

VICINITY MAP

DEVELOPER:
Ron and Catherine Boney
508 Canyon Trail
Weatherford, TX 76086
(817) 599-5212

LOT 1, BLOCK 1, CAB ADDITION BEING A REPLAT OF A PORTION OF LOT 2 AND LOT 3, BLOCK 20, YEOMAN ADDITION, AN ADDITION TO 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.

Pat Hamilton
Pat Hamilton
Branch President
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared *Pat Hamilton* 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 27 day of August, 2001.

Sheri Ferguson
Sheri Ferguson
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.

October 12, 2001
Betty Farris
BETTY FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

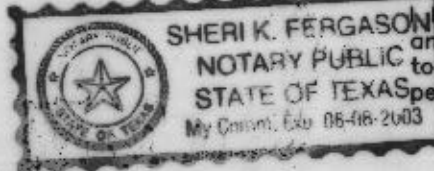
WHEREAS, RON BONEY AND CATHERINE BONEY being the sole owner of a 0.568 Acres situated in and being a portion of Lot 2 and Lot 3, Block 20, YEOMAN ADDITION, an addition to the City of Weatherford, Parker County, Texas conveyed to said Ron Boney, etal by deeds recorded in Volume 1898, Page 381; Volume 1898, Page 385 and Volume 1949, Page 726, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod set at the intersection of the west right of way line of Santa Fe Drive, Farm to Market Highway No. 2552 and the north right of way line of Eureka Street, said iron being N 01°12'06" E, 13.46 feet from a concrete monument found; THENCE N 01°12'06" W, 28.56 feet to a concrete monument found; THENCE N 46°50'54" E, 261.37 feet to a point in the he west right of way line of said Santa Fe Drive and POINT OF BEGINNING;
THENCE S 44°37'00" W, 144.58 feet to a point;
THENCE S 89°58'00" W, at 7.02 feet passing a nail found and in all 106.82 feet to an iron rod found;
THENCE North at 60.0 feet passing a nail found and in all 133.70 feet to an iron rod set; THENCE N 89°58'00" E, 72.03 feet to a point;
THENCE N 44°37'00" E, 70.84 feet to a point in the west right of way line of said Santa Fe Drive;
THENCE S 46°50'54" E, at 73.7 feet passing an iron rod found and at 113.70 feet passing an "X" cut in concrete and in all 118.70 feet to the POINT OF BEGINNING and containing 0.568 acres (24738 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RON BONEY AND CATHERINE BONEY does hereby adopt this plat designating the herein above described real property as LOT 1, BLOCK 1, CAB ADDITION BEING A REPLAT OF A PORTION OF LOT 2 AND LOT 3, BLOCK 20, YEOMAN 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 28 day of August, 2001.

Ron Boney *Catherine Boney*
Ron Boney Catherine Boney



DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include lots of a prior subdivision limited by deed restriction residential use for not more than two residential units lot.

Owner _____
SWORN TO AND SUBSCRIBED before me this ____ day of _____, 2001.

Notary Public in and for the State of Texas

Doc Bk Vol Pg
00428176 OR 1961 1858

PCB-634

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared *Ron Boney* 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 27 day of August, 2001.

