

Curve	Radius	Length	Delta	Degree	Chord	Chord Bear.
C-1	623.00'	112.03'	10°18'12"	9°11'48"	111.88'	S 79°39'00" E

C-545

Doc# 633419  
Book 2523 Page 1114

STATEMENT ACKNOWLEDGING EASEMENTS:  
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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

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.

SPECIAL NOTICE:  
Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, PHILLIP D. LAPP AND WIFE, ANDREA LAPP, BEING THE SOLE OWNERS OF A 1.613 ACRES TRACT OF LAND OUT OF THE WEST 1/2 OF LOTS 1 THRU 8, BLOCK 47, THE EAST PART OF THE CALLED LOTS 13, 14, 15, 16, BLOCK 50, AND A PORTION OF OLIVET STREET, ALL OUT OF CARTERS ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING ALL OF A CERTAIN TRACT CALLED 1.613 ACRES IN VOLUME 2406, P. 1809 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN A CURVE ON THE SOUTH RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 920, AT A CORNER OF SAID TRACT, AND CALLED TO BE AT THE NORTHWEST CORNER OF SAID BLOCK 47, FOR THE BEGINNING CORNER OF THIS TRACT. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 623.00 FEET, A CENTRAL ANGLE OF 10 DEG. 18 MIN. 12 SEC., A CHORD OF S. 79 DEG. 39 MIN. 00 SEC. E. 111.88 FEET, AND AN ARC DISTANCE OF 112.03 FEET ALONG THE SOUTH RIGHT OF WAY OF SAID F.M. HIGHWAY NO. 920 TO A FOUND SPIKE AT AN OLD FENCE CORNER POST, FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE SOUTH 358.00 FEET TO A FOUND 2" STEEL FENCE CORNER POST, FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE S. 86 DEG. 35 MIN. 33 SEC. W. 84.96 FEET TO A FOUND X-TIE FENCE CORNER IN THE EAST RIGHT OF WAY LINE OF THE JACKSBORO GRAHAM ROAD (A PAVED ROAD), FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE N. 31 DEG. 00 MIN. 51 SEC. W. 105.56 FEET ALONG THE EAST RIGHT OF WAY OF SAID JACKSBORO GRAHAM ROAD TO A FOUND TREE, FOR A CORNER OF THIS TRACT.  
THENCE N. 30 DEG. 11 MIN. 58 SEC. W. 101.72 FEET ALONG THE EAST RIGHT OF WAY OF SAID JACKSBORO GRAHAM ROAD TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
THENCE N. 25 DEG. 03 MIN. 17 SEC. W. 104.68 FEET ALONG THE EAST RIGHT OF WAY OF SAID JACKSBORO GRAHAM ROAD TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
THENCE N. 16 DEG. 20 MIN. 21 SEC. W. 106.96 FEET ALONG THE EAST RIGHT OF WAY OF SAID JACKSBORO GRAHAM ROAD TO A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY OF AN UNNAMED ROAD (A PAVED ROAD), FOR THE NORTHWEST CORNER OF THIS TRACT.  
THENCE N. 87 DEG. 17 MIN. 56 SEC. E. 154.90 FEET ALONG THE SOUTH RIGHT OF WAY OF SAID UNNAMED ROAD, TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

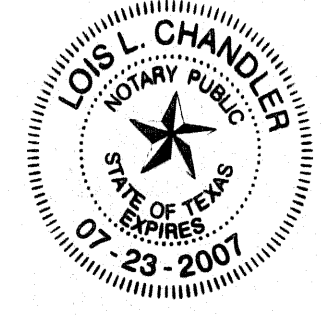
THAT, PHILLIP D. LAPP AND WIFE, ANDREA LAPP (OWNERS) do hereby adopt this plat designating the herein above described real property as LOT 1R, BLOCK 47 AND 50, AND LOT 5R, BLOCK 47 OF CARTERS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 19th day of March, 2006: 2007  
*Phillip D. Lapp*  
Phillip D. Lapp

