

SITE MAP

# DENNY'S OF WEATHERFORD AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

384001

PCB-458

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify 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 MAR 14 2000



Jeane Brunson  
County Clerk, Parker County, Tex.

RECEIVED AND FILED FOR RECORD  
8:15 O'Clock A.M.

MAR 14 2000

Jeane Brunson, Co. Clerk  
PARKER COUNTY, 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.

Susan Howell  
Senior Vice President  
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

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, LAB LAND AND CATTLE, INC. acting by and through the undersigned, its duly authorized officer, 0.918 Acres situated in and being a portion of the J. L. DETISTE SURVEY, ABSTRACT No. 369 and the A. T. OBERCHAIN SURVEY, ABSTRACT No. 1024, Parker County, Texas and being a portion of all that certain 5.0 Acre Lot, Tract or Parcel of land conveyed to Lab Land and Cattle, Inc. by deed recorded in Volume 1831, Page 933, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found in the west right of way line of Tin Top Road, a county road as it exist, at the northeast corner of said 5.0 Acre Tract, said iron being called by deed to be South, 96.07 feet and East, 994.89 feet from the most southerly northwest corner of said J. L. Detiste Survey; THENCE S 07°26'38" E, with the west right of way line of said Tin Top Road, 324.83 feet to an iron rod set and POINT OF BEGINNING; THENCE S 07°26'38" E, continuing with the west right of way line of said Tin Top Road, 119.0 feet to a concrete monument found in the north right of way line of the north access road of Interstate Highway No. 20; THENCE S 32°12'43" W, 115.02 feet to a concrete monument found at the beginning of a non-tangent curve to the right with a radius of 5554.58 feet and whose chord bears S 79°57'35" W, 139.30 feet; THENCE with said curve to the right through a central angle of 01°26'13" and a distance of 139.30 feet to an iron rod set; THENCE N 04°48'32" W, 211.17 feet to an iron rod set; THENCE N 81°44'10" E, 202.87 feet to the POINT OF BEGINNING and containing 0.918 acres (40000 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LAB LAND AND CATTLE, INC. acting by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as DENNY'S OF WEATHERFORD, 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 \_\_\_\_\_, 2000.

Larry A. Barnett  
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 \_\_\_\_\_ 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.

Rebecca Stokes  
Notary Public in and for the State of 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.

Larry Barnett  
Owner

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ of \_\_\_\_\_, 2000.

Rebecca Stokes  
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.

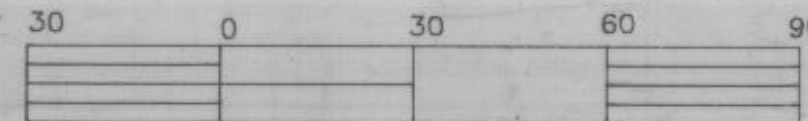
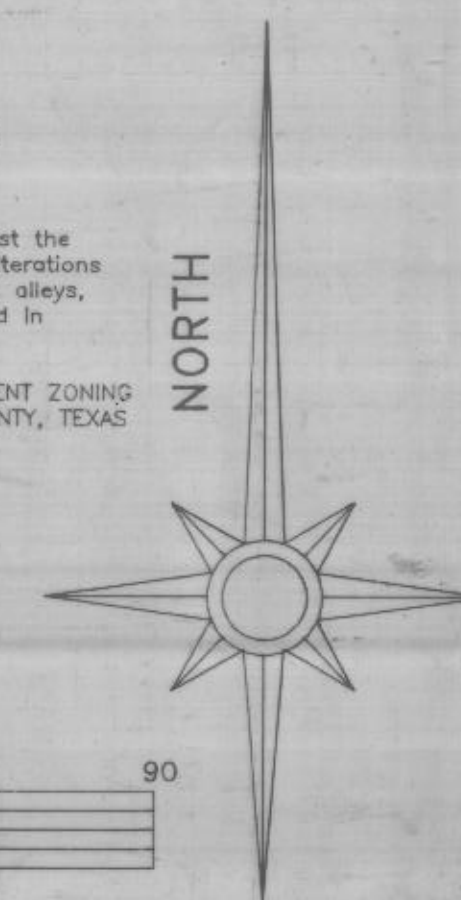
3-13-2000  
DATE CITY SECRETARY CITY OF WEATHERFORD, TEXAS  
Bettye Farris  
BETTYE FARRIS

