

NO SCALE PC-B-68

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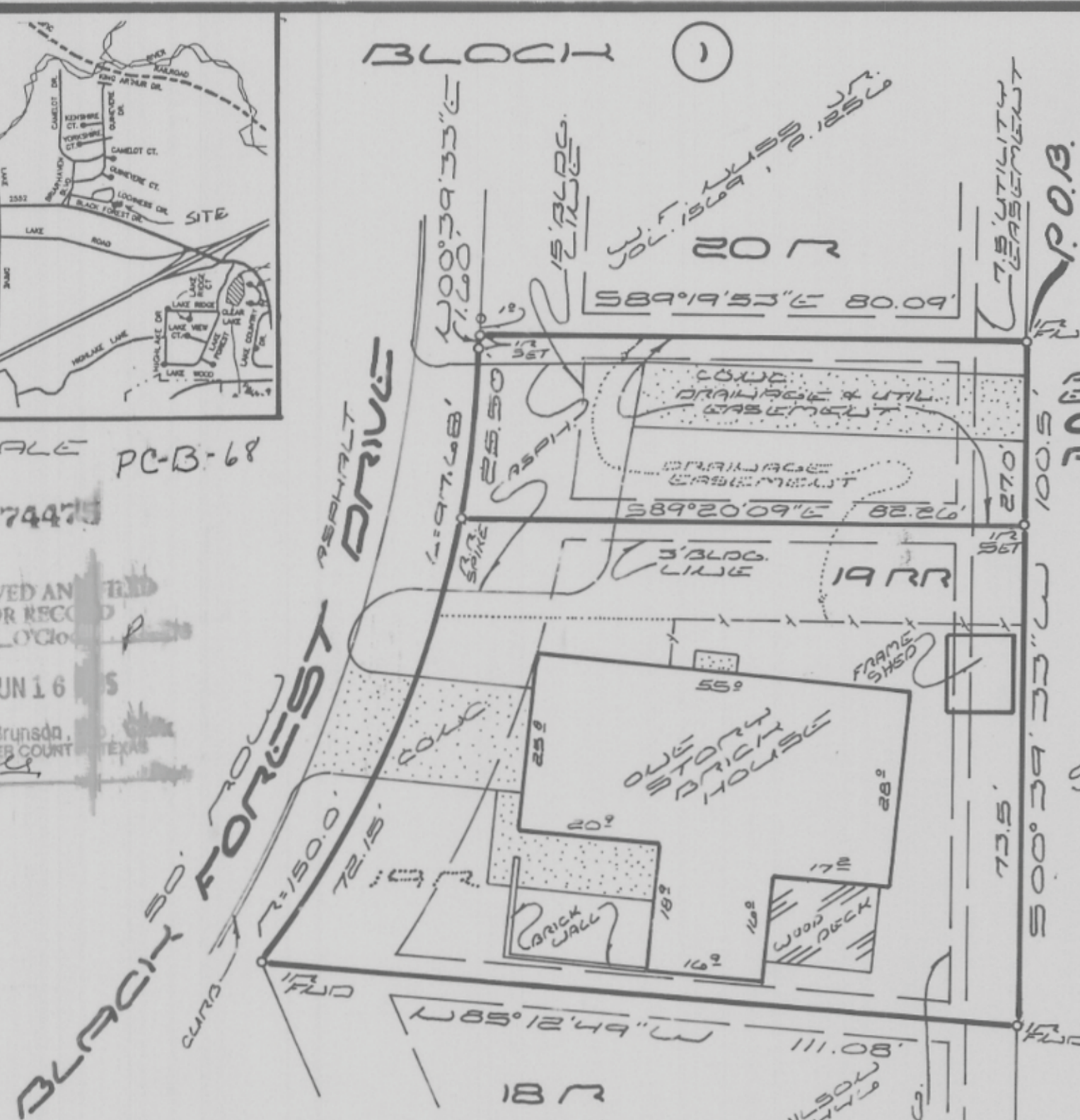
RECEIVED AND FOR RECORD

1:25 (C) 1995

JUN 16 1995

Jeane Brunson, PARKER COUNTY CLERK

By [Signature]



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.  
 DATE 6-15-95  
 Betty Fariss  
 BETTY FARISS  
 DEPUTY CITY SECRETARY  
 CITY OF WEATHERFORD, TEXAS

