

C-582

AMENDED PLAT DIANE'S WAY LOTS 1, 2, AND 3, BLOCK 1

BEING 1.197 ACRES SITUATED IN AND BEING A PORTION OF BLOCK 2
YEOMAN'S ADDITION OR SURVEY IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

ACCT. NO.: 11786
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15

Doc# 644823
Book 2551 Page 409

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JOHN ASKEW is the sole owner of 1.197 Acres situated in Block 2, YEOMAN'S SURVEY OR ADDITION, an addition to the City of Weatherford, Parker County, Texas and being the remainder of all that certain Lot, Tract or Parcel of land described by deed to Winnie Ruth Chastain and Mary Evelyn Genser, recorded in Volume 1443, Page 2116, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the west right of way line of North Denton Street, said iron being the intersection of the north line of a tract of land described to J. W. O'Donald, recorded in Volume 1616, Page 799, Real Records, Parker County, Texas and the west line of the Street Dedication described by deed in Volume 2028, Page 734, Real Records, Parker County, Texas;
THENCE N 88°26'52" W, with the north line of said J. W. O'Donald Tract, 195.27 feet to an iron rod found in the east line of a tract of land described to David L. Pointer, recorded in Volume 2445, Page 230, Real Records, Parker County, Texas;
THENCE N 00°13'18" E, on or about a fence line, 270.54 feet to an iron rod set in the south line of Estel Street, as exist;
THENCE S 88°55'58" E, with the south line of said Estel Street, 173.14 feet to an iron rod set in the west right of way of said North Denton Street (Street Dedication);
THENCE with the west right of way line of said North Denton Street the following courses and distances;
S 40°42'52" E, 33.31 feet to an iron rod set at the beginning of a non-tangent curve to the left with a radius of 630.0 feet and whose chord bears S 02°39'10" W, 81.88 feet;
With said curve to the left through a central angle of 07°27'05" and a distance of 81.93 feet to an iron rod set;
S 01°04'23" E, 165.60 feet to the POINT OF BEGINNING and containing 1.197 acres (52152 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JOHN ASKEW, does hereby adopt this plat designating the herein above described property as DIANE'S WAY, LOTS 1, 2, AND 3, BLOCK 1, Being 1.197 Acres Situated in and being a portion of Block 2, YEOMAN'S ADDITION OR SURVEY, an addition to the City of Weatherford, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and 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 buildings, 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 easements. 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this 25 day of June, 2007.

John Askew
JOHN ASKEW

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

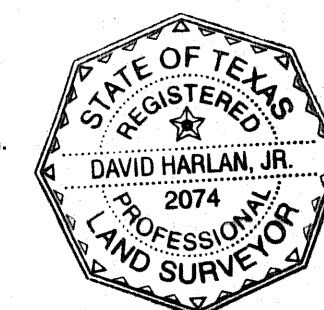
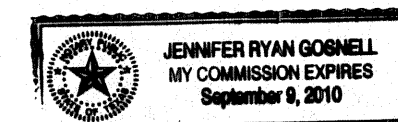
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2007.

Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Askew, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25 day of June, 2007.

Jennifer Ryan Gossnell
Notary Public in and for the State of 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.
Registered Professional Land Surveyor, No. 2074
MARCH 2007

CITY APPROVAL OF CONSTRUCTION PLAT
Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas

