

VICINITY 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.

January 26, 2001 *Betty K. Farris*
 DATE CITY SECRETARY
 CITY OF WEATHERFORD, TEXAS

B565

LOT 7-R, BLOCK 57, MUTUAL REALTY COMPANY SUBDIVISION, BLOCK 57 OF CARTER'S ADDITION, A REPLAT OF LOT 7 AND A PORTION OF LOT 6 AND LOT 8, BLOCK 57, MUTUAL REALTY COMPANY SUBDIVISION OF BLOCK 57, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, 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

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 _____, 2001.

Notary Public in and for the State of Texas

Doc 00407593 Bk OR Vol 1909 Pg 84
 FILED AND RECORDED OFFICIAL PUBLIC RECORDS On Jan 26, 2001 at 01:46P
 Document Number: 00407593
 Amount: .00
 By Patricia Nelson
 STATE OF TEXAS) COUNTY OF PARKER)
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.
 Jan 30, 2001
 JENNE BAUSON, COUNTY CLERK
 PARKER COUNTY

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, CHARLES SIMMONS AND ESTHER SIMMONS being the sole owners 0.222 Acres situated in and being all of Lot 7 and a portion of Lot 6 and Lot 8, Block 57, MUTUAL REALTY COMPANY SUBDIVISION OF BLOCK 57, CARTER'S ADDITION, an addition to the City of Weatherford, as recorded in Volume 69, Page 639, Deed Records, Parker County, Texas and being all those certain Lots, Tracts or Parcels of land conveyed to deed recorded in Volume 1687, Page 1520, Real Records, Parker County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of North Rusk Street at the northwest corner of a tract of land conveyed to James A. Smith by deed recorded in Volume 1366, Page 169, Real Records, Parker County, Texas, said iron being South, 5.0 feet from the southwest corner of said Lot 7;
 THENCE North at 5.0 feet passing said southwest corner and at 37.5 feet passing the northwest corner of said Lot 7 and in all 42.67 feet to an iron rod found;
 THENCE S 89°53'33" E, 200.27 feet to an iron rod found in the west line of an alley;
 THENCE South, with the west line of said alley, 53.83 feet to a RR spike set at the northeast corner of said James A. Smith Tract;
 THENCE N 86°42'10" W, with the north line of said James A. Smith Tract, 200.60 feet to the POINT OF BEGINNING and containing 0.222 acres (9663 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CHARLES SIMMONS AND ESTHER SIMMONS do hereby adopt this plat designating the hereinabove described real property as LOT 7-R, BLOCK 57, MUTUAL REALTY COMPANY SUBDIVISION OF BLOCK 57, CARTER'S ADDITION, A REPLAT OF LOT 7 AND A PORTION OF LOT 6 AND LOT 8, BLOCK 57, MUTUAL REALTY COMPANY SUBDIVISION OF BLOCK 57, CARTER'S 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 19th day of January, 2001.

Charles Simmons
 Charles Simmons
Esther Simmons
 Esther Simmons

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, in this day personally appeared Charles Simmons 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 19th day of January, 2001.
Rebecca Stokes
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, in this day personally appeared Esther Simmons 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 19th day of January, 2001.
Rebecca Stokes
 Notary Public in and for the State of Texas