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



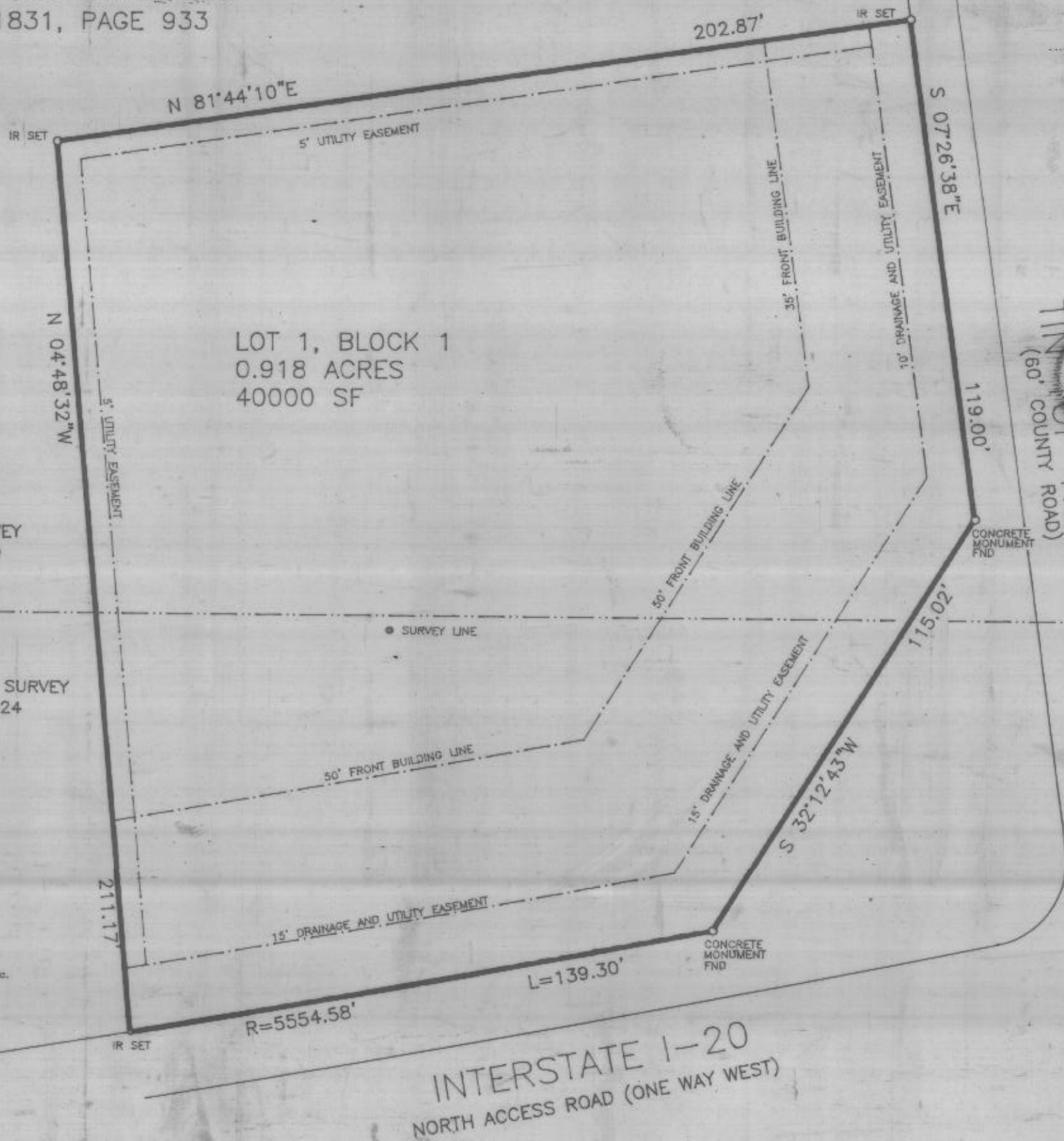
SCALE: 1" = 30'

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.  
Registered Professional Land Surveyor, No. 2074  
January 12, 2000



LAB LAND AND CATTLE, INC.  
VOLUME 1831, PAGE 933



J. L. DETISTE SURVEY  
ABSTRACT NO. 369

A. T. OBERCHAIN SURVEY  
ABSTRACT NO. 1024

DEVELOPER:  
Larry A. Barnett  
Lab Land and Cattle, Inc.  
11016 S. Pipeline Rd.  
Eules, TX 76040  
(817) 267-1826

HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO (817) 596-8700 - (817) 599-0880  
FAX: METRO (817) 341-2833