STATE OF TEXAS  
COUNTY OF PARKER

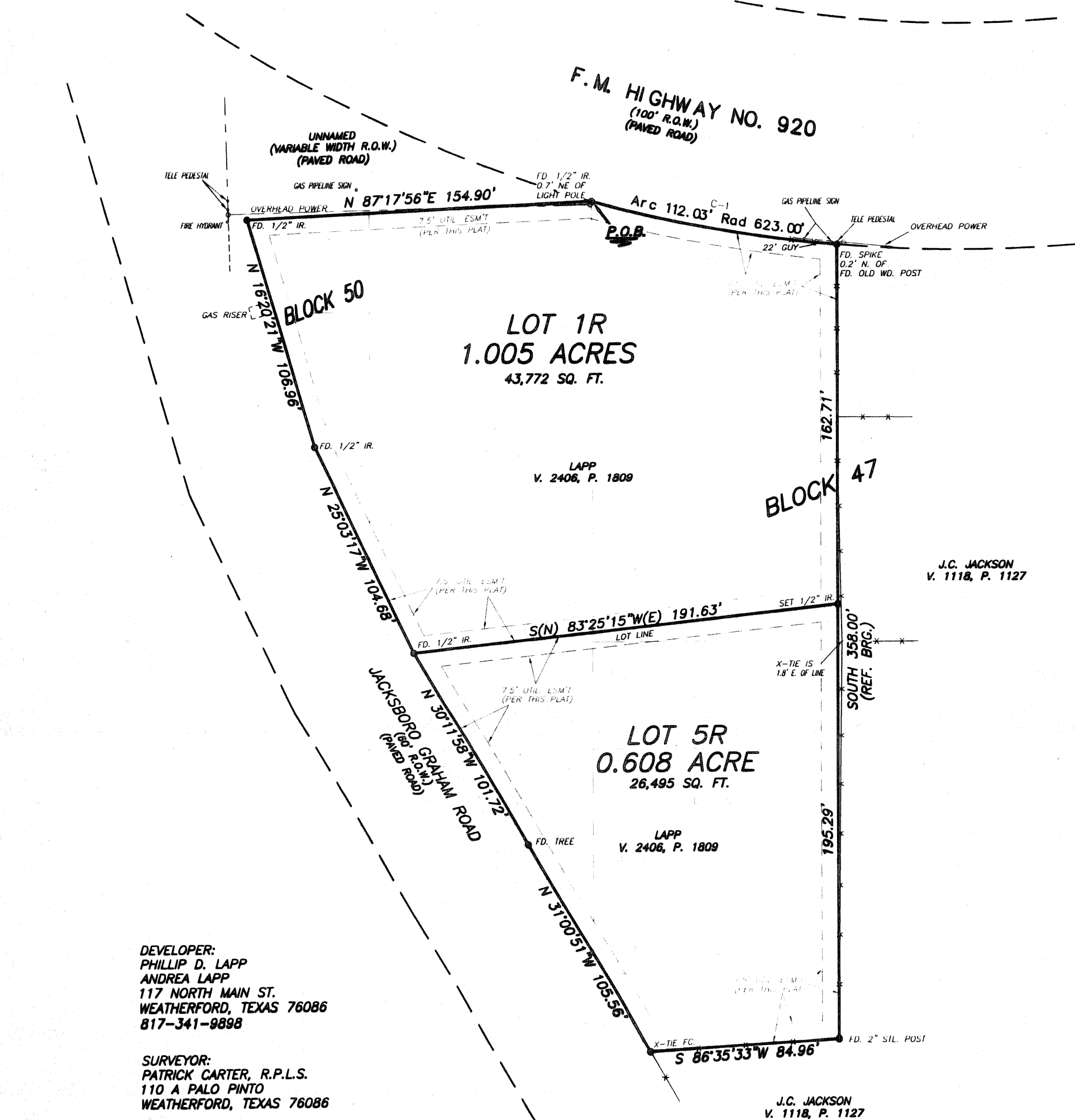
BEFORE ME, the undersigned authority, on this day personally appeared *Phillip Lapp* known to me by the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of March, 2006: 2007  
*Lois L. Chandler*  
Notary Public in and for the State of Texas



ACCT. NO.: 11020  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-14

Doc# 633419 Fees: \$66.00  
03/28/2007 9:16AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS



DEVELOPER:  
PHILLIP D. LAPP  
ANDREA LAPP  
117 NORTH MAIN ST.  
WEATHERFORD, TEXAS 76086  
817-341-8898

SURVEYOR:  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76086

LOT SIZES:  
LOT 1R - 1.005 ACRES - 43,772 SQ. FT.  
LOT 5R - 0.608 ACRE - 26,495 SQ. FT.

