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STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

F153

"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.

72.0

ALLEY

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

SHORN TO AND SUBSCRIBED before me this do day of JUNC

Notary Public in and for the State

HARLAN LAND SURVEYING 215 E. EUREKA WEATHERFORD, TEXAS (817)599-0880, METRO(817)596-9700

COURTY OF PARKER

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the falls and time attempted notable by his and

yes duly rebbrided in the volume and page of

the named records of Parker County as

Last per harrent by mil.

R.P.L.S. No. 2074

225.00

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

THIS is to certify that I, David Harlan Jr.,

or under my supervision.

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

DEPUTY CITY SECRETARY CITY OF WEATHERFORD, TEXAS

SCALE: 1":30

STATE OF TEXAS)

The undersigned, as lien holder on the acreage

consents to such subdivision and joins in the dedication of the streets and easements.

TITLE

subdivided according to this plat, hereby

COUNTY OF PARKER)

FINAL PLAT OF LOTS A, B, AND C BLOCK 17

MINERAL HEIGHTS ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER)

WHEREAS, DONALD E. ALLEN is the sole owner of a tract of land being 0.707 Acres situated in and being all of Lot 7, LOT 8, LOT 9, LOT 10, Block 17, Mineral Heights Addition and a portion of an abandoned street, according to the plat of record in Volume 64, Page 641, Deed Records, Parker County, Texas in the City of Neatherford, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to Donald E. Allen by deed dated May 4, 1995, recorded in Volume 1632, Page 1741 and QUITCLAIM Deed dated May 25, 1995 and recorded in Volume 1634, Page 673, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINHING at an iron rod found in the south right of way line of Winona Street at the northwest corner of Lot 7 said Block 17 and the northeast corner of Lot 5-R, of the Final Plat, Lots 3-R and 5-R, Block 17, Mineral Heights Addition, as recorded in Plat Cabinet A, Slide 787, Plat Records, Parker County, Texas, said iron being East, 300.0 feet from the northwest corner of said Block 17;

THENCE S 89"55' E, with the south right of way line of said Winona Street, 144.92 feet to an iron rod set at the beginning of a curve to the right with a radius of 135.5 feet and whose cord bears S 71°53'18" E, 84.24 feet;

THENCE with the south right of way line of said Winona Street and said curve to the right through a central angle of 36°13'22" and a distance of 85.66 feet to an iron rod set in the center of Love Street, an abandoned street and end of said curve;

THENCE South, with the center of said abandoned street, 113.60 feet to an iron rod set in the projected south line of said Block 17; THENCE West, with the south of said Block 17, 225.0 feet to an iron rod found at the southeast corner of said Lot 5-R and the southwest corner

THENCE North, with the common line of said Lot 5-R and said Lot 7, 140.0 feet to the POINT OF BEGINNING and containing 0.707 acres (30826 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Donald E Allen, do hereby adopt this plat designating the hereinabove described real property as Final Plat, Lots A, B and C, Block 17, Mineral 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 We ATHERFORD, Parker County, Texas this 20 day of _______, 1995.

STATE OF TEXAS) COUNTY OF PARKER) BEFORE ME, the undersigned authority, on this day personally appeared Donald S. Alle - , 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

this the do day of Dune, 1995.

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 _____, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on , 1995. this the __ day of ____

Notary Public in and for the State of Texas