Sheri Ferguson
Sheri Ferguson
Notary Public in and for the State of Texas



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
July 5, 2001

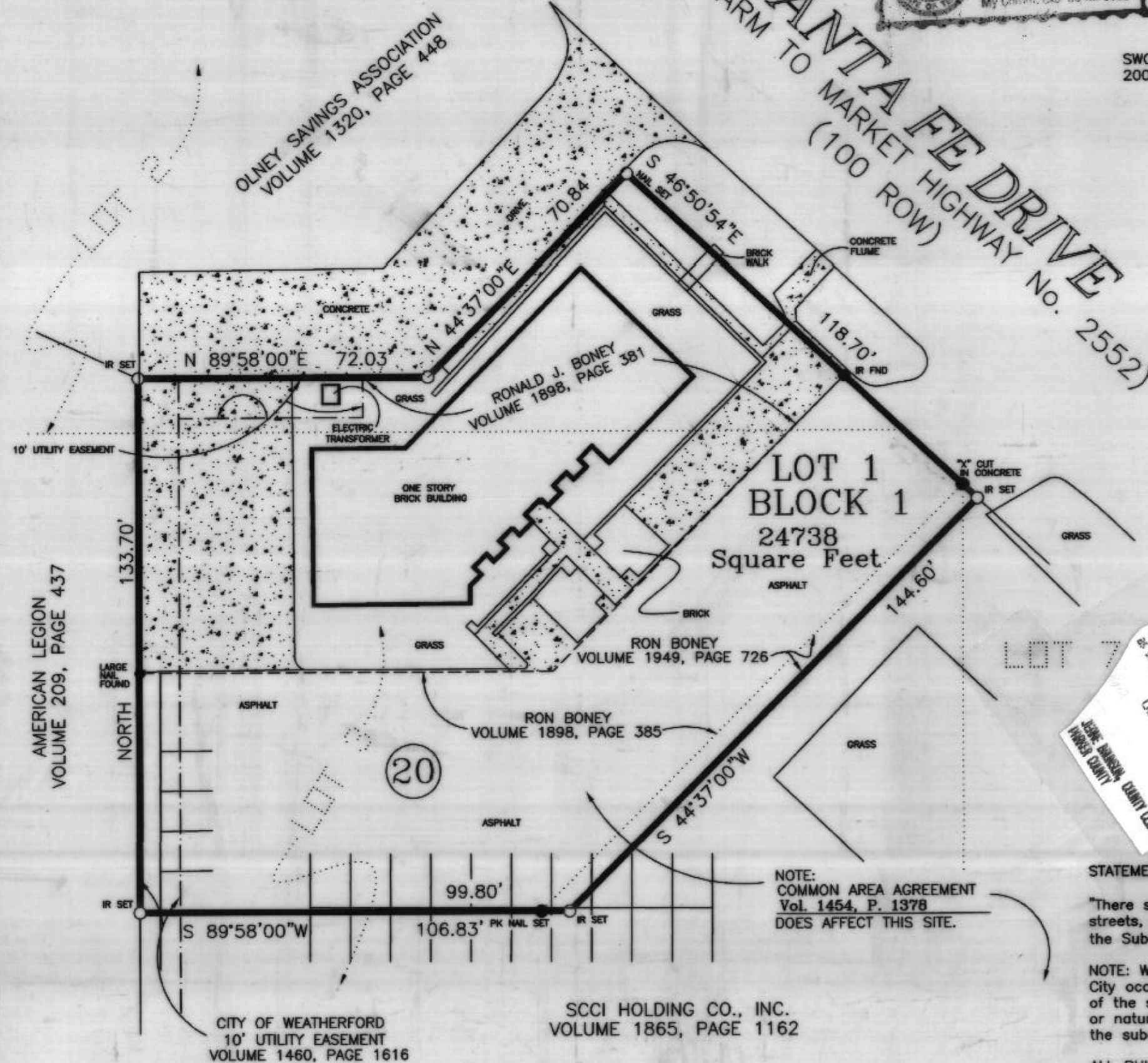


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared *Catherine Boney* 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 28 day of August, 2001.

Sheri Ferguson
Sheri Ferguson
Notary Public in and for the State of Texas



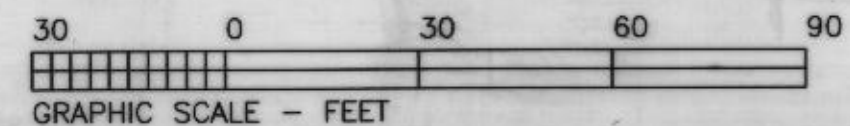
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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

SCALE: 1" = 30'



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