

C-583

FINAL PLAT
CARTER'S ADDITION
LOT A1, LOT A2 AND LOT A3, BLOCK 6
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, E. WINSTON JORDAN, being the sole owner of 0.586 Acres situated in and being a portion of Lots 1, 2, 3, 4 and 5 and Lots 23, 24, 25, 26, 27 and 28, Block 6, both adjacent to an alley in CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas and recorded by deed in Volume 2430, Page 17, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of North Elm Street, said iron being South, 50.02 feet from the south line of an alley and the northwest corner of said Lot 1;
THENCE North, with the east right of way line of said North Elm Street, at 50.02 feet passing an iron rod found at 66.02 feet passing an iron rod found and in all 172.89 feet to an iron rod found;
THENCE East, 157.34 feet to an iron rod found;
THENCE South, 106.94 feet to an iron rod found in the north line of said alley;
THENCE West, with the north line of said alley, 25.14 feet to a point;
THENCE South, at 16.0 feet passing the south line of said alley and in all 65.96 feet to an iron rod found;
THENCE West, 132.20 feet to the POINT OF BEGINNING and containing 0.586 acres (25545 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, E. WINSTON JORDAN, does hereby adopt this plat designating the herein above described property as CARTER'S ADDITION, LOT A1, LOT A2 AND LOT A3, BLOCK 6, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of a portion of Lots 1, 2, 3, 4 and 5 and Lots 23, 24, 25, 26, 27 and 28, Block 6, both adjacent to an alley in CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the ___ day of ___, 2007

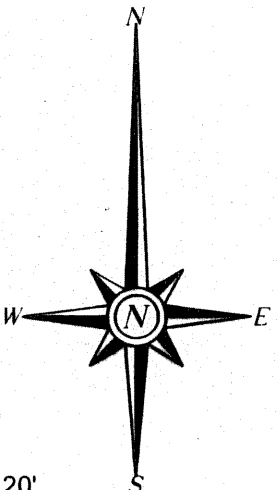
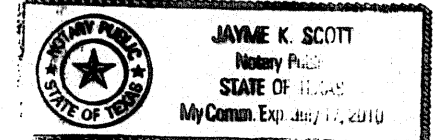
E. Winston Jordan
E. Winston Jordan

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared E. Winston Jordan, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of June, 2007.

Jayne K. Scott
Notary Public in and for the State of Texas



SCALE: 1" = 20'

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

ACCT. NO: 11020
SCH. DIST: WE
CITY: WE
MAP NO: H-14

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 2.4 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# 644977
Book 2551 Page 1236

Doc# 644977 Fees: \$66.00
06/28/2007 3:00PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TOME ADJUDICIA PRIBTY CLKPK

CITY APPROVAL OF CONSTRUCTION PLAT
Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas

Beth 6-26-07
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

Joe M. Jordan 6/26/07
Signature of Mayor Date of Approval

ATTEST: *Michelle Winkler* 6-26-07
City Secretary Date

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
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)

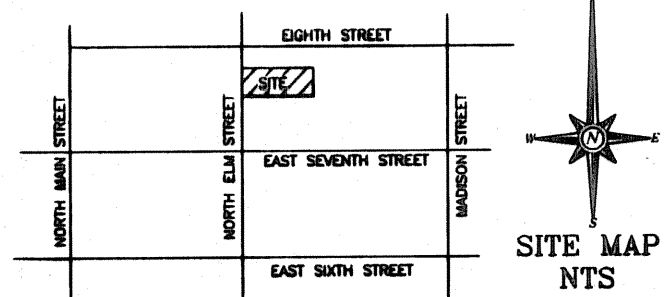
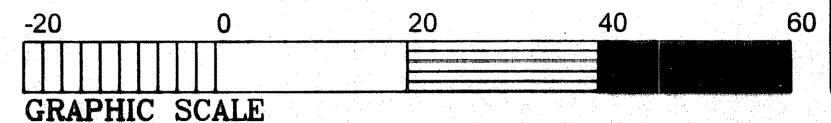
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 2007.