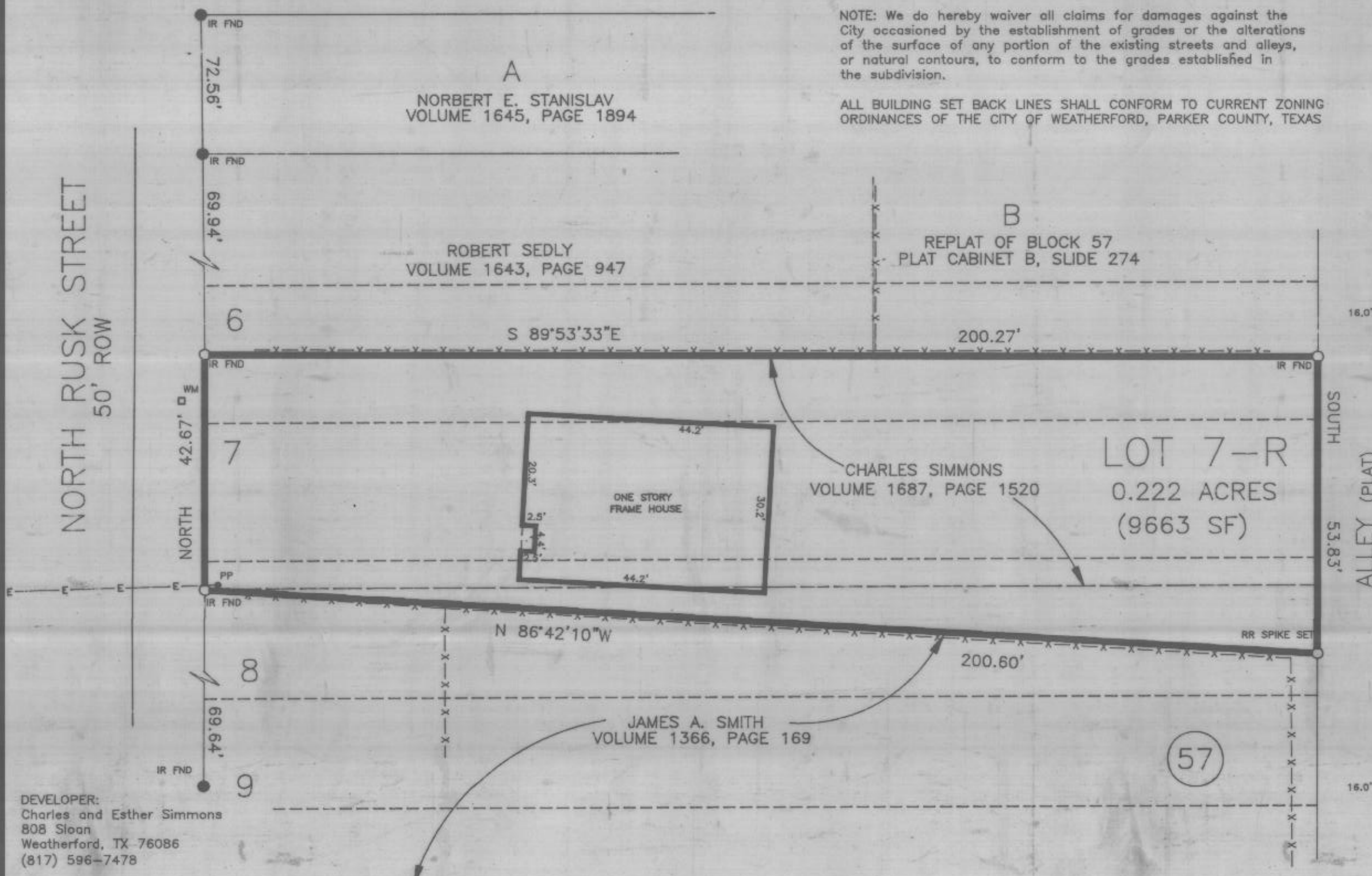
EAST SIXTH STREET
 50' ROW

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

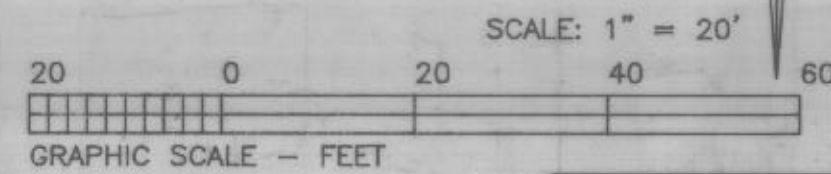
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner _____
 SWORN TO AND SUBSCRIBED before me this _____ day of _____, 2001.

Notary Public in and for the State of 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.
 Registered Professional Land Surveyor, No. 2074
 Date: OCTOBER 30, 2000



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

DEVELOPER:
 Charles and Esther Simmons
 808 Sloan
 Weatherford, TX 76086
 (817) 596-7478