Bud H. 6-26-07
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

J. M. Jason 6-26-07
Signature of Mayor Date of Approval

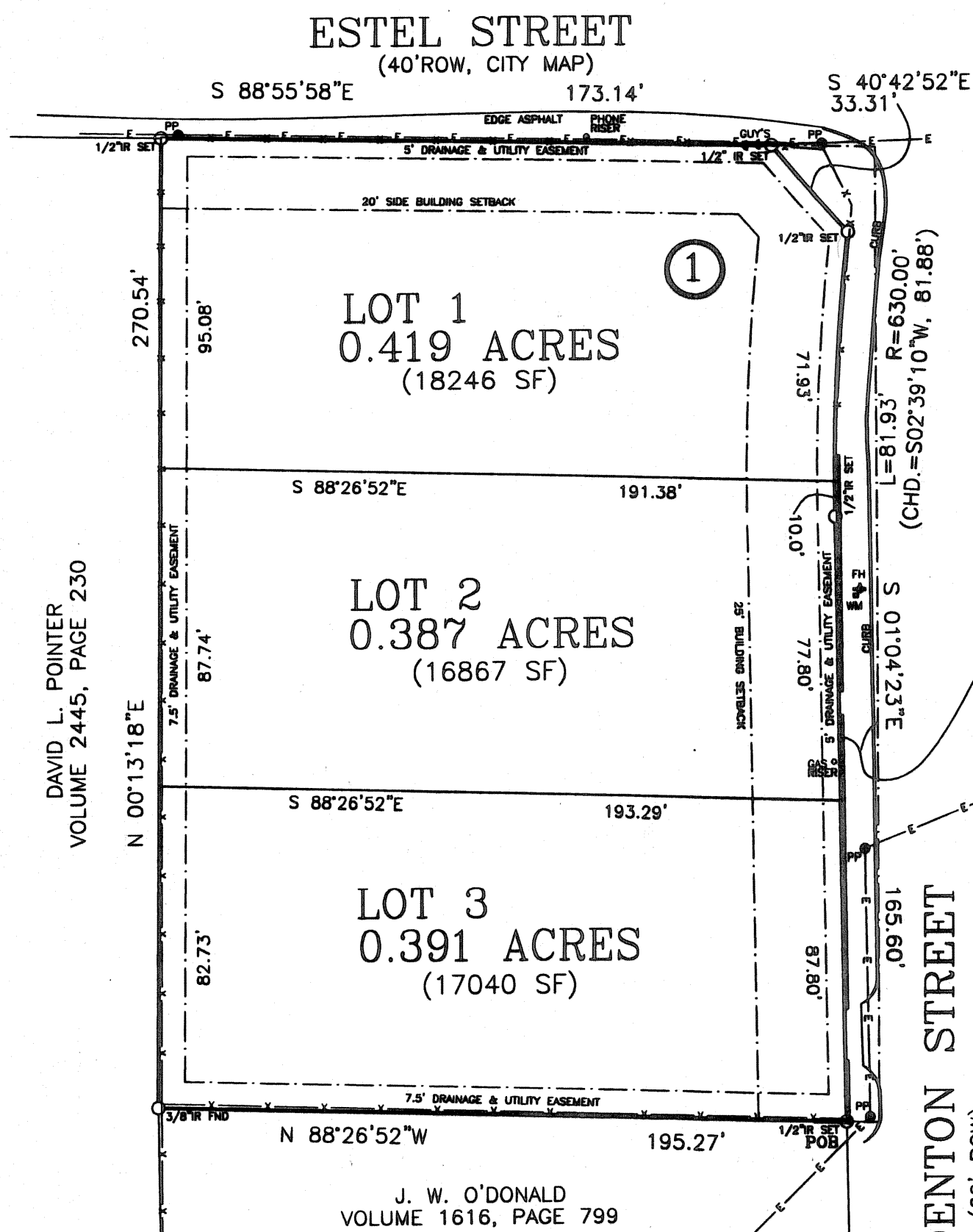
ATTEST:
Chadla Weiskie 6-26-07
City Secretary Date

CITY OF WEATHERFORD
STREET DEDICATION
VOLUME 2028, PAGE 734

OWNERS:
JOHN ASKEW
147 ALEDO CREEKS ROAD
FORT WORTH, TEXAS 76126
817-443-0391

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc# 644823 Fees: \$66.00
06/27/2007 12:39PM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS
JERNE BRUNSON COUNTY CLERK



DAVID L. POINTER
VOLUME 2445, PAGE 230

ESTEL STREET
(40' ROW, CITY MAP)

LOT 1
0.419 ACRES
(18246 SF)

LOT 2
0.387 ACRES
(16867 SF)

LOT 3
0.391 ACRES
(17040 SF)

J. W. O'DONALD
VOLUME 1616, PAGE 799

NORTH DENTON STREET
(60' ROW)

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

NOTE:
1/2" IRON RODS SET AT LOT CORNERS

NOTE:
PRESENT ZONING IS MF-1, MULTI-FAMILY

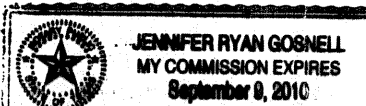
DEED RESTRICTION CERTIFICATION STATEMENT

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.

John Askew
Owner

SWORN TO AND SUBSCRIBED before me this 25 day of June, 2007.

Jennifer Ryan Gossnell
Notary Public in and for the State of Texas



SCALE: 1" = 40'

HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)566-9700-(817)599-0880
FAX: METRO(817) 341-2833