

**FINAL PLAT  
LOT 29R, BLOCK 4  
PATTERSON'S ADDITION  
BEING A REPLAT OF LOTS 25 THROUGH 29 AND  
A PORTION OF LOT 24, BLOCK 4, PATTERSON'S  
ADDITION, AN ADDITION TO THE CITY OF  
WEATHERFORD, PARKER COUNTY, TEXAS**

ACCT. NO.: 16080  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-14

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, JUANA GALLARDO being the sole owner of 0.631 Acres situated in and being all of LOTS 25 THROUGH 29 AND A PORTION OF LOT 24, BLOCK 4, PATTERSON'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 69, Page 638, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a spike found in the west right of way line of Liberty Street, said spike being South, 130.0 feet from the intersection of the south right of way line of East Fifth Street and the west right of way line of said Liberty Street;  
THENCE South, with the west right of way line of said Liberty Street, 125.0 feet to a spike found;  
THENCE West, 100.0 feet to a spike found;  
THENCE South, 25.0 feet to a spike found;  
THENCE West, 100.0 feet to a spike found in the east line of an alley;  
THENCE North, with the east line of said alley, 150.0 feet to a spike found;  
THENCE East, 300.0 feet to the POINT OF BEGINNING and containing 0.631 acres (27800 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Rual Juarez for JUANA GALLARDO does hereby adopt this plat designating the hereinabove described real property as LOT 29R, BLOCK 4, PATTERSON'S ADDITION BEING A REPLAT OF LOTS 25 THROUGH 29 AND A PORTION OF LOT 24, BLOCK 4, PATTERSON'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 16 day of February, 2004.

Rual Juarez  
Rual Juarez for Juana Gallardo

Doc 00509561 Bk OR 2193 Vol 1941 Pg

PC-C 97

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Feb 23, 2004 at 10:50 AM

Document Number: 0069561  
Assess: \$6.00

By Faye Moody

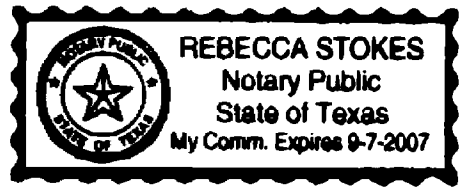
STATE OF TEXAS )  
COUNTY OF PARKER )  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the deed records of Parker County as stamped herein by me.

Feb 23, 2004

JENNIFER MURPHY, COUNTY CLERK  
PARKER COUNTY

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 6.7 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

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480602 0005 D EFFECTIVE DATE: JANUARY 1, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



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 \_\_\_\_\_, 2004.

Notary Public in and for the State of Texas

**CITY APPROVAL STATEMENT**

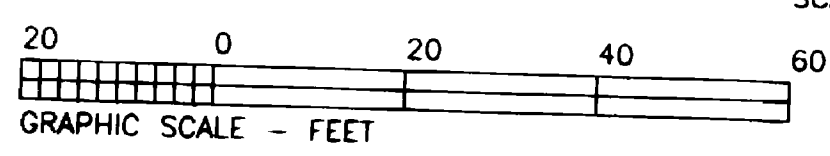
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 215, ARTICLE 2, ORDINANCE 1991-1 AND SECTION 212.0666, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 2-23-04 Angela Winkle

ANGELA WINKLE  
CITY SECRETARY, CITY OF WEATHERFORD, TEXAS

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SCALE: 1" = 20'



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have planned 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 under my supervision.  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
January, 2004

N. B. GLENN  
VOLUME 1953, PAGE 1782

OWNER/DEVELOPER:  
Rual Juarez for Juana Gallardo  
P O Box 1361  
Weatherford, TX 76086  
817-599-0867

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 more than two residential units per lot.  
Owner \_\_\_\_\_  
SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
Notary Public in and for the State of Texas

