

LOT A & B, BLOCK 57, REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 57, MUTUAL REALTY COMPANY LTD, SUBDIVISION OF CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

329347
PCB 274
2-13-98

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 _____ BETTYE FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, 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 _____ day of _____, 1998.

Notary Public in and for the State of Texas

DEVELOPER:
Norbert Stanislaw
9509 Cranbury Highway
Weatherford, TX 76087
(817) 599-4799

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

2-5-98

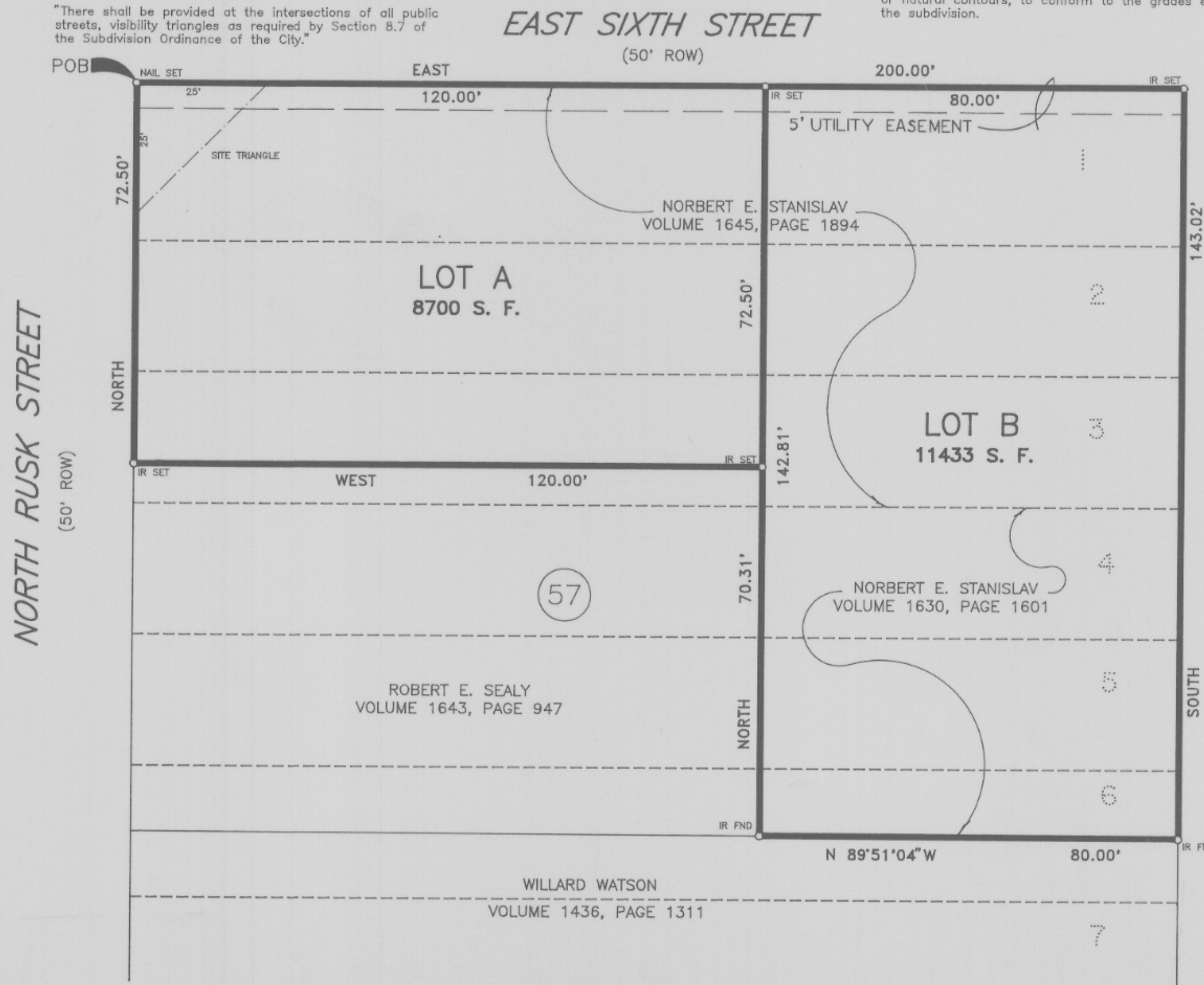


ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.

