

B-801

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, RICKY DALE HOBBS AND MONTY RAY HANEY being the sole owners of 0.453 Acres situated in and being a portion of LOTS 9, 10 AND 11, BLOCK 18, CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southeast corner of said Lot 9 at the intersection of the west right of way line of North Main Street and the north right of way line of West Weatherford Street;
THENCE West, with the north right of way line of said West Weatherford Street, 139.30 feet to a large nail found;
THENCE N 01°06'10" W, 140.19 feet to large tree from which a nail found at the base of said tree bears N 37°16'22" W, 0.36 feet;
THENCE East, 141.99 feet to a large nail found in the west right of way line of said North Main Street;
THENCE South, with the west right of way line of said North Main Street, 140.16 feet to the POINT OF BEGINNING and containing 0.453 acres (19733 square feet) of land.

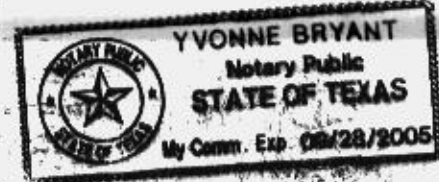
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RICKY DALE HOBBS AND MONTY RAY HANEY do hereby adopt this plat designating the hereinabove described real property as LOT 9R, BLOCK 18, HOBBS-HANEY ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 26 day of March, 2003.
Ricky Dale Hobbs Monty Ray Haney

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Rick Hobbs, 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.

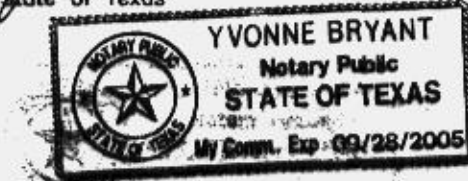
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26 day of March, 2003.
Yvonne Bryant
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Monty Haney, 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 26 day of March, 2003.
Yvonne Bryant
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to the subdivision and joins in the dedication of streets and easements.

Rick Haney
President

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Laurie Ball, 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 26 day of April, 2003.
Laurie Ball
Notary Public in and for the State of Texas



DEVELOPER:
Rick Dale Hobbs
Monty Ray Haney
905 North Main Street
Weatherford, TX 76086
817-594-4500

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

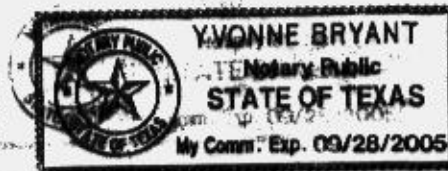
DEED RESTRICTION CERTIFICATION STATEMENT

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 26 day of March, 2003.