STATE OF TEXAS  
COUNTY OF PARKER

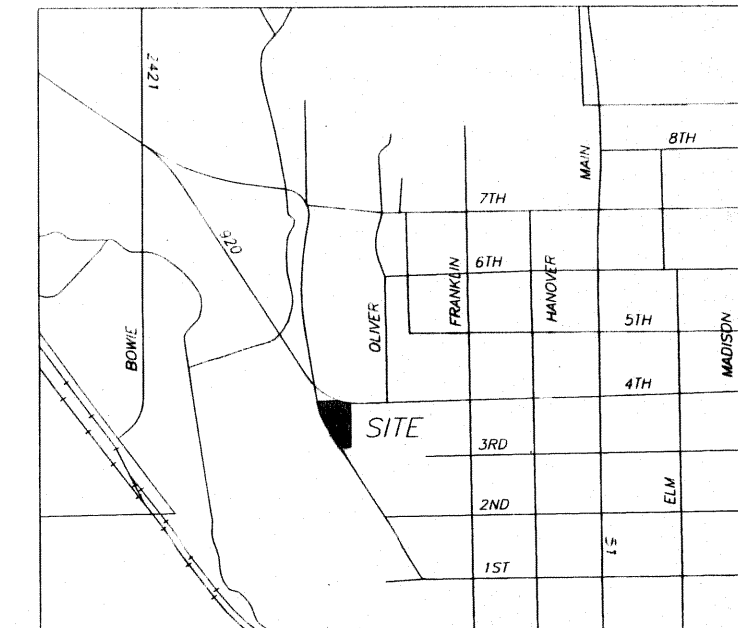
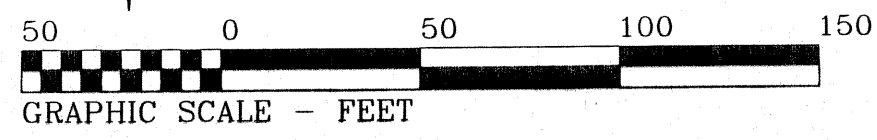
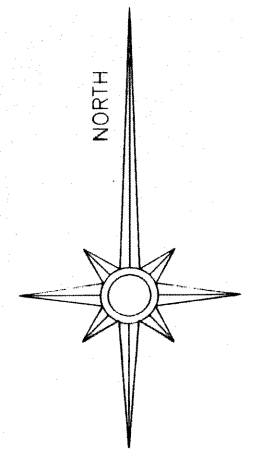
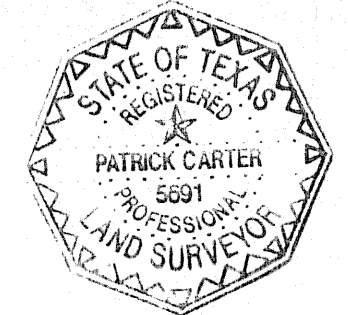
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

*Na*  
Title

**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
817-594-0400 JNO60814, 0030701.CRD  
AUGUST 2006.



**FINAL REPLAT**  
**LOTS 1R, BLOCK 47 AND 50**  
**AND LOT 5R, BLOCK 47**  
**CARTERS ADDITION**

AN ADDITION TO THE CITY OF WEATHERFORD BEING A 1.613 ACRES SUBDIVISION OF THE WEST 1/2 OF LOTS 1 THRU 8, BLOCK 47, THE EAST PART OF THE CALLED LOTS 13, 14, 15, 16, BLOCK 50, AND A PORTION OF OLIVET STREET, ALL OUT OF CARTERS ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
AUGUST 2006

**CARTER SURVEYING & MAPPING**  
110 A Palo Pinto Street  
Weatherford, TX 76086  
817-594-0400 FAX: 817-594-0403