



VICINITY MAP

**LOT 1, BLOCK 1,
FIRE STATION NO. 3 ADDITION, AN ADDITION
TO THE CITY OF WEATHERFORD, PARKER
COUNTY, TEXAS**

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, CITY OF WEATHERFORD, TEXAS, A MUNICIPAL CORPORATION IN PARKER COUNTY, TEXAS BEING THE SOLE OWNER OF 1.001 ACRES SITUATED IN AND BEING A PORTION OF THE SAMUEL BOND SURVEY, ABSTRACT No. 165, PARKER COUNTY, TEXAS AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONVEYED TO SAID CITY BY DEED DATED DECEMBER 18, 1999 RECORDED IN VOLUME 1847, PAGE 1438, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A STEEL FENCE POST, SAID POST BEING CALLED BY DEED TO BE THE NORTHWEST CORNER OF SAID SAMUEL BOND SURVEY; THENCE S 88°06'28" E, 391.54 FEET TO AN IRON ROD FOUND; THENCE S 00°48'19" W, ON OR ABOUT A FENCE LINE, 1118.19 FEET TO AN IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 20 AND POINT OF BEGINNING;
THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20, S 72°24'00" W, 200.0 FEET TO AN IRON ROD SET;
THENCE N 00°48'19" E, 259.99 FEET TO AN IRON ROD SET;
THENCE EAST, 189.79 FEET TO AN IRON ROD SET;
THENCE S 00°48'19" W, 199.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.001 ACRES (43604 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CITY OF WEATHERFORD, TEXAS, A MUNICIPAL CORPORATION IN PARKER COUNTY, TEXAS ACTING BY AND THROUGH THE UNDERSIGNED ITS DULY AUTHORIZED OFFICER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS FIRE STATION NO. 3 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 25th day of August, 2000.

George Teague
George Teague



STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE TEAGUE, 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 25th day of August, 2000.

Rebecca Stokes
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.
Registered Professional Land Surveyor, No. 2074



SCALE: 1" = 100'

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

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 _____ 2000.

Notary Public in and for the State of Texas

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

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 August 25, 2000 Betty Farris
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

CYPRESS ABBEY COMPANY
VOLUME 1411, PAGE 1282
VOLUME 1450, PAGE 81



DEVELOPER:
George Teague
City of Weatherford
303 Palo Pinto Street
Weatherford, TX 76086
(817) 598-4000

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PCB-519

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OFFICIAL PUBLIC RECORDS
On: Sep 05, 2000 at 02:23P

Document Number: 00397131
Amount: .00
By: Faye Woody

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.

Sep 05, 2000

JERRE BRUNSON, COUNTY CLERK
PARKER COUNTY