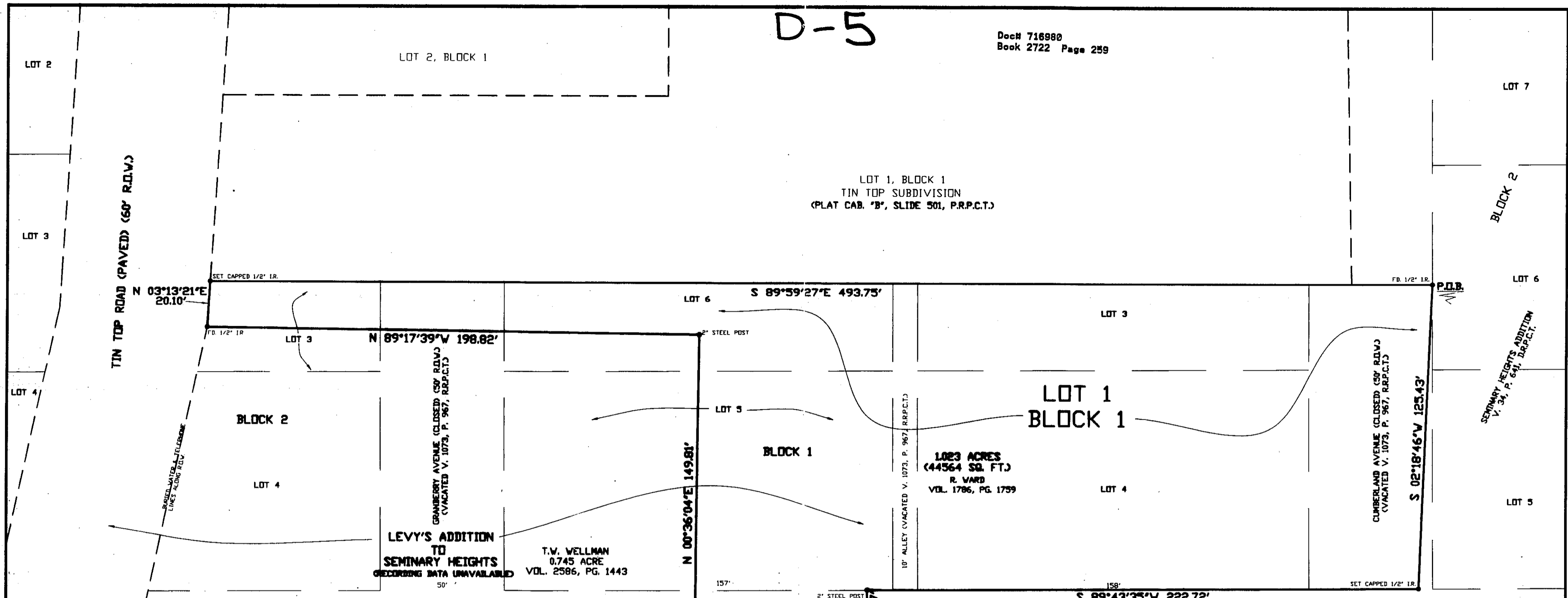


D-5

Doc# 716980  
Book 2722 Page 259



**CITY APPROVAL STATEMENT**

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

**RECOMMENDED BY:**  
 SIGNATURE OF CHAIRPERSON: [Signature]  
 DATE OF RECOMMENDATION: 4/22/2009

**APPROVED BY:**  
 SIGNATURE OF MAYOR: [Signature]  
 DATE OF APPROVAL: 5/12/2009

**ATTEST:**  
 CITY SECRETARY: [Signature] 5/12/2009  
 DATE

**OWNER'S CERTIFICATE**

That I, Richard Ward, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as Richard Ward Residence Addition to the City of Weatherford, Parker County, Texas, being a part of Block 1 and Block 2, and vacated streets and alleys in Levy's Addition (recording data unavailable). I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 13th DAY OF Apr. 1, 2009  
 BY: Richard V. Ward  
 (RICHARD WARD)

**GRADING WAIVER STATEMENT**

I 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.

