

## VICINITY MAP

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

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

LOT A AND LOT B, BLOCK 16, MILLIKEN HEIGHTS ADDITION, A REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 16, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

Approved by the City Council, City of Weatherford, Parker County, Texas,

Approval by the Planning And Zoning Board, City of Weatherford, Parker County, Texas, this the 1372 day of SEPTEMBER

Chairman

EAST FIRST STREET (50' ROW)

PP E-	E-N 89°56°29"E	—E——E——E——E—	0/H ELECTRIC 200.0 95.0'	PP IR SE	GÜY 20.0'	E E E	EE	IR FND	1" PIPE
78,5				:	SOUTH	17			
H = 85	A 8991 SF	SOUTH	B 9858 SF	2		_x_x_x_;	x—x—x		THIS is to certify that I, David Harlan Jr., a Registere Public Land Surveyor of the State of Texas, have plat the above subdivision from an actual survey on the gand all lot corners, angle points and points of curve properly marked on the ground, and that this plat correpresents that survey make by me or under my sup
NORT NORT		85 5,44 9 IR SET 25.0	V - V - V - V - V - V - V - V - V - V -	3	"11 <u>0.22</u> "	* *:9	17R	OF.	David Harlan, Jr. Registered Professional Land Surveyor, No. 2074
ELECTRIC E E N	S 89°46'47"W  BRUCE WIGGS	130.0' × NORTH NORTH NO.355.0' × NO.355.0'	SET A A A A A SET	.: . 5.0'		* =====	St. St.		DAVID HAR
x - x - x - x - x - x - x - x - x - x -	OLUME 1237, PAGE 191	(16)	S 89*46'47"W	70.0'	YIR SET	* === 5	18. 18. 18. 18. 18. 18. 18. 18. 18. 18.		FATO SUR
					20.0*	1	x—x—x—x-		DEED RESTRICTION CERTIFICATION STATEMENT
J IR FND	<del>xxxx</del>			5	IR FND		20R-	(	I hereby certify that the area of this plat does not inc any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential un per lot.
324.30		DEVELOPER: J. Hershel	DEVELOPER: J. Hershel Dalton 207 West Simmons Street Weatherford, TX 76086 (817) 594—6938	PCB-530					Owner
		207 West S Weatherford		PCB-530 400104 10/12/00					SWORN TO AND SUBSCRIBED before me this day 2000.
PP CONCRETE MONUMENT CONTROL				10	10/				Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF PARKER ) WHEREAS, J. HERSHEL DALTON being the sole owner of 0.433 Acres situated in and being Lots 1, 2 and 3 and a portion of Lot 4, Block 16, MILLIKEN HEIGHTS ADDITION, Parker County, Texas, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 7, Page 207, Deed Records, Parker County, Texas by deeds recorded in Volume 1877, Page 439 and Volume 1883, Page 990, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows: BEGINNING at an iron rod set in the south right of way line of East First Street, as it exist at the northwest corner of said Block 16 and the intersection of the south right of way line of said East First Street and the east right of way line of Van Winkle Street, as it exist; THENCE N 89°56'29" E, with the south right of way line of said East First Street, 200.0 feet to an iron rod set in the west line of an alley; THENCE South, with the west line of said alley, 110.20 feet to an iron rod set; THENCE S 89'46'47" W, 70.0 feet to an iron rod set; THENCE North, 25.0 feet to an iron rod set; THENCE S 89°46'47" W, 130.0 feet to an iron rod set in the east right of way line of said THENCE North, with the east right of way line of said Van Winkle Street, 85.78 feet to the POINT OF BEGINNING and containing 0.433 acres (18849 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, J. HERSHEL DALTON does hereby adopt this plat designating the hereinabove described real property as LOT A AND LOT B, BLOCK 16, MILLIKEN HEIGHTS ADDITION, A REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 16, MILLIKEN HEIGHTS 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 \_\_\_\_\_ Texas this \_\_\_\_\_ day of \_\_\_\_

J. Hershel Dalton

STATE OF TEXAS COUNTY OF PARKER ) BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_

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 \_\_\_\_\_

Notary Public in and for the State of 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.

TITLE

y supervision.

STATE OF TEXAS COUNTY OF PARKER ) BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_

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

Notary Public in and for the State of Texas

NORTH SCALE: 1" = 30' 60 30 90 GRAPHIC SCALE - FEET

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