

NO SCALE

50' ROW
WINONA STREET

CURB $S 89^{\circ} 55' E$ 144.93'



5-R
FINAL PLAT
LOTS 3-R &
5-R
CAB. A, SL. 787

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.

SWORN TO AND SUBSCRIBED before me this 20th day of June, 1995.
Sue P. Plowman
Notary Public in and for the State of Texas

HARLAN LAND SURVEYING
215 E. EUREKA
WEATHERFORD, TEXAS
(817) 599-0880, METRO (817) 596-9700

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.
David Harlan, Jr.
R. P. L. S. No. 2074



274623
2:45 pm
Plat Cabinet B Slide 070
6/21/95

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 6-21-95
Betty Farris
BETTY FARRIS
DEPUTY CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

**FINAL PLAT OF LOTS A, B, AND C
BLOCK 17
MINERAL HEIGHTS ADDITION
AN ADDITION TO THE
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**

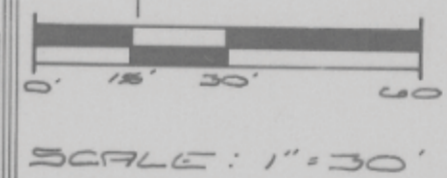
STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, DONALD E. ALLEN is the sole owner of a tract of land being 0.707 Acres situated in and being all of Lot 7, LOT 8, LOT 9, LOT 10, Block 17, Mineral Heights Addition and a portion of an abandoned street, according to the plat of record in Volume 64, Page 641, Deed Records, Parker County, Texas in the City of Weatherford, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to Donald E. Allen by deed dated May 4, 1995, recorded in Volume 1632, Page 1741 and QUITCLAIM Deed dated May 25, 1995 and recorded in Volume 1634, Page 673, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south right of way line of Winona Street at the northwest corner of Lot 7 said Block 17 and the northeast corner of Lot 5-R, of the Final Plat, Lots 3-R and 5-R, Block 17, Mineral Heights Addition, as recorded in Plat Cabinet A, Slide 787, Plat Records, Parker County, Texas, said iron being East, 300.0 feet from the northwest corner of said Block 17;
THENCE $S 89^{\circ} 55' E$, with the south right of way line of said Winona Street, 144.92 feet to an iron rod set at the beginning of a curve to the right with a radius of 135.5 feet and whose cord bears $S 71^{\circ} 53' 18'' E$, 84.24 feet;
THENCE with the south right of way line of said Winona Street and a distance of 85.66 feet to an iron rod set in the center of Love Street, an abandoned street and end of said curve;
THENCE South, with the center of said abandoned street, 113.60 feet to an iron rod set in the projected south line of said Block 17;
THENCE West, with the south of said Block 17, 225.0 feet to an iron rod found at the southeast corner of said Lot 5-R and the southwest corner of said Lot 7;
THENCE North, with the common line of said Lot 5-R and said Lot 7, 140.0 feet to the POINT OF BEGINNING and containing 0.707 acres (30826 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Donald E Allen, do hereby adopt this plat designating the hereinabove described real property as Final Plat, Lots A, B and C, Block 17, 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.

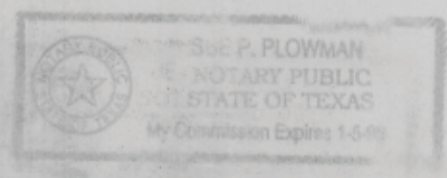
WITNESS my hand at Weatherford, Parker County, Texas this 20th day of June, 1995.

Donald E Allen
Donald E. Allen



SCALE: 1" = 30'

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Donald E. Allen 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 20th day of June, 1995.
Sue P. Plowman
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.

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 _____, 1995.

TITLE _____
Notary Public in and for the State of Texas

G-40C