

CLUB COURT ADDITION AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING 0.413 ACRES SITUATED IN THE NEWTON WHITE SURVEY, ABSTRACT No. 1671, PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ROY NEW is the sole owner of 0.413 Acres situated in and being a portion of the NEWTON WHITE SURVEY, ABSTRACT No. 1671, Parker County, Texas and being all that certain Lot, Tract or Parcel of land conveyed to Roy New by deed dated August 23, 1996 and recorded in Volume 1687, Page 09, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in Park Court at the northeast corner of a tract of land conveyed to W. R. Smith by deed recorded in Volume 1100, Page 170, Real Records, Parker County, Texas, said iron being called by deed to be North, 456.8 feet from the southeast corner of said Newton White Survey;
THENCE N 89°58'38" W, 112.82 feet to an iron rod found in the east line of a tract of land conveyed to Live Oak Golf Club by deed recorded in Volume 1167, Page 206, Real Records, Parker County, Texas;
THENCE North, 159.67 feet to an iron rod set at the southwest corner of a tract of land conveyed to Joan Turnbow by deed recorded in Volume 1373, Page 1066, Real Records, Parker County, Texas;
THENCE S 89°58'38" E, 112.82 feet to an iron rod found in said Park Court;
THENCE South, 159.67 feet to the POINT OF BEGINNING and containing 0.413 acres (18013 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ROY NEW, does hereby adopt this plat designating the hereinabove described real property as CLUB COURT 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 Weatherford, Parker County, Texas this 21 day of December, 2000.

Roy New
Roy New

Doc 00405515 Bk OR Vol 1904 Pg 532

PC B555

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, this day personally appeared ROY NEW 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 21 day of December, 2000.

Patricia Estridge
Notary Public in and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Dec 29, 2000 at 11:37A
Document Number: 00405515
Amount: .06
By: Melissa Rutledge

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."

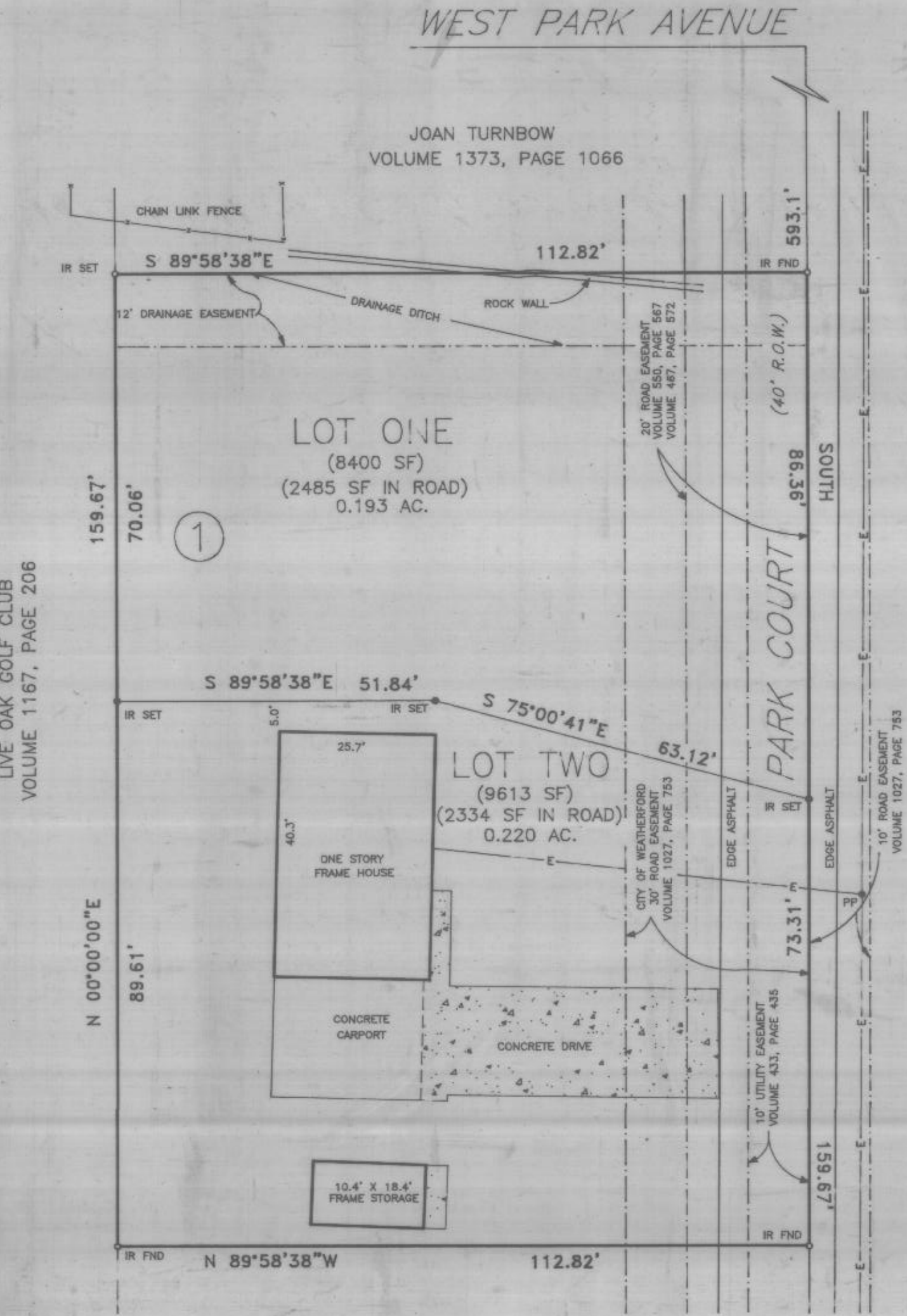
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Dec 29, 2000

Jeanne Dranson, County Clerk
Parker County



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.

N/A
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 _____, 2000.

Notary Public in and for the State of Texas

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.

December 29, 2000 *Betty Farris*
DATE BETTY FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

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.

David Harlan, Jr.
David Harlan, Jr. R.P.L.S. No. 2074 DECEMBER 4, 2000



DEVELOPER: Roy New
110 Edgehill Terrace
Weatherford, TX 76086
(817) 594-7905

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plot 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.

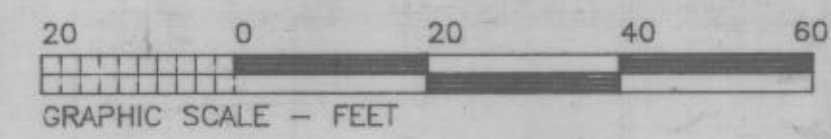
Roy New
Owner

SWORN TO AND SUBSCRIBED before me this 21 day of December, 2000.

Patricia Estridge
Notary Public in and for the State of Texas



SCALE: 1" = 20'



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

W. R. SMITH
VOLUME 1100, PAGE 170

LIVE OAK GOLF CLUB
VOLUME 1167, PAGE 206

JOAN TURNBOW
VOLUME 1373, PAGE 1066