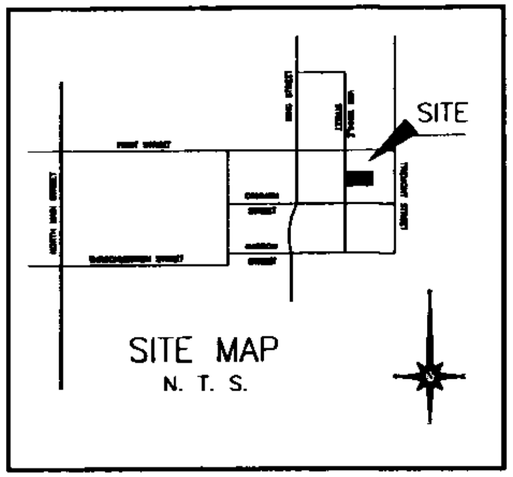
FINAL PLAT
LOTS 9R AND 12R, BLOCK 16
MILLIKEN HEIGHTS ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
BEING A REPLAT OF LOTS 9, 10, 11, AND 12
BLOCK 16, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



PC C-466

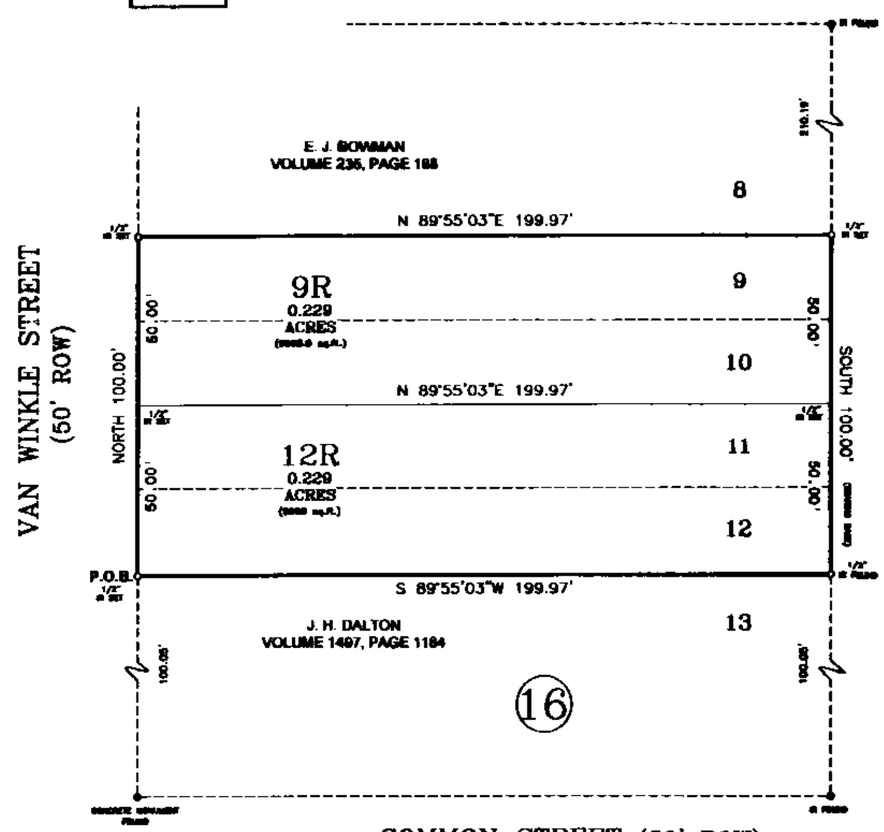
Docll 609394
Book 2464 Page 211

OWNERS:
Larry New and Robert New
1015 E. First
Weatherford, TX 76086
817-771-4045

ACCT. NO: 15120
SCH. DIST.: WE
CITY: WE
MAP NO.: H-14

ZONED 6.5

FIRST STREET



COMMON STREET (50' ROW)

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
Signature of Chairperson — Date of Recommendation: 8-9-06

APPROVED BY: City Council, City of Weatherford, Texas
Signature of Mayor — Date of Approval: 8-9-06

ATTEST:
City Secretary — Date: 8-9-06

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0010 C
EFFECTIVE DATE: JANUARY 3, 1997
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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 plot correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074

JULY, 2006

STATE OF TEXAS REGISTERED DAVID HARLAN, JR. 2074 PROFESSIONAL LAND SURVEYOR

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 _____, 2006.

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 waiver 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

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.

N/A
TITLE

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 _____, 2006.

Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, LARRY NEW AND ROBERT NEW, being the sole owners of 0.46 Acres being all of Lots 9, 10, 11 and 12, Block 16, MILLIKEN HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Volume 69, Page 640, Plat Records Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the east right of way line of Van Winkle Street, said iron being North, 100.05 feet from a concrete monument found at the southwest corner of said Block 16 at the intersection of the north right of way line of Common Street and the east right of way line of said Van Winkle Street;
THENCE North, with the east right of way line of said Van Winkle Street, 100.0 feet to an iron rod set;
THENCE N 89°55'03" E, 199.97 feet to an iron rod set in the west line of an alley;
THENCE South, with the west line of said alley, 100.0 feet to an iron rod found;
THENCE S 89°55'03" W, 199.97 feet to the POINT OF BEGINNING and containing 0.46 acres (19997 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LARRY NEW AND ROBERT NEW, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 9R AND LOT 12R, BLOCK 16, MILLIKEN HEIGHTS ADDITION, 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 the 9th day of August, 2006.

BY: Larry New — Larry New
Robert New

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 Robert New, 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 9th day of August, 2006.

Laura Nichols
Notary Public in and for the State of Texas

LAURA NICHOLS Notary Public STATE OF TEXAS My Comm. Exp. 03/01/2009

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 Larry New, 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 9th day of August, 2006.

Laura Nichols
Notary Public in and for the State of Texas

LAURA NICHOLS Notary Public STATE OF TEXAS My Comm. Exp. 03/01/2009

Docll 609394 Fees: 956.00
08/22/2006 9:21AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRI RAMSOM, COUNTY CLERK

30 0 30 60 90 120
GRAPHIC SCALE - FEET

SCALE: 1" = 30'

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

06231/QR