

SITE MAP

DEVELOPER:
Group W, LTD
Chris Woodruff
6777 Camp Bowie Blvd Ste 229
Fort Worth, TX 76166
817-247-0220



PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)

LOTS A, B AND C, BLOCK 14, A REPLAT OF LOTS 30 THROUGH 35 AND A PORTION OF LOT 29 AND ALLEYS, BLOCK 14, ACCORDING TO THE PLAT OF MINERAL HEIGHTS ADDITION, AN ADDITION TO 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.

Owner: Chris Woodruff

SWORN TO AND SUBSCRIBED before me this 21 day of December 2001.

Notary Public in and for the State of Texas
Shirley Stoker

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.

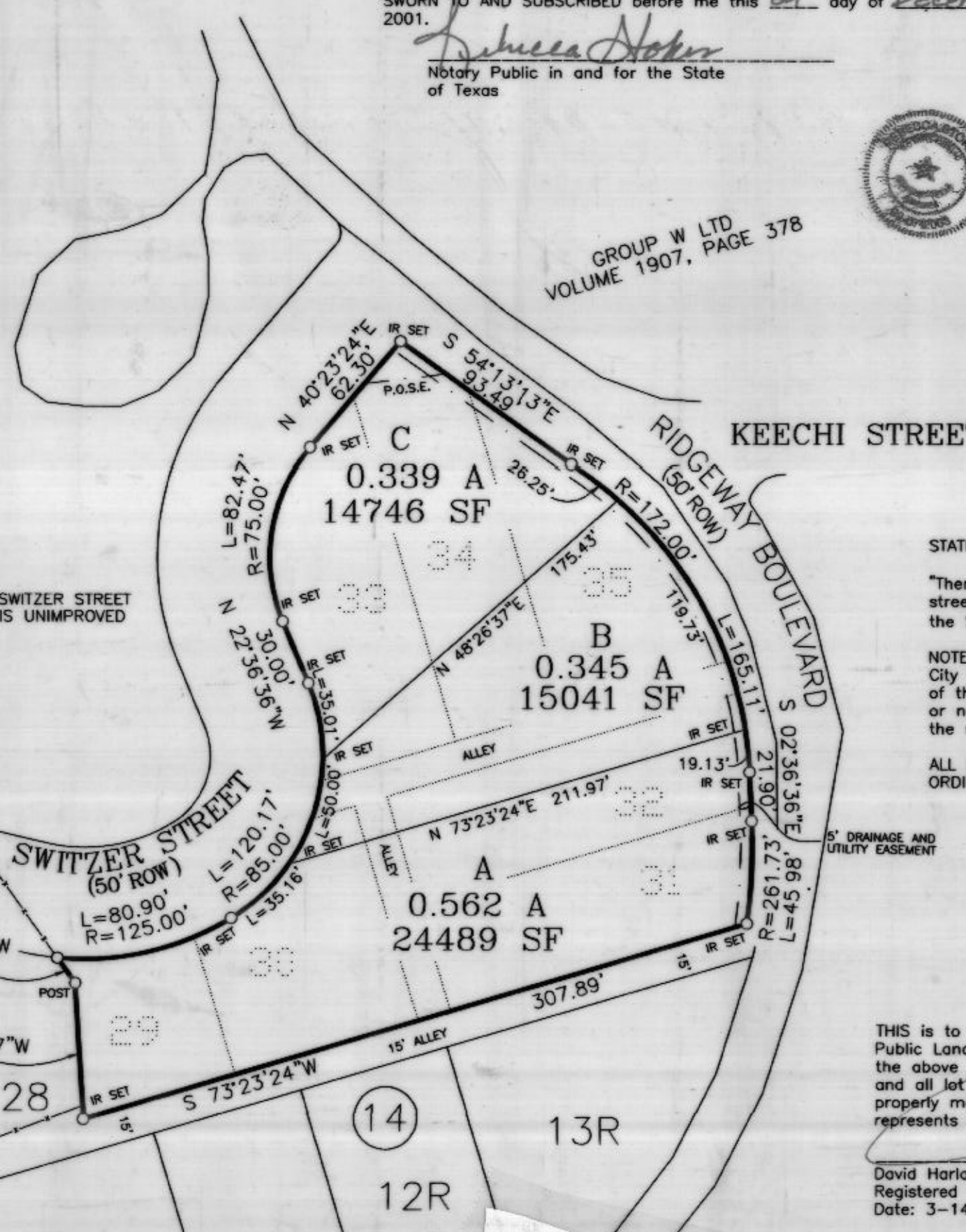
Title: None
Chris Woodruff

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Chris Woodruff, 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 21 day of December, 2001.

