

LOCATION MAP
SCALE: 1"=2000'

Doc Bk Vol Pg
00497640 OR 2160 1134

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Oct 20, 2003 at 03:29P

Document Number: 00497640
Amount: \$5.00

By
Leann Franklin

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.

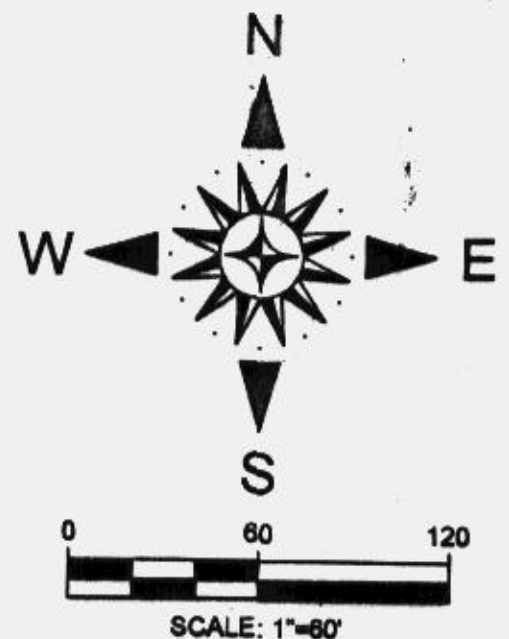
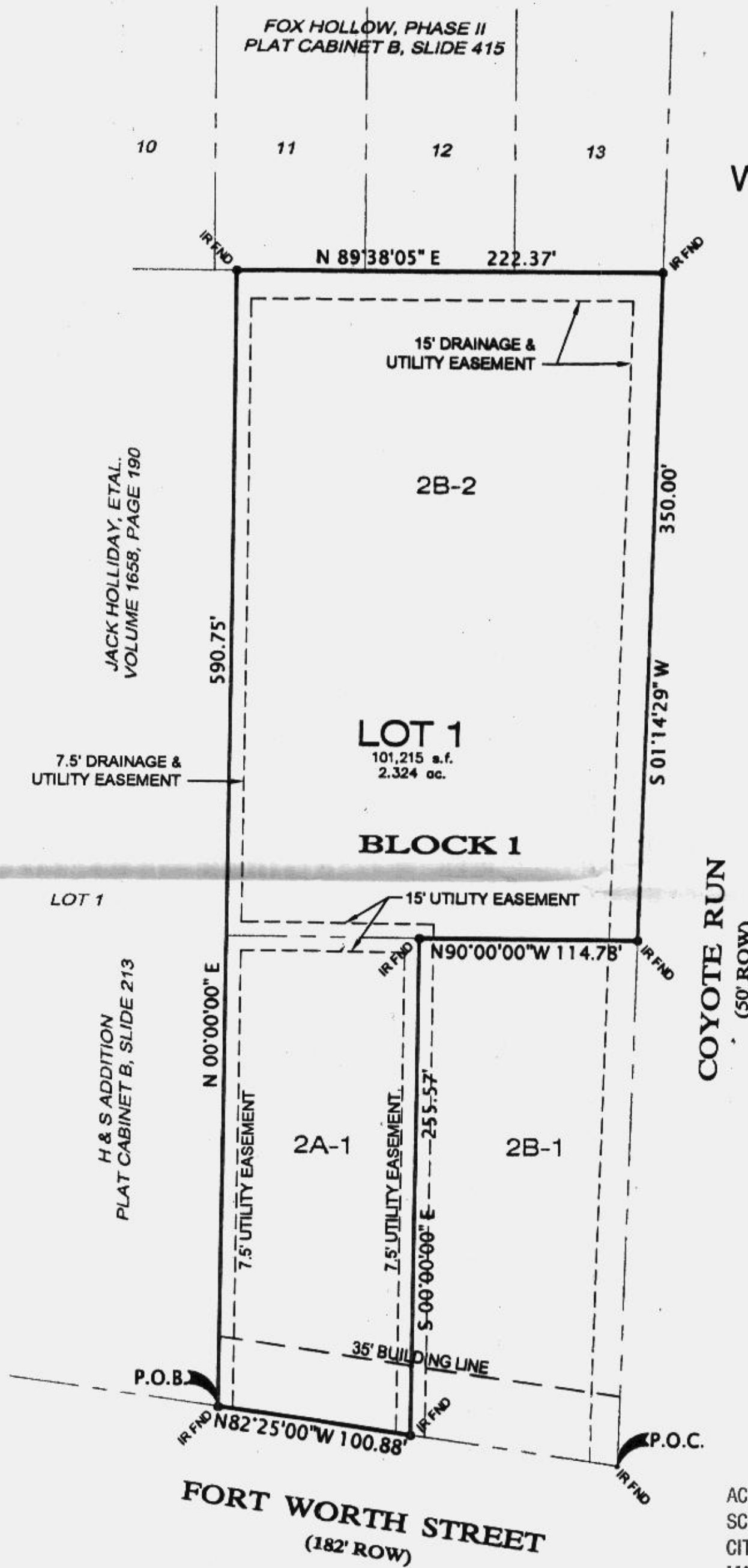
Oct 20, 2003