Richard V. Ward  
 Signature

**SPECIAL NOTES:**

- 1) Bearing Basis = Geodetic North
- 2) Building lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas
- 3) This tract is zoned SF 8.4
- 4) All adjacent properties are zoned Commercial

**PROPERTY OWNER:**

Richard Ward  
 1803 Tin Top Rd  
 Weatherford, TX 78086  
 (817) 599-5465

**SPECIAL NOTICE:**

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

**FLOOD HAZARD ZONE:**

This property is not in a flood zone according to F.I.R.M. Map No. 48367C0385E, dated SEPTEMBER 26, 2008

**FIELD NOTES**

Of a 1.023 acres tract of land out of the B.F. Draper Survey, Abstract No. 405, Parker County, Texas; being a part of Block 1 and Block 2 and vacated streets and alleys in Levy's Addition to Seminary Heights (recording data unavailable), City of Weatherford, Parker County, Texas; and being the same tract described in Volume 1786, Page 1759 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the west line of Lot 6, Block 2, Seminary Heights Addition (Volume 34, Page 641, Deed Records, Parker County, Texas) and at the northeast corner of said tract described in Volume 1786, Page 1759 for the northeast and beginning corner of this tract. Whence the southeast corner of Lot 1, Block 1, Tin Top Subdivision (Plat Cabinet "B", Slide 501, Plat Records of Parker County, Texas) bears N. 89 deg. 59 min. 27 sec. E. 32.85 feet.

Thence S. 02 deg. 18 min. 46 sec. W. 125.43 feet to a set 1/2" iron rod for the most easterly southeast corner of this tract.

Thence S. 89 deg. 43 min. 35 sec. W. 222.72 feet to a 2" steel post for an ell corner of this tract.

Thence S. 00 deg. 41 min. 24 sec. W. 49.37 feet to a set 1/2" iron rod for the most southerly southeast corner of this tract.

Thence N. 87 deg. 05 min. 56 sec. W. 69.37 feet to a 2" steel post for the most southerly southwest corner of this tract.

Thence N. 00 deg. 36 min. 04 sec. E. 149.81 feet to a 2" steel post for an ell corner of this tract.

Thence N. 89 deg. 17 min. 39 sec. W. 198.82 feet to a found 1/2" iron rod in the east right of way line of Tin Top Road (paved) for the most westerly southwest corner of this tract.

Thence N. 03 deg. 13 min. 21 sec. E. 20.10 feet along the east right of way line of said Tin Top Road to a set 1/2" iron rod at the southwest corner of said Lot 1, Block 1, Tin Top Subdivision for the northwest corner of this tract.

Thence S. 89 deg. 59 min. 27 sec. E. 493.75 feet to the place of beginning.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, MICHAEL PRICE, Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves shall be properly marked on the ground, and that this plat correctly represents that survey made by me on MARCH 19, 2009.

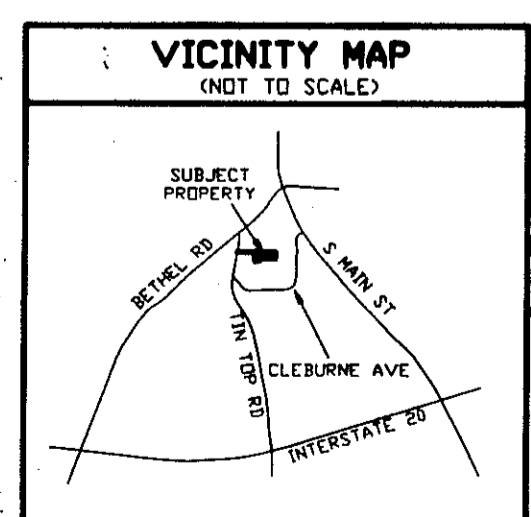
Michael Price, Surveyor, R.P.L.S. No. 5492  
 Price Surveying, 213 South Oak Avenue, Mineral Wells, TX 76067  
 940-325-4841 JN09106 FN090324

BEFORE ME, the undersigned authority, on this day did personally appear Richard Ward, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was an act of the owner of the property indicated hereon and for the purposes indicated hereon and for the purposes and consideration as stated.

GIVEN under my hand and seal of office this 13th day of Apr. 1, 2009

Notary Public in and for Parker County, Texas

Lois L. Chandler  
 LOIS L. CHANDLER  
 Notary Public  
 STATE OF TEXAS  
 My Comm. Exp. 07/29/2011



ACCT. NO.: 16745  
 SCH. DIST.: WE  
 CITY: WE  
 MAP NO.: H-16

**SURVEYOR**

MICHAEL PRICE  
 PRICE SURVEYING  
 213 SOUTH OAK AVENUE  
 MINERAL WELLS, TX 76067  
 940-325-4841

LOT 1, BLOCK 1  
 'RICHARD WARD RESIDENCE ADDITION'  
 TO THE CITY OF WEATHERFORD  
 PARKER COUNTY, TEXAS

BEING A REPLAT IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 405, AND BEING PART OF BLOCK 1 AND BLOCK 2, AND VACATED STREET AND ALLEYS IN LEVY'S ADDITION TO SEMINARY HEIGHTS (RECORDING DATA UNAVAILABLE), CITY OF WEATHERFORD, PARKER COUNTY, TEXAS