

C-115

Doc 00513124 Bk DR Vol 2204 Pg 968

FILED AND RECORDED OFFICIAL PUBLIC RECORDS Date Mar 25, 2004 at 10:40AM

Deed Book Number: 00513124

Sheet: 36 W

by Bonnie Harris

STATE OF TEXAS 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.

Mar 23, 2004

Jesse Brinson, County Clerk Parker County

STATE OF TEXAS) COUNTY OF PARKER)

WHEREAS, Frank Cedillo Jr. being the owner of a 0.398 Acre situated in and being a portion of the JEREMIAH SNOW SURVEY, Abstract No. 1221, Parker County, Texas and being the same Tract of land conveyed to Frank Cedillo by deed recorded in Volume 2092, Page 80, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron rod set in the East right of way line of Wendy Street, said iron being called by deed to be, North 615.15 feet and East 25.97 feet from the Northwest corner of the John Trimble Survey, Abstract No. 1293;

THENCE N 07°04'00" E. with the east right of way line of said Wendy Street, 52.56 feet to an iron rod set at the beginning of a curve to the left whose radius is 205.25 feet; THENCE continuing with the east right of way line of said Wendy Street and with said curve to the left whose radius is 205.25 feet and whose chord bears N 03°00'12" W, 71.80 feet and whose central angle is 20°08'48" being an arc length of 72.17 feet to an iron rod found at the intersection of the east right of way line of said Wendy Street and the south right of way line of West Seventh Street; THENCE S 85°20'25" E. with the south right of way line of said West Seventh Street, 153.50 feet to an iron rod set from which an iron rod bears S 85°20'25" E. 4.27 feet; THENCE S 00°29'53" E. 106.12 feet to an iron rod set; THENCE S 88°04'16" W. 156.70 feet to the POINT OF BEGINNING and containing 0.398 acre (17,322 sq. ft.) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Frank Cedillo Jr., does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLOCK 1, BRADLEY & MICHAEL CEDILLO 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 22 day of March, 2004. Frank Cedillo Jr.

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. Bob Shaw President

STATE OF TEXAS) COUNTY OF PARKER) BEFORE ME, the undersigned authority, on this day personally appeared Frank Cedillo, 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 22 day of March, 2004. Linda Shirley Notary Public in and for the State of Texas



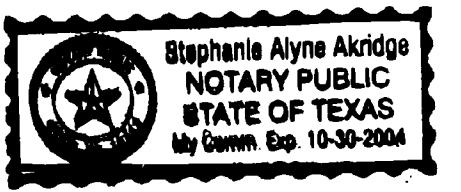
DEED RESTRICTION CERTIFICATION STATEMENT

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.

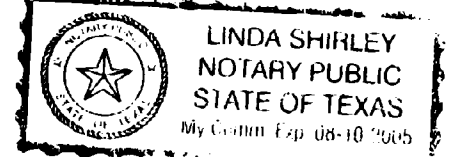
Frank Cedillo Jr.

STATE OF TEXAS) COUNTY OF PARKER) BEFORE ME, the undersigned authority, on this day personally appeared Bob Shaw, 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 22 day of March, 2004. Stephanie Alyne Akridge Notary Public in and for the State of Texas



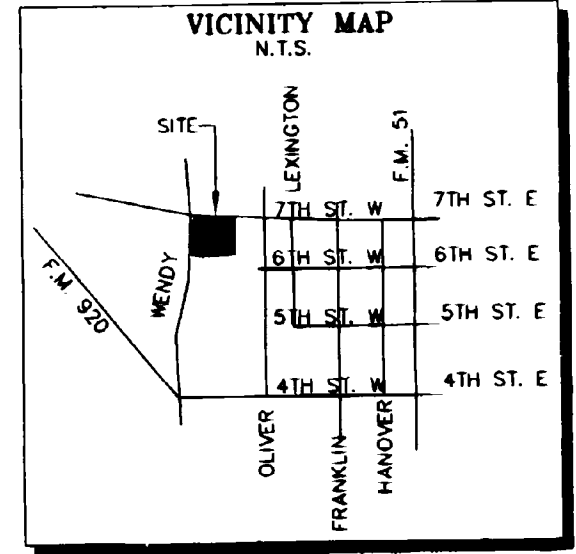
SWORN TO AND SUBSCRIBED before me this 22 day of March, 2004. Linda Shirley Notary Public in and for the State of Texas



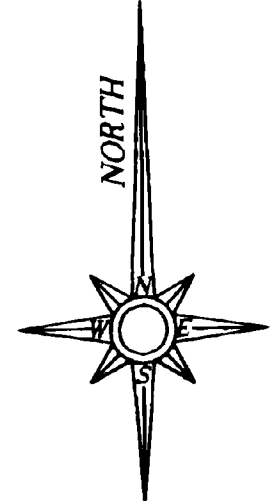
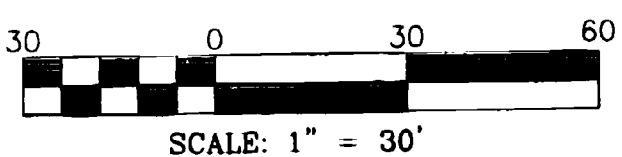
ACCT. NO.: 11080 SCH. DIST.: WE CITY: WE MAP NO.: H-14 ALL OF: 21221-100

