

**FINAL PLAT**  
**LOTS 5R, 6R AND 7R, BLOCK 53**  
**CARTER'S ADDITION**  
**AN ADDITION TO THE CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**  
 Being a replat of a portion of Lot 5 and all of Lots 6 and 7  
 Block 53, CARTER'S ADDITION, an addition to the  
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

**PC C346**

Doc# 579473  
 Book 2394 Page 248

ACCT. NO.: 11062  
 SCH. DIST.: UNE  
 CITY: UNE  
 MAP NO.: H-14

**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.

DONALD E. ALLEN (Owner)

SWORN TO AND SUBSCRIBED before me this \_\_\_ day of \_\_\_ 2005

Notary Public in and for the State of Texas

**CITY APPROVAL OF CONSTRUCTION PLAT**

Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

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

*Caris Saunders* 11-21-05  
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
 City of Weatherford, Texas

*James Jones* 11-21-05  
 Signature of Mayor Date of Approval

ATTEST: City of Weatherford, Texas

*Angela White* 11-21-05  
 City Secretary Date

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, DONALD E. ALLEN being the sole owner of a portion of Lot 5 and all of Lots 6 AND 7, Block 53, CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 69, Page 639, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found in the north right of way line of East Eighth Street, as it exist and the east right of way line of Madison Street, as it exist, said pipe being the southwest corner of said Block 53;  
 THENCE N 00°06'31" W, with the east right of way line of said Madison Street, 130.0 feet to an iron rod set;  
 THENCE East, 200.06 feet to an iron rod set in the west line of an alley;  
 THENCE S 00°06'31" E, with the west line of said alley, 130.0 feet to an iron rod found in the north right of way line of said East Eighth Street;  
 THENCE West, with the north right of way line of said East Eighth Street, 200.06 feet to the POINT OF BEGINNING and containing 0.597 acres (26006 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DONALD E. ALLEN does hereby adopt this plat designating the hereinabove described real property as Lots 5R, 6R AND 7R, Block 53, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of a portion of Lot 5 and all of Lots 6 AND 7, Block 53, CARTER'S 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 15 day of November, 2005.

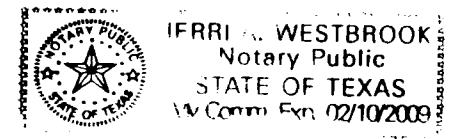
*Donald E. Allen*  
 Donald E. Allen

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared DONALD E. ALLEN, 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 15 day of November, 2005.