Notary Public in and for the State of Texas
Shirley Stoker



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

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
Date: 3-14-2001



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, GROUP W, LTD. acting by and through the undersigned, its duly authorized officer are the sole owner of 1.246 Acres being all of Lots 30 through 35 and a portion of Lot 29 and alleys, Block 14, according to the plat of MINERAL HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the west right of way line of Ridgeway Boulevard on the north side of an alley, said iron being the southeast corner of Lot 31, said Block 14;
THENCE S 73°23'24" W, with the north side of said alley, 307.89 feet to an iron rod set in the projection of a fence line;
THENCE N 03°36'07" W, on or about said fence line, 61.07 feet to a post;
THENCE N 35°22'42" W, on or about a fence line, 13.82 feet to the intersection of said fence and the south right of way line of Switzer Street, an unimproved road in a non-tangent curve to the left with a radius of 125.0 feet and whose chord bears N 76°55'48" E, 79.49 feet;
THENCE with the south right of way line of said Switzer Street the following courses and distances:
With said curve to the left through a central angle of 37°04'48" and a distance of 80.90 feet to an iron rod set at the beginning of a curve to the left with a radius of 85.0 feet and whose chord bears N 17°53'24" E, 110.41 feet;
With said curve to the left through a central angle of 81°00' and a distance of 120.17 feet to an iron rod set and end of said curve;
N 22°36'36" W, 30.0 feet to an iron rod set at the beginning of a curve to the right with a radius of 75.0 feet and whose chord bears N 08°53'24" E, 78.37 feet;
With said curve to the right through a central angle of 63°00' and a distance of 82.47 feet to an iron rod set and end of said curve;
N 40°23'24" E, 62.30 feet to an iron rod set in the west right of way line of said Ridgeway Boulevard;
THENCE with the west right of way line with said Ridgeway Boulevard the following courses and distances:
S 54°13'13" E, 93.49 feet to an iron rod set and beginning of a curve to the right with a radius of 172.0 feet and whose chord bears S 30°06'36" E, 158.84 feet;
With said curve to the right through a central angle of 55°00' and a distance of 165.11 feet to an iron rod set at end of said curve;
S 02°36'36" E, 21.90 feet to an iron rod set at the beginning of a curve to the right with a radius of 261.73 feet and whose chord bears S 02°25'23" W, 45.92 feet;
With said curve to the right through a central angle of 10°03'57" and a distance 45.98 feet to the POINT OF BEGINNING and containing 1.246 acres (54276 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GROUP W, LTD. does hereby adopt this plat designating the hereinabove described real property as LOTS A, B AND C, BLOCK 14, A REPLAT OF LOTS 30 THROUGH 35 AND A PORTION OF LOT 29 AND ALLEYS, BLOCK 14, ACCORDING TO THE PLAT OF 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 21 day of December, 2001.

Chris Woodruff
Chris Woodruff

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Chris Woodruff, 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 21 day of December, 2001.

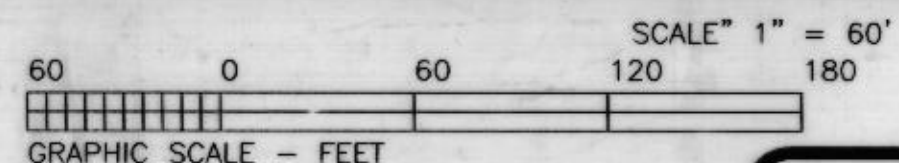
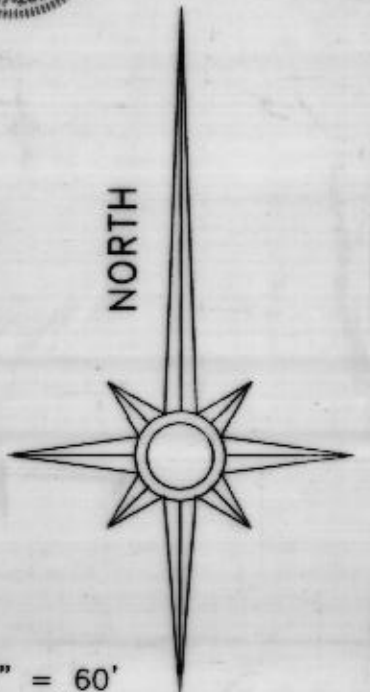
Notary Public in and for the State of Texas
Shirley Stoker



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: 12-26-01
CITY SECRETARY: Betty K. Farris
CITY OF WEATHERFORD, TEXAS



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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Dec 26, 2001 at WEATHERFORD
Document Number: 00433917
Amount: .00
By: Faye Wubdy

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed in the date and time stamped herein by me and has been duly recorded in the volume and page of this record records of Parker County as stamped herein by me.

DATE: Dec 26, 2001
Jeanne Brinson, County Clerk
Parker County

Doc 00433917 Bk Vol Pg
00433917 OR 1977 1623

PC B 658