H & S ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD BEING 6.0 ACRES SITUATED IN AND BEING A PORTION OF THE SARAH MONK SURVEY, ABSTRACT No. 906, PARKER COUNTY, TEXAS

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

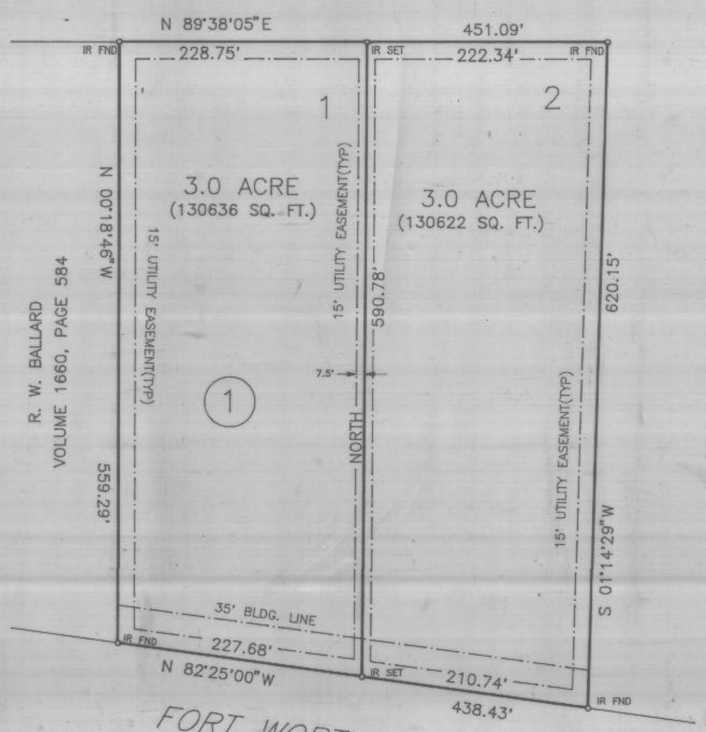
"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

NOTE: We do hereby waiver 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

DEVELOPER: Jack Holladay
309 Bent Oak Rd
Weatherford, TX 76086
(817) 594-8711

SELECT REAL ESTATE, LTD., No. 1
VOLUME 1632, PAGE 1019



FORT WORTH STREET
(US HIGHWAY No. 80)
162' R.O.W.

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, on this day personally appeared _____, 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 _____, 1997.

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.

Owner

SWORN TO AND SUBSCRIBED before me this 13th day of May, 1997.

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.

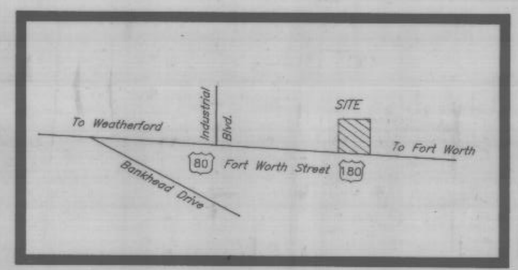
5-14-97
DATE

BETJYE FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, 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.
R.P.L.S. No. 2074
5-1-97

STATE OF DAVID HARLAN JR. 2074 REGISTERED PROFESSIONAL LAND SURVEYOR



SITE MAP

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JACK HOLLADAY AND BOBBY SEIDLER are the sole owners of 6.0 Acres situated in and being a portion of SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, Texas and being all that certain Lot, Tract or Parcel of land described in deed dated December 28, 1995 and recorded in Volume 1658, Page 190, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of Fort Worth Street, U. S. Highway No. 80, said iron being South, 1696.8 feet and West, 950.0 feet from the called original northeast corner of the Sarah Monk Survey, Abstract No. 906;
THENCE N 82°25'00" W, with the north right of way line of said Fort Worth Street, 438.43 feet to an iron rod set in the east line of a tract of land conveyed to R. W. Ballard by deed recorded in Volume 1660, Page 584, Real Records, Parker County, Texas for the corner;
THENCE N 00°18'46" W, with the west line of said R. W. Ballard Tract, 559.29 feet to an iron rod found;
THENCE N 89°38'05" E, 451.09 feet to an iron rod found;
THENCE S 01°14'29" W, 620.15 feet to the POINT OF BEGINNING and containing 6.0 acres (261258 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, JACK HOLLADAY AND BOBBY SEIDLER, does hereby adopt this plat designating the hereinabove described real property as H & 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 City Hall, Parker County, Texas this 13 day of May, 1997.

Jack Holladay

Bobby Seidler

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Jack Holladay, 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 13th day of May, 1997.

Cathy L. Owen
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Bobby Seidler, 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 13th day of May, 1997.

Cathy L. Owen
Notary Public in and for the State of Texas

PC B 213
313416

RECEIVED AND RECORDED FOR RECORD
10:00 O'Clock A M
MAY 19 1997
Joann Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By Pamela Love

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
RECORDED MAY 19 1997

NORTH

SCALE: 1" = 100'

100 0 100 200 300
GRAPHIC SCALE – FEET

HARLAN LAND SURVEYING
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO(817)596-9700–(817)599-0880