

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CHARLES E. WETHERELL, does hereby adopt this plat designating the hereinabove described real property as Lots 1 and 2, Block 1, Wetherell Addition to the City of Weatherford, Texas, and does hereby dedicate to the public's use the streets and

WITNESS MY HAND this 7th

SHERRY CLINTON NOTARY PUBLIC STATE OF TEXAS My Commission Expires 10-11-2001

By. Chale E. Withrell

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Charles E. Wetherell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of the said Charles E. Wetherell.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_/#

There shall be provided at the intersections of all public streets, visibility triangles, each side of street thereof having a length of not less than twenty-five (25') measured at the right-of-way boundary.

Drainage easements shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved

This tract is not located in a 100—year flood plain according to FIRM Flood Insurance Rate Map No. 480522 0005 B, dated August 5, 1986.

Any and all portions of the plat of the Mineral Heights Addition, Book 54, Page 541, D.R.P.C.T., including but not limited to lots, blocks, alleys and street rights-of-way, are hereby abandoned by this plat revision of Lots 1 and 2, Block 1, Wetherell Addition.

APPROVED BY THE CITY OF WEATHERFORD, PARKER COUNTY, TEXIS, AS A DEVELOPMENT IN 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 THE ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS, OR MINOR PLATS AS DESCRIBED THEREIN

City Secretary, City of Weatherford, Texas

RECEIVED AND FILED FOR RECORD O'Clock A M

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PCB-380

STATE OF TEXAS

COUNTY OF TARRANT

being the northeast corner of said Weatherell tract;

and a chord length of 150.41 feet:

Jeane Brunson, Co., Clerk PARKER COUNTY, TEXAS of Jean Casen

COUNTY OF PARKER STATE OF TEXAS I hereby cortify that this instrument was filed 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

SEAL

This is to certify that I, Albert W. Veselka, a Registered Professional 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 shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and

Registered Professional Land Surveyor No. 2479

WHEREAS, Charles E. Wetherell is the sole owner of Lots 1-16, Block 4; Lots 1-16, Block 5, and Lots 1-12, Block 10, Mineral Heights Addition to the City of Weatherford, according to the plat recorded in Book 64, Page 641, D.R.P.C.T., said ownership according to the deed recorded in Book 1089, Page 156, D.R.P.C.T., and being more fully described as follows:

BEGINNING at an iron rod set in the west right-of-way of South Bowle Drive (82' R.O.W.), said point also being the southeast corner of Lot 14, Block 10, said Mineral Heights Addition, and said point also

THENCE S00°33′34″E with the west right—of—way of South Bowie Drive and the East line of said Wetherell tract a distance of 910.83 feet to an iron rod set for corner at the intersection of the north right-of-way line of Newport Road (a 50' R.O.W.) with the west right-of-way line of South Bowie Drive

THENCE S88\*44'44"W along the north line of said Harbold tract and the south line of said Wetherell tract a distance of 400.03 feet to an iron rod set for corner;

THENCE N00'33'34"W, at 70.68 feet passing the northeast corner of the intersection of proposed Newport Street and proposed Tulare Street and continuing along the east right—of—way of Tulare Street in all a distance of 759.67 feet to an iron rod set for corner at the intersection of the east

THENCE with said curve to the left and continuing with the east right-of-way of proposed Windsor Road on arc distance of 153.36 feet;

THENCE N00°33'34"W continuing along the east right-of-way of proposed Windsor Road a distance of 154.16 feet to an iron rod set for corner at the intersection of the east right-of-way of proposed

THENCE N89°26'26"E along the south right-of-way of Navaho Street a distance of 250.00 feet to an iron rod set for corner at the northwest corner of Lot 13, Block 10, said Mineral Heights Addition;

THENCE S00"33"34"E along the west line of said Lot 13, Block 10 a distance of 140 feet to an iron rod

THENCE N89°26'26"E along the south line of Lot 13 and Lot 14, Block 10 a distance of 100.00 feet to the Place of Beginning, and containing 9.062 acres (394,740 square feet) of land, more or less.

Windsor Road with the South right-of-way of Navaho Street (50' R.O.W.):

set for corner at the southwest corner of said Lot 13, Block 10;

ACCT. NO:

SCH. DIST .:

right-of-way of proposed Windsor Road with the east right-of-way of proposed Tulare Street to the beginning of a curve to the left, said curve having a central angle of 39"03"11"; a radius of 225 feet,

(82' R.O.W.), said point also being the most easterly northeast corner of a tract of land owned by Kimberly L. Harbold and recorded in Book 1625, Page 1768, D.R.P.C.T.;

ALBERT W. VESELKA \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

PLAT REVISION

LOTS 1 AND 2, BLOCK 1, WETHERELL ADDITION

WE

Being all of Lots 1-16, Block 4, Lots 1-16, Block 5, and Lots 1-12, Block 10 Mineral Heights Addition to the City of Weatherford, Texas As Recorded in Book 64, Page 641, D.R.P.C.T.

> VESELKA ENGINEERING CONSULTANTS, INC.

CIVIL \* MUNICIPAL PLANNING \* LAND SURVEYING 202 E. BORDER ST., SUITE 300 ARLINGTON, TEXAS 76010

> FAX: (817) 274-8757 FEBRUARY 23, 1999 METRO (817) 469-1671

VICINITY MAP

(NOT TO SCALE)

GRAPHIC SCALE

1 inch = 100 ft.

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