Yvonne Bryant
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

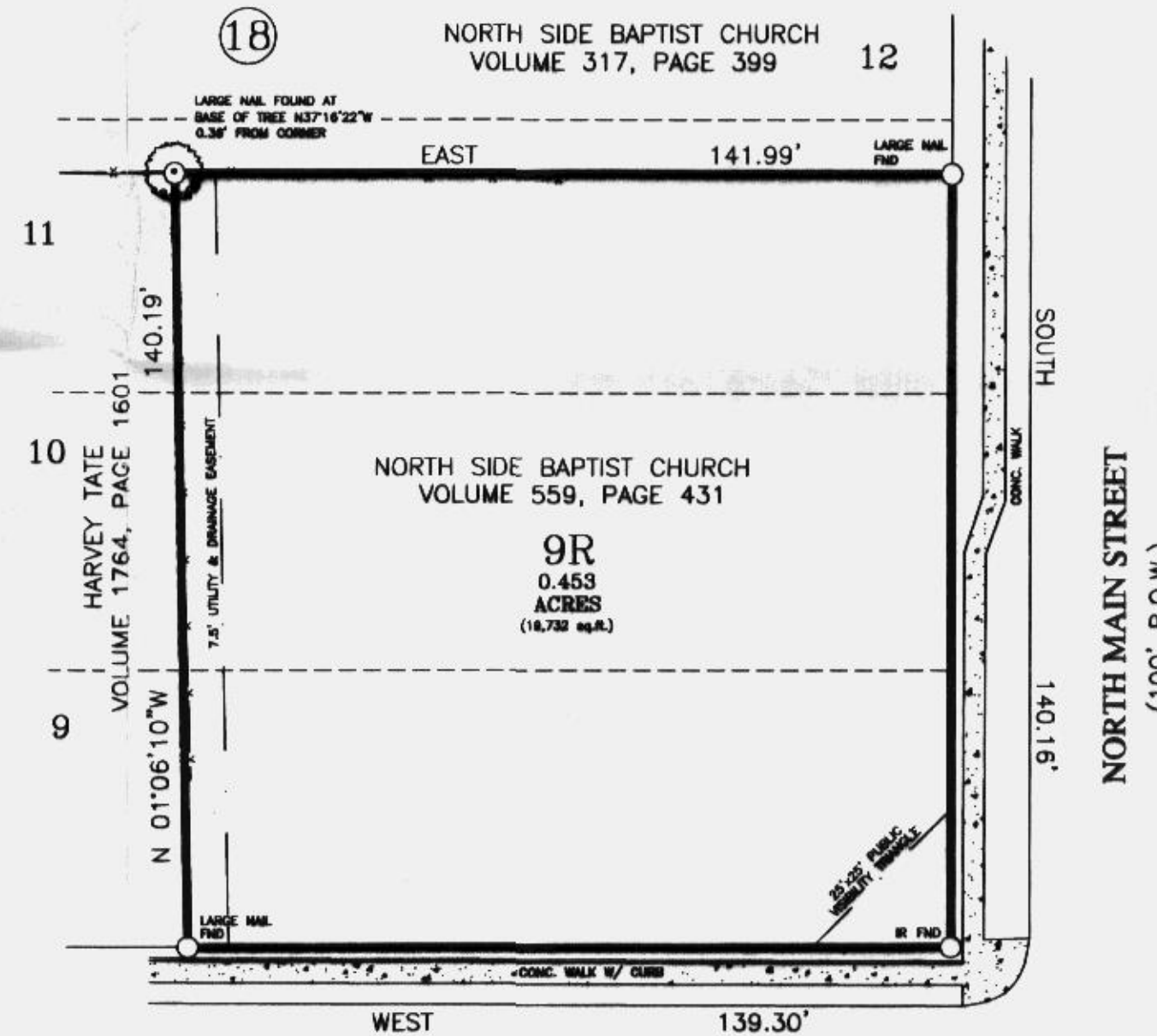
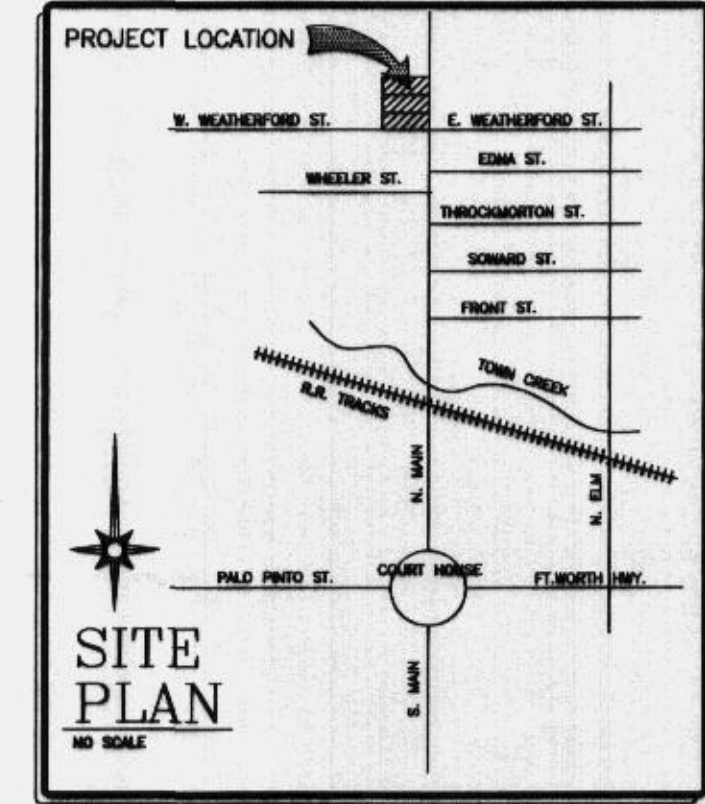
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 03-12-03
Angela Winkler
ANGELA WINKLER
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005C EFFECTIVE DATE: SEPT. 14, 1990 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

LOT 9R, BLOCK 18
HOBBS-HANEY ADDITION
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS

ACCT. NO: 13581
SCH. DIST: WE
CITY: WE
MAP NO.: H-18
ALL: 11020-018-009-10



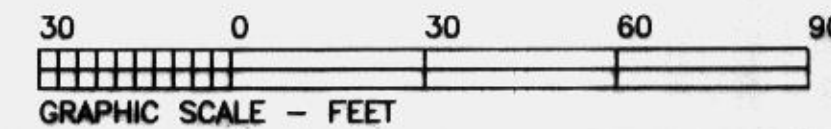
WEST WEATHERFORD STREET
(80' R.O.W.)

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
August, 2002



SCALE: 1" = 30'



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 596-0800
FAX: METRO (817) 341-2833

B-801
Doc 00478202 Bk 2101 Pg 658

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Apr 28, 2003 at 10:25P

Document Number: 00478202
Amount: \$5.00
By: Sherry Jackson

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 same records of Parker County as stamped herein by me.

Apr 28, 2003

Jeanne Brunson, County Clerk
Parker County

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