



**FINAL PLAT OF LOTS A, B AND C, BLOCK 1
A REPLAT OF BLOCK 18, MINERAL HEIGHTS
ADDITION, AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS**



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

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.6, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0066, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

10-7-96
DATE

Betty Farris
BETTY FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

#30112
PCB-165
10-7-96

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, CBF BUILDING & INVESTMENTS, LIC., acting by and through the undersigned, its duly authorized officer, is the sole owner of a 0.621 Acre (27034 square feet) Tract of land situated in and being a portion of Lots 1 through 6, Block 18, MINERAL HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the Plat recorded in Volume 64, Page 641, Deed Recrds, Parker County, Texas and a portion of Coats Street, abandoned by the City of Weatherford as described by deed conveyed to CBF Building & Investments, LIC. dated May 23, 1996, recorded in Volume 1674, Page 1226, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BLOCK 1
BEGINNING at an iron rod found in the south right of way line of Winona Street, unimproved street, at the common corner of Lot 6 and Lot 7, Block 18, said Mineral Heights Addition;
THENCE South, with the common line of said Lot 6 and Lot 7 at 140.0 feet passing the southwest corner of said Lot 7 and in all 151.66 feet to an iron rod set in the existing north right of way line of Coats Street at the beginning of a non-tangent curve to the right with a radius of 407.74 feet and whose chord bears N 65°09'12" W, 251.30 feet;
THENCE with the north right of way line of said Coats Street and said curve to the right through a central angle of 35°53'50" and a distance of 255.46 feet to an iron rod set and end of said curve;
THENCE N 47°16' W, continuing with the north right of way line of said Coats Street, as it now exist, 67.88 feet to an iron rod found in the south right of way line of said Winona Street;
THENCE East, with the south right of way line of said Winona Street, 277.90 feet to the POINT OF BEGINNING and containing 0.621 acres (27034 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Charles Bradley Foster by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as FINAL PLAT OF LOTS A, B AND C, BLOCK 1, A REPLAT OF BLOCK 18, 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 2nd day of Sept, 1996.

Charles Bradley Foster

Charles Bradley Foster
Charles Bradley Foster

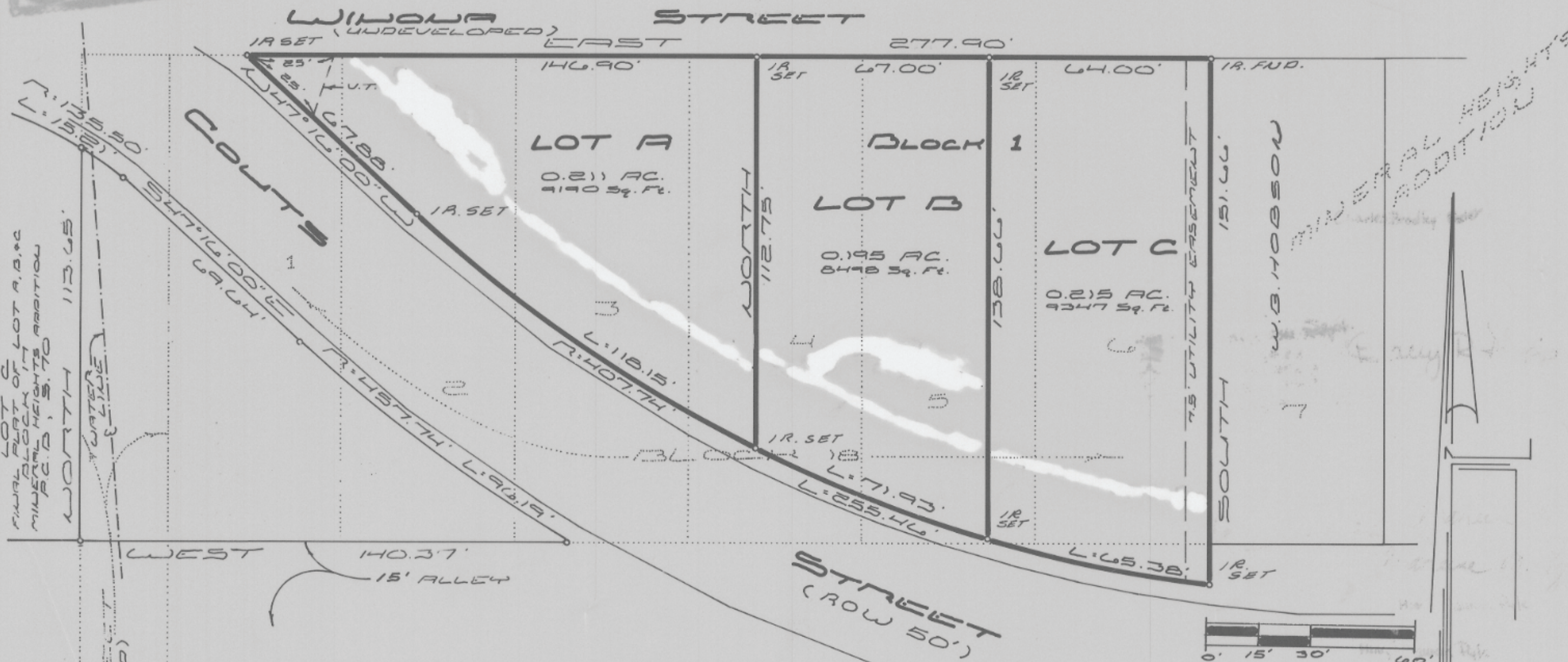
DEED RESTRICTION CERTIFICATION STATEMENT

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.

Charles Bradley Foster
Owner

SWORN TO AND SUBSCRIBED before me this 2nd day of September, 1996.

Darcy P. Shinn
Darcy P. Shinn
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 Charles Bradley Foster, 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 2nd day of Sept, 1996.
Darcy P. Shinn
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.

Harlan Land Surveying
Harlan Land Surveying
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Harlan Land Surveying, 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 2nd day of Sept, 1996.
Darcy P. Shinn
Notary Public in and for the State of Texas

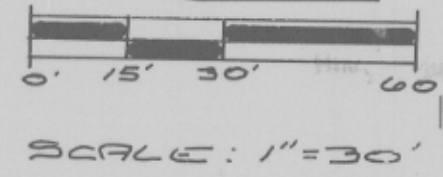
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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

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



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