REPLAT OF LOT 19R, BLOCK 1  
 BRIARWOOD SUBDIVISION  
 PATIO HOMES SECTION  
 A REVISION OF LOT 19R, BLOCK 1  
 AND A PORTION OF A DRAINAGE AND UTILITY EASEMENT IN BRIARWOOD SUBDIVISION, PATIO HOMES SECTION AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, DENNIS G. MEES AND WIFE, DOLORES V. MEES are the sole owners of a tract of land being 0.201 Acres situated in and being all of Lot 19R, Block 1, Briarwood Subdivision, Patio Homes Section and a Drainage and Utility Easement, according to the plat of record in Volume 361A, Page 61, Plat Records, Parker County, Texas in the City of Weatherford, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to Dennis G. Mees and wife Dolores V. Mees by deed dated January 11, 1995, recorded in Volume 1622, Page 227, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east line of said Briarwood Subdivision, Patio Homes Section at the northeast corner of said Drainage and Utility Easement, said iron being S 00°39'33" W, 172.43 feet from the northeast corner of said Briarwood Subdivision, Patio Homes Section;  
 THENCE S 00°39'33" W, with the east line of said Briarwood Subdivision, Patio Homes Section, 100.50 feet to an iron rod found at the southeast corner of said Lot 19R;  
 THENCE N 85°12'49" W, with the south line of said Lot 19R, 111.08 feet to an iron rod found at the southwest corner of said Lot 19R in the east right of way line of Black Forest Drive at the beginning of a non-tangent curve to the left with a radius of 150.0 feet and whose cord bears N 37°58'34" E, 95.96 feet;  
 THENCE with the east right of way line of said Black Forest Drive and said curve to the left through a central angle of 37°18'40" and a distance of 97.68 feet to an iron rod set and end of said curve;  
 THENCE N 00°39'33" E, continuing with the east right of way line of said Black Forest Drive, 1.60 feet to an iron rod set at the northwest corner of said Drainage and Utility Easement;  
 THENCE S 89°19'53" E, with the north line of said Drainage and Utility Easement, 80.09 feet to the POINT OF BEGINNING and containing 0.201 acres (8741 square feet) of land.

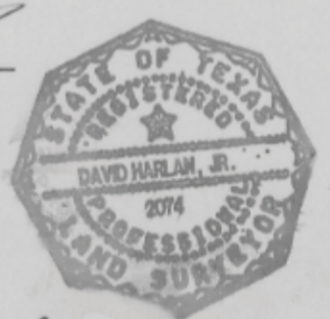
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Dennis G. Mees and wife, Dolores V. Mees, do hereby adopt this plat designating the hereinabove described real property as Replat of Lot 19R, Block 1, Briarwood Subdivision, Patio Homes Section, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at [Signature], Parker County, Texas this 15 day of June, 1995.

[Signature] Dennis G. Mees  
 [Signature] Dolores V. Mees

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted 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.

[Signature] David Harlan, Jr.  
 David Harlan, Jr.  
 R.P.L.S. No. 2074



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.

[Signature] Leta Holman Har

TITLE

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."

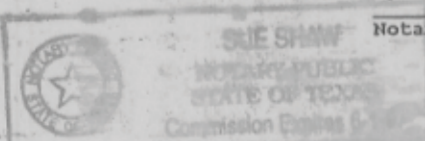
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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 per lot. Excepting restrictions filed in Volume 1099, Page 408, Real Records, Parker County, Texas and amended in Volume 1145, Page 1284, Real Records, Parker County, Texas.

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared [Signature] 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 June, 1995.



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

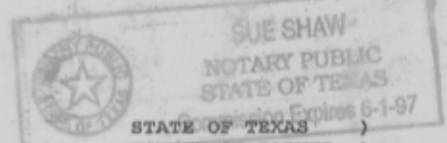
SWORN TO AND SUBSCRIBED before me this 15 day of June, 1995.

[Signature] 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 [Signature] 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.

this the 15 day of June, 1995.

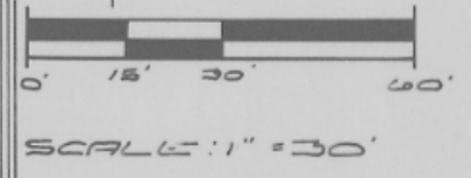
[Signature] Notary Public in and for the State of Texas



STATE OF TEXAS )  
 COUNTY OF PARKER )  
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this the 15 day of June, 1995.

[Signature] Notary Public in and for the State of Texas



SCALE: 1" = 30'

G-30