FINAL PLAT LOTS 1 & 2, BLOCK 1

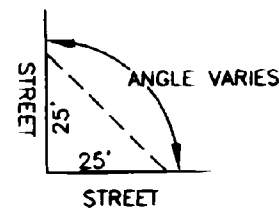
BRADLEY & MICHAEL CEDILLO ADDITION 0.398 ACRES SITUATED IN AND BEING A PORTION OF THE JEREMIAH SNOW SURVEY, ABSTRACT NO. 1221 PARKER COUNTY, TEXAS



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480522-0005-D, EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



TYPICAL VISIBILITY TRIANGLE PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)

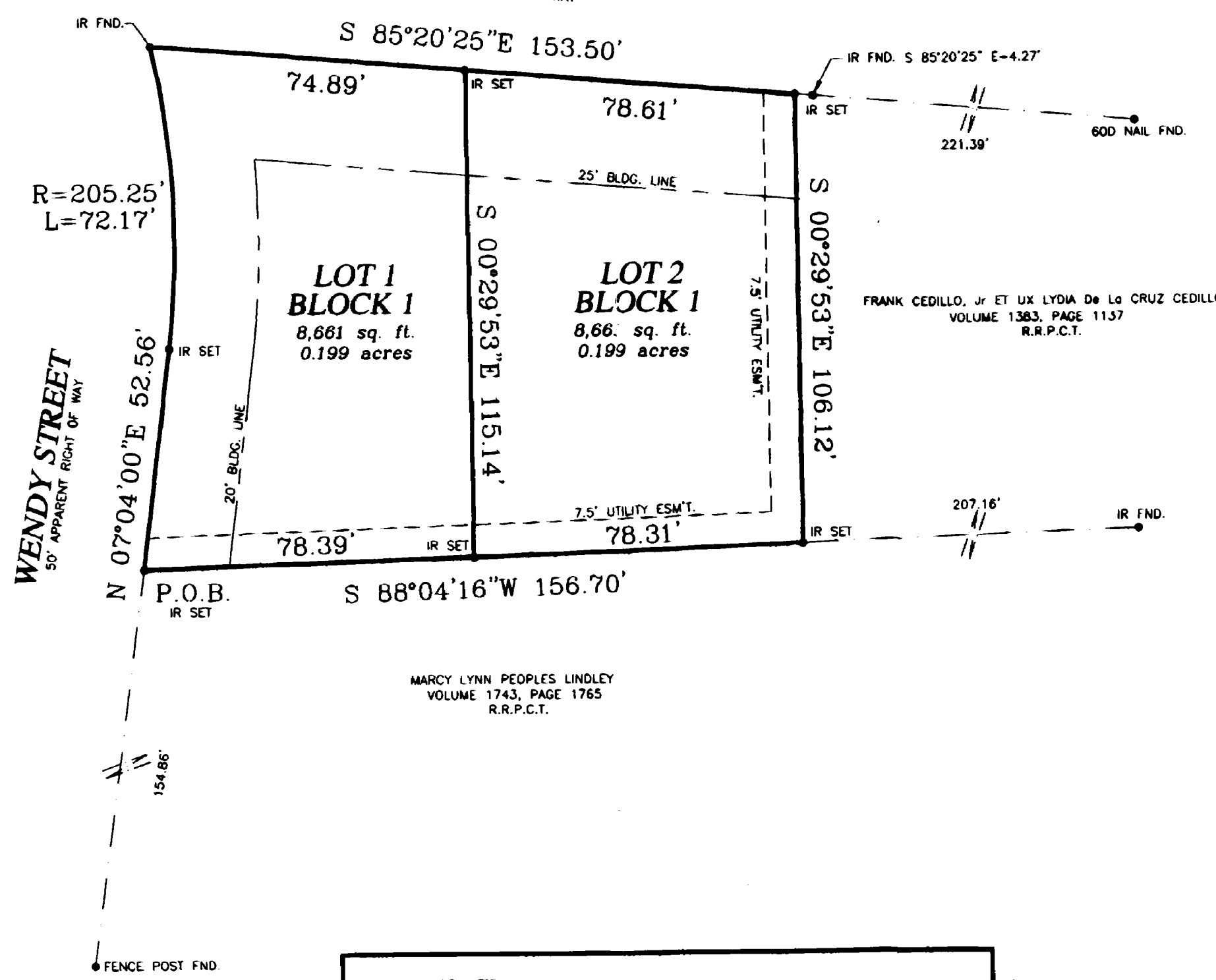


STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES "There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City and 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.

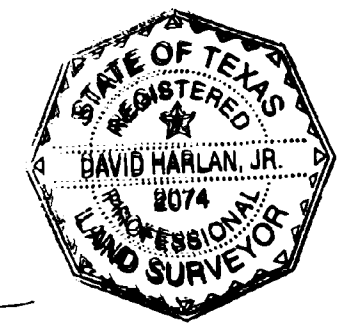
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

WEST SEVENTH STREET 40' APPARENT RIGHT OF WAY



MARCY LYNN PEOPLES LINDLEY VOLUME 1743, PAGE 1765 R.R.P.C.T.

CITY OF WEATHERFORD approval section. Approved by the Planning and Zoning Board, City of Weatherford, Parker County, Texas, this the 24th day of March, 2004. Approved by the City Council, City of Weatherford, Parker County, Texas, this the 24th day of March, 2004. Includes signatures of James R. Saunders, Jay M. Dean, and Waymon Hamilton.



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

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 MARCH, 2003