

# SITE MAP

### 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 VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE: CITY SECRETARY: BETTYE FARRIS  
CITY OF WEATHERFORD, TEXAS

## LOT 12-R BEING A REPLAT OF LOT 11 AND LOT 12, BLOCK 16, MINERAL HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, 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

### DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plot 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.

*Patrick Gass*  
Owner

SWORN TO AND SUBSCRIBED before me this \_\_\_\_ day of \_\_\_\_\_, 2000.

Notary Public in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, PATRICK GASS being the sole owner of 0.302 Acres situated in and being all of Lot 11 and Lot 12, Block 16, MINERAL HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to plat recorded in Volume 64, Page 641, Deed Records, Parker County, Texas and being all those certain Lots, Tracts or Parcels of land conveyed to said Patrick Gass by deed dated March 2, 2000 and recorded in Volume 1856, Page 1283, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the southeast right of way line of Ridgeway Boulevard and the south right of way line of Winona Street, said iron being the most northerly northwest corner of said Lot 11, Block 16;  
THENCE N 89°59'41" E, at 12.81 feet passing the northwest corner of said Lot 12 and in all 62.81 feet to an iron rod found at the northeast corner of said Lot 12;  
THENCE S 00°00'47" W, with the east line of said Lot 12, 139.96 feet to an iron rod found in the north line of an alley;  
THENCE S 89°59'18" W, with the north line of said alley at 50.0 feet passing the southwest corner of said Lot 12 and in all 100.0 feet to an iron rod set at the southwest corner of said Lot 11 in the east right of way line of an unnamed street;  
THENCE N 00°00'55" E, with the east right of way line of said unnamed street, 97.34 feet to an iron rod set in the southeast right of way line of said Ridgeway Boulevard and a non-tangent curve to the left with a radius of 311.73 feet and whose chord bears N 41°06'09" E, 56.59 feet;  
THENCE with the southeast right of way line of said Ridgeway Boulevard and said curve to the left through a central angle of 10°24'53" and a distance of 56.66 feet to the POINT OF BEGINNING and containing 0.302 acres (13155 square feet) of land.

### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PATRICK GASS does hereby adopt this plat designating the hereinabove described real property as LOT 12-R BEING A REPLAT OF LOT 11 AND LOT 12, BLOCK 16, 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 \_\_\_\_\_, Parker County, Texas this \_\_\_\_ day of \_\_\_\_\_, 2000.

*Patrick Gass*  
Patrick Gass

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 \_\_\_\_\_, 2000.

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.

*W. J. Malino*

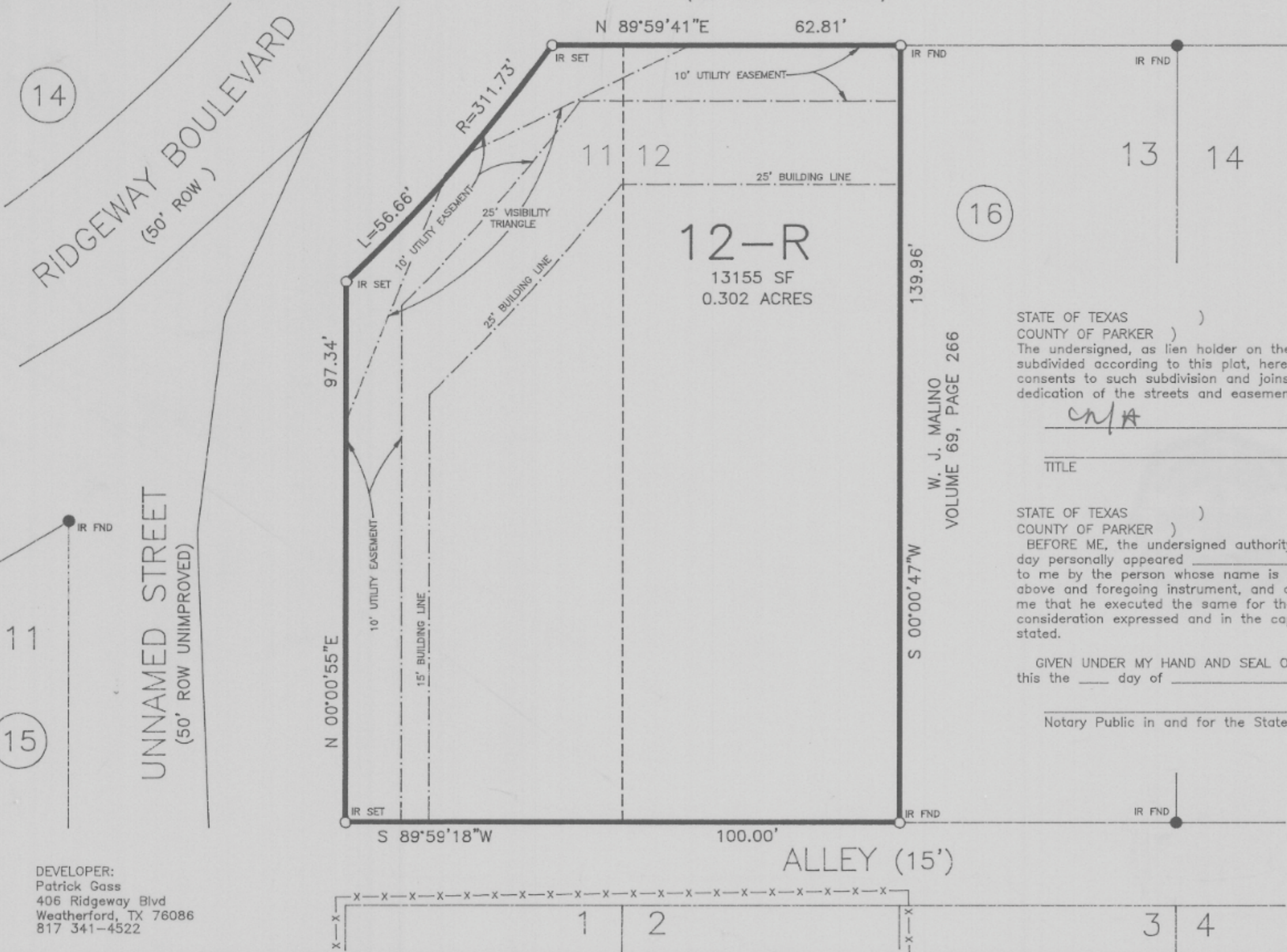
TITLE

STATE OF TEXAS )  
COUNTY OF PARKER )

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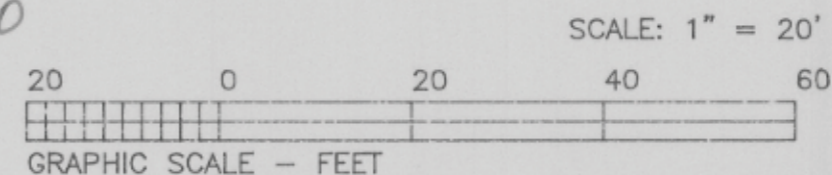


DEVELOPER:  
Patrick Gass  
406 Ridgeway Blvd  
Weatherford, TX 76086  
817 341-4522



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. 3/24/2000  
Registered Professional Land Surveyor, No. 2074



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

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