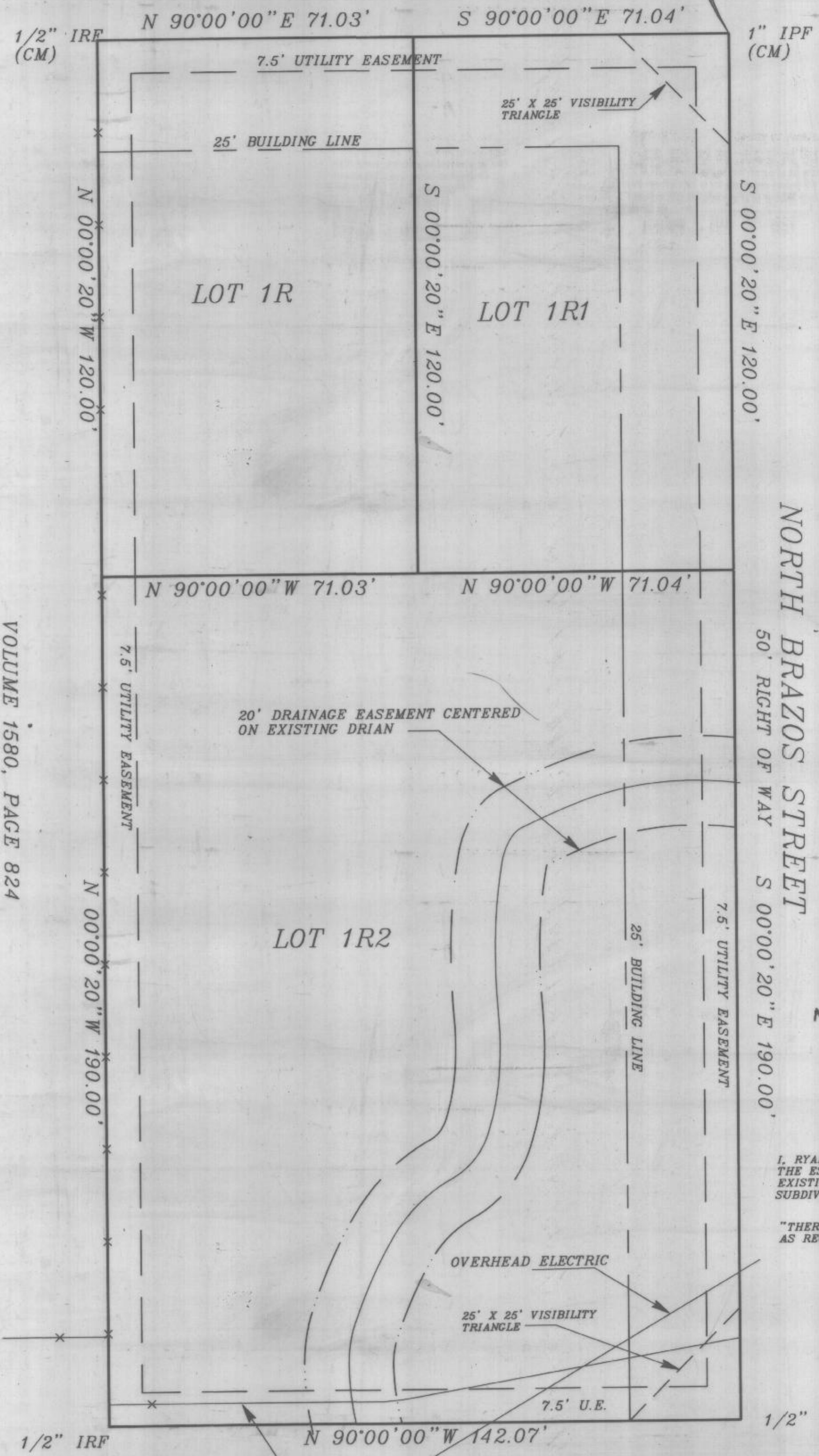
A

WEST SPRING STREET

50' RIGHT OF WAY

P.O.B.

RECEIVED AND FILED
MAR 20 1997
Jeane Brunson, Co. Clerk
Parker County, Texas
Pamela Love



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 public records of Parker County as stamped hereon by me.
RECORDED MAR 20 1997
Jeane Brunson
County Clerk, Parker County, Texas

STATE OF TEXAS
COUNTY OF PARKER

VICINITY MAP N.T.S.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

All that certain lot, tract or parcel of land lying and being situated in the City of Weatherford, Parker County, Texas and being a part of Lots 1 and 4, Block 58, of the ORIGINAL TOWN OF WEATHERFORD, and also being the same tract of land conveyed to Donald R. Davis by deed dated November 20, 1996 and recorded in Volume 1696, Page 1351, Deed Records, Parker County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found at the intersection of the West line of North Brazos Street with the South line of West Spring Street same being the Northeast corner of said Lot 1, Block 58, and also being the Northeast corner of said Davis Tract;

THENCE along said West line of North Brazos Street, South 00 degrees 00 minutes 20 seconds East, 310.00 feet to a 1/2 inch iron rod found;

THENCE West, 142.07 feet to a 1/2 inch iron rod found;

THENCE North 00 degrees 00 minutes 20 seconds West, 310.00 feet to a 1/2 inch iron rod found in the South line of said West Spring Street;

THENCE along said South line of West Spring Street, East, 142.07 feet to the POINT OF BEGINNING and containing 1.011 acres or 44,041.70 square feet of land more or less;

do hereby adopt the plat hereon as correctly representing as there plan of subdivision of the same to be known as Lots 1R, 1R1, and 1R2, Block 58, Original Town of Weatherford, an addition to the City of Weatherford, Parker County, Texas, and do hereby dedicate or adopt all streets and easements as shown thereon.

WITNESS MY HAND on this the 4th day of March 1997
Donald R. Davis
Owner, Developer, Donald R. Davis

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Donald R. Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE on this the 4th day of March 1997
Cathy L. Owen



I, RYAN GUNN, DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS TO THE GRADE ESTABLISHED IN THE SUBDIVISION.

THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, A 25' VISIBILITY TRIANGLES AS REQUIRED BY SECTION 8.7 OF THE SUBDIVISION ORDINANCE OF THE CITY.

CITY APPROVAL STATEMENT
APPROVAL 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 VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREON.
DATE 3/4/97
Dawn K. Harris
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

KNOWN ALL MEN BY THESE PRESENTS: THAT I, T.D. DISHEROON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CITY OF WEATHERFORD SUBDIVISION REGULATIONS.

T.D. Disheroon
T.D. DISHEROON R.P.L.S. NO. 1276
DECEMBER 16, 1996



POYE TRACT VOLUME 1117, PAGE 189



T.D. DISHEROON
REGISTERED PROFESSIONAL LAND SURVEYOR
6717 CALMONT AVENUE
FORT WORTH, TEXAS 76116
PHONE 817-731-0587 FAX 817-732-2014

FINAL PLAT
OF LOTS 1R, 1R1, AND 1R2, BLOCK 58, ORIGINAL TOWN OF WEATHERFORD, BEING A REPLAT OF PART OF LOTS 1 AND 4, BLOCK 58, ORIGINAL TOWN OF WEATHERFORD TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

PROJECT NO.	96001929
DRAWN BY	GERALD
APPROVED BY	T.D.D.
DATE	12/16/96