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 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.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
APRIL, 2007



DEED RESTRICTION CERTIFICATION STATEMENT

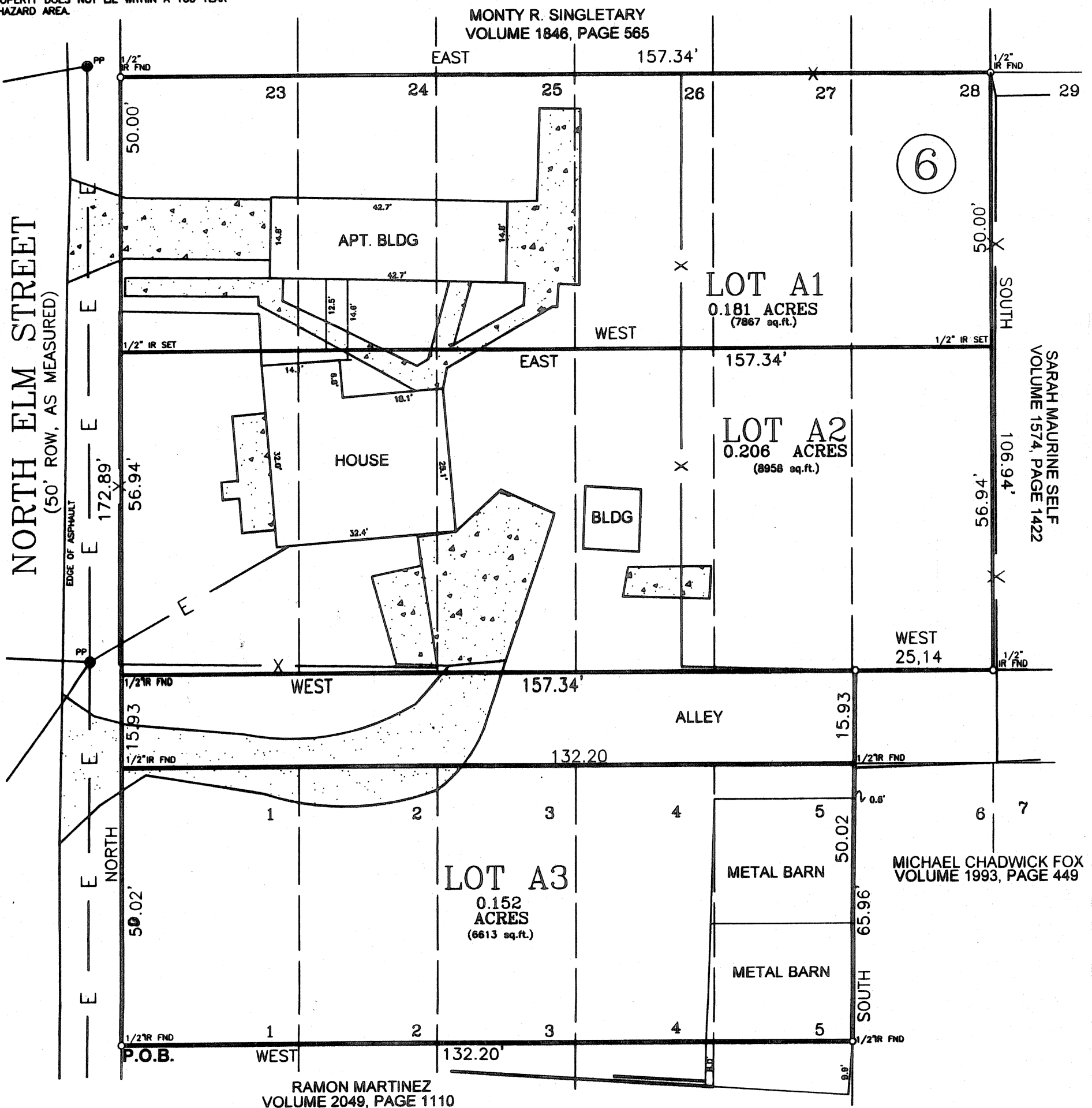
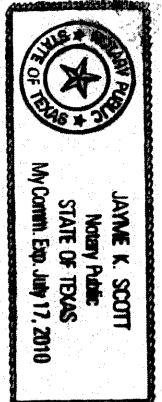
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: *E. Winston Jordan*

SWORN TO AND SUBSCRIBED before me this 15 day of June, 2007.

Jayne K. Scott
Notary Public in and for the State of Texas

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480572 0005 D EFFECTIVE DATE: JANUARY 1, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



RAMON MARTINEZ
VOLUME 2049, PAGE 1110

OWNER/ DEVELOPER:
E. Winston Jordan
3231 Tin Top Road
Weatherford, TX
76087
817-599-3975

MICHAEL CHADWICK FOX
VOLUME 1993, PAGE 449

SARAH MAURINE SELF
VOLUME 1574, PAGE 1422