

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: Bud Lehman Date of Recommendation: 10-25-06

APPROVED BY: City Council
City of Weatherford, Texas
 Signature of Mayor: Joe M. Jamin Date of Approval: 10-24-06

ATTY: Angela Winkler
City Secretary Date: 10-24-06

FINAL PLAT
LOT A, BLOCK 42
MINERAL HEIGHTS ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Being a replat of Lots 1, 2, 10 & 11 and a portion of an abandon alley in Block 42, Mineral Heights Addition an addition to the City of Weatherford, Parker County, Texas

OWNERS:
 Dennis and Marcia Hardy
 6715 Westover Drive
 Granbury, Texas 76049
 817-559-7605

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: Marcia Hardy

SWORN TO AND SUBSCRIBED before me this 3rd day of July, 2006.

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 such subdivision and joins in the dedication of the streets and easements.

TITLE: N/A

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 2006.

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 _____, 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 _____ 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 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.

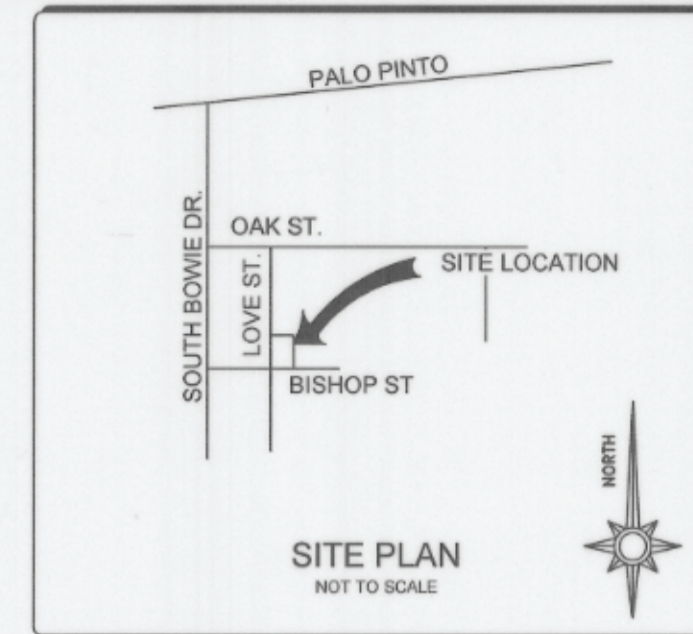
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



NOTE: 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.

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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
 March, 2006



STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, DENNIS HARDY AND MARCIA HARDY being the sold owners of Lots 1, 2, 10 & 11 and a portion of an abandon alley in Block 42, MINERAL HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 64, Page 641, Deed 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 Love Street at the intersection of the east right of way line of said Love Street and the north right of way line of Bishop Street, an unimproved street, said iron being the southwest corner of said Lot 1;
 THENCE North, with the east right of way line of said Love Street, 295.0 feet to an iron rod set at the northwest corner of said Lot 10 in the south right of way line of Oak Street, as it exist;
 THENCE East, with the south right of way line of said Oak Street, 100.0 feet to an iron rod set in the northeast corner of said Lot 11
 THENCE South, 295.0 feet to an iron rod set at the southeast corner of said Lot 2 in the north right of way line of said Bishop Street;
 THENCE West, with the north right of way line of said Bishop Street, 100.0 feet to the POINT OF BEGINNING and containing 0.677 acres (29500 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DENNIS HARDY AND MARCIA HARDY do hereby adopt this plat designating the hereinabove described real property as LOT A, BLOCK 42, MINERAL HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of Lots 1, 2, 10 & 11 and a portion of an abandon alley in Block 42, Mineral Heights 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.

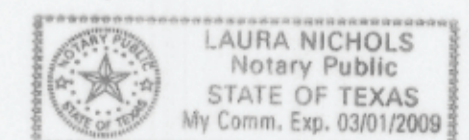
WITNESS my hand at Weatherford, Parker County, Texas this 3rd day of July, 2006.

Dennis Hardy Marcia Hardy
 Dennis Hardy Marcia Hardy

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared Dennis & Marcia Hardy, 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 3rd day of July, 2006.

Laura Nichols
 Notary Public in and for the State of Texas



SCALE: 1" = 30'

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

06099/JJA

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Filed 10-31-06 PC # C 488
 Doc# 617479
 Book 2484 PG 144