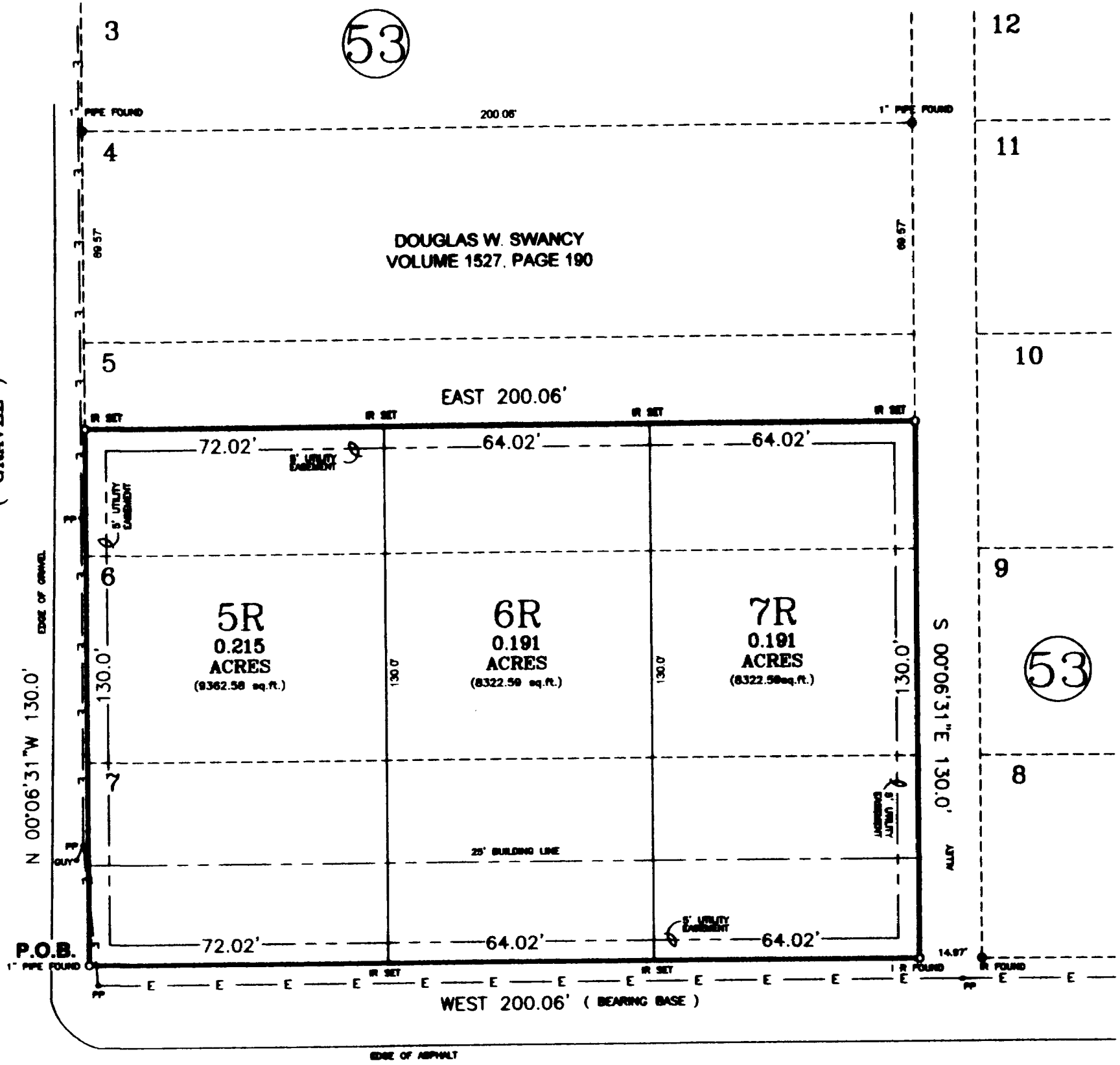
*Jenni A. Westbrook*  
 Notary Public in and for the State of Texas



Doc# 579473 Fees: \$66.00  
 12/13/2005 2:03PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 RECORDS ADMINISTRATION, COUNTY CLERK

OWNER/DEVELOPER  
 Donald E. Allen  
 3116 Cimmaron Road  
 Weatherford, TX 76087  
 817-613-9583

MADISON STREET ( 50' ROW )  
 ( GRAVEL )



**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.

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

*N/A*  
 TITLE

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared DONALD E. ALLEN, 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.

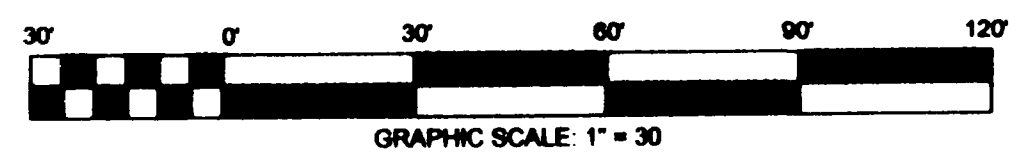
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_ 2005

Notary Public in and for the State of Texas

EAST EIGHTH STREET ( 50' ROW )  
 ( ASPHALT )

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, 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: 48000 5000 C. EFFECTIVE DATE: SEPTEMBER 12, 1999. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SCALE: 1" = 30'

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



KNOWN ALL MEN BY THESE PRESENTS  
 That, I, David Harlan, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

*David Harlan, Jr.*  
 David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 September, 2005