JENNE HANCOCK, COUNTY CLERK
PARKER COUNTY

NOTE:
Any development upon any lot, parcel, tract, or replat of Gateway Combined Plat is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as the sanitary and accompanying easements and appurtenances.

SPECIAL NOTICE

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.



LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Kenneth Cristie is (are) the Owner(s) of Lot 1, Block 1, Gateway Combined Plat, an addition to the City of Weatherford, Parker County, Texas, and being a portion of H & S REPLAT LOTS 2A-1, 2B-1, AND 2B-2, BLOCK 1 recorded in Plat Cabinet B, Slide 527, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING at an iron rod found in the north right of way line of Fort Worth Street at the southeast corner of said Lot 2B-1 at the intersection of the west right of way line of Coyote Run and the north right of way line of said Fort Worth Street; THENCE N 82°25'00" W, with the north right of way line of said Fort Worth Street, 210.78 feet to an iron rod set at the southwest corner of said Lot 2B-1 and the POINT OF BEGINNING for this tract; THENCE North, 590.75 feet to an iron rod found at the northwest corner of said Lot 2B-2; Thence N 89°38'05" E, 222.37 feet to an iron rod found at the northeast corner of said Lot 2B-2 in the west right of way line of said Coyote Run; THENCE S 01°14'29" W, with the west right of way line of said Coyote Run, 350.00 feet to an iron rod found; THENCE West, 114.78 feet to an iron rod found at the northwest corner of Lot 2B-1; THENCE South, 255.57 feet to an iron rod found in the north right of way of Fort Worth Street and the southwest corner of Lot 2B-1; THENCE N 82°25'00" W, with the north right of way of Fort Worth Street, 100.88 feet to the POINT OF BEGINNING and containing 2.324 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kenneth Cristie, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Gateway Combined Plat, an addition to the City of Weatherford, 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 the 3rd day of October, 2003

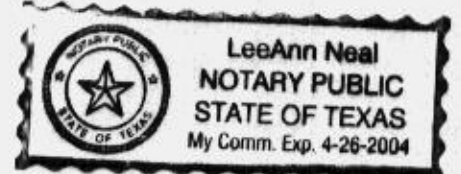
BY:
Kenneth Cristie
Owner Name

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 Kenneth Cristie, known to me to be the persons subscribed to the above and foregoing instrument and who acknowledged to me that they whose names are executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the 3rd day of October, 2003.

Leann Neal
Notary Public, in and for the State of Texas
4-26-04
My Commission Expires On:



ACCT. NO.: 12700
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15
ALL OF: 13000-001-002-00
- 001-002-00

Plat Cab
C-53

FINAL PLAT OF
GATEWAY COMBINED PLAT
Lot 1, Block 1
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
AUGUST, 2003