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."



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS, NORBERT STANISLAV, is the sole owner of a 0.462 Acre Tract of land situated in and being all of Lots 1 & 2 and a portion of Lot 3, 4, 5 and 6, Block 57, MUTUAL REALTY COMPANY, LTD., SUBDIVISION OF A PORTION OF CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, as recorded in Volume 69, Page 639, Deed Records, Parker County, Texas, and being a portion of all those certain Lots, Tracts or Parcels of land conveyed to Norbert Stanislaw by deed recorded in Volume 1630, Page 1601, Real Records, Parker County, Texas, dated April 4, 1995 and Volume 1645, Page 1894, Real Records, Parker County, Texas, dated August 4, 1995 and being more particularly described by metes and bounds as follows:

BEGINNING at a nail set at the northwest corner of Lot 1, said Block 57, at the intersection of the east right of way line of North Rusk Street and the south right of way line of East Sixth Street; THENCE East, with the south right of way line of said East Sixth Street, 200.0 feet to an iron rod set at the northeast corner of said Lot 1 in the west line of an alley; THENCE South, with the west line of said alley, 143.02 feet to an iron rod found at the northeast corner of a tract of land conveyed to Willard Watson by deed recorded in Volume 1436, Page 1311, Real Records, Parker County, Texas; THENCE N 89°51'04" W, with the north line of said Willard Watson Tract, 80.0 feet to an iron rod found at the southeast corner of a tract of land conveyed to R. E. Sealy by deed recorded in Volume 1643, Page 947, Real Records, Parker County, Texas; THENCE with the east and north line of said R. E. Sealy Tract the following courses and distances; North, 70.31 feet to an iron rod set; West, 120.0 feet to an iron rod set in the east right of way line of said North Rusk Street; THENCE North, with the east right of way line of said North Rusk Street, 72.5 feet to the POINT OF BEGINNING and containing 0.462 acres (20133 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, NORBERT STANISLAV by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT A & B, BLOCK 57, REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 57, MUTUAL REALTY COMPANY LTD, SUBDIVISION OF CARTER'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 _____, Parker County, Texas this _____ day of _____, 1998.

Norbert Stanislaw

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 _____, 1998.

Notary Public in and for the State of Texas

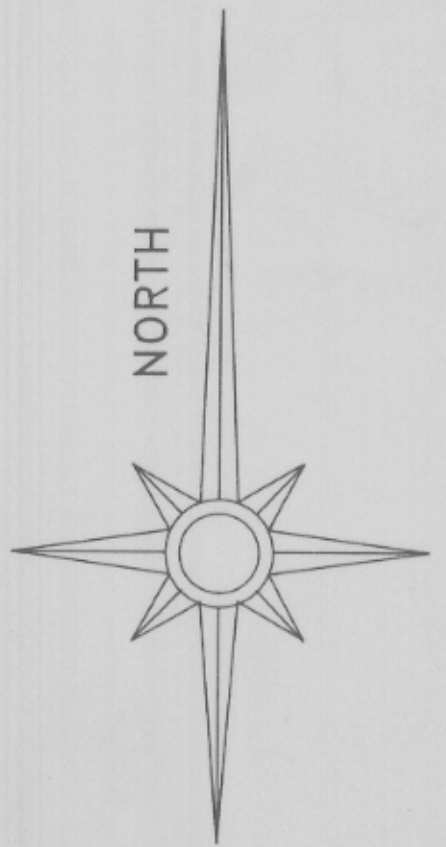
STATE OF TEXAS }
COUNTY OF PARKER }
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE _____

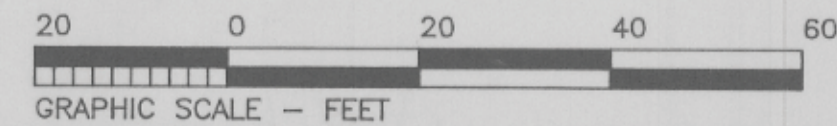
STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this _____ day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 1998.

Notary Public in and for the State of Texas



SCALE: 1" = 20'



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

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