

ACCT. NO: 18446  
 SCH. DIST.: 1125  
 CITY: WEATHERFORD  
 MAP NO.: 1125-18446

# CONSTRUCTION PLAT LOT 1, BLOCK 1 TIMOT ADDITION

## AN ADDITION TO THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS

Being 1.209 Acres situated in and being a portion of the  
 JOEL WALKER SURVEY, ABSTRACT No. 1589, Parker County, Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, TIMOT, L. P., A TEXAS LIMITED PARTNERSHIP acting by and through the undersigned, its duly authorized officer, is the sole owner of 1.209 Acres situated in and being a portion of the JOEL WALKER SURVEY, ABSTRACT No. 1589, Parker County, Texas and being all that certain Lot, Tract or Parcel of land described as Tract 2 conveyed to said Timot, L. P. by deed recorded in Volume 2122, Page 477, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southwest corner of said Tract 2 and the southeast corner of Lot Two, Block One, Cortez Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 009, Plat Records, Parker County, Texas, said iron being called by deed to be North, 1600.00 feet and West, 283.23 feet from the southeast corner of said Joel Walker Survey;  
 THENCE N 82°22'28" E, with the east line of said Cortez Addition, 287.97 feet to an iron rod found at the northeast corner of Lot One, Block One, said Cortez Addition;  
 THENCE S 89°24'00" E, 248.90 feet to an iron rod found in the west line of Clear Lake Road, as it exist;  
 THENCE S 89°52'00" W, with the west line of said Clear Lake Road, 218.76 feet to an iron rod 688;  
 THENCE N 89°45'00" W, 284.38 feet to the POINT OF BEGINNING and containing 1.209 acres (82874 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TIMOT, L. P., A TEXAS LIMITED PARTNERSHIP, by and through the undersigned, its duly authorized officer does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, TIMOT ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 18 day of August, 2004.

Timothy L. Huggins  
 Timothy L. Huggins

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.

Timothy L. Huggins  
 Timothy L. Huggins  
 TITLE

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Timothy L. Huggins, 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 18 day of August, 2004.

Kim Laws  
 Notary Public  
 State of Texas  
 My Comm. Expires 08-23-2005

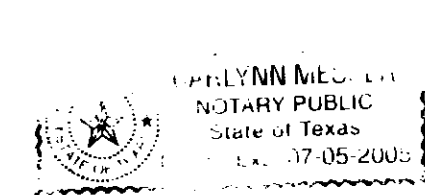
STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Timothy L. Huggins, 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 18 day of August, 2004.

Carlson M. Messer  
 Notary Public in and for the State of Texas

Doc: 00570348 Bk: OR Vol: 2368 Pg: 1328



FILED AND RECEIVED  
 OFFICIAL PUBLIC RECORDS  
 On Sep 28, 2005 at 09:58 AM

Docuement Number: 00570348  
 Amount: 66.00

By: Melissa Castro

STATE OF TEXAS )  
 COUNTY OF PARKER )

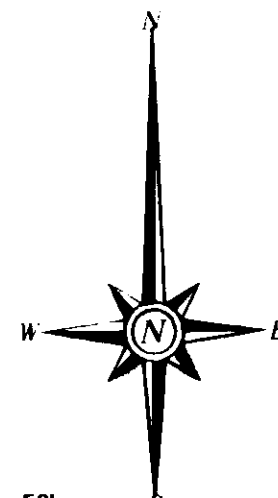
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: Parker County as stamped herein by me.

Sep 20, 2005

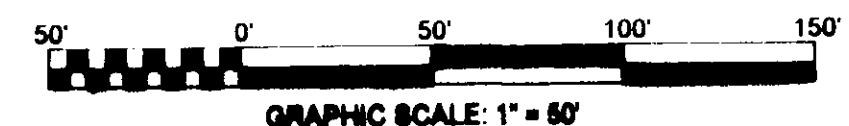
NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522-005-D EFFECTIVE DATE: JANUARY 1, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Jeanne Brunson, County Clerk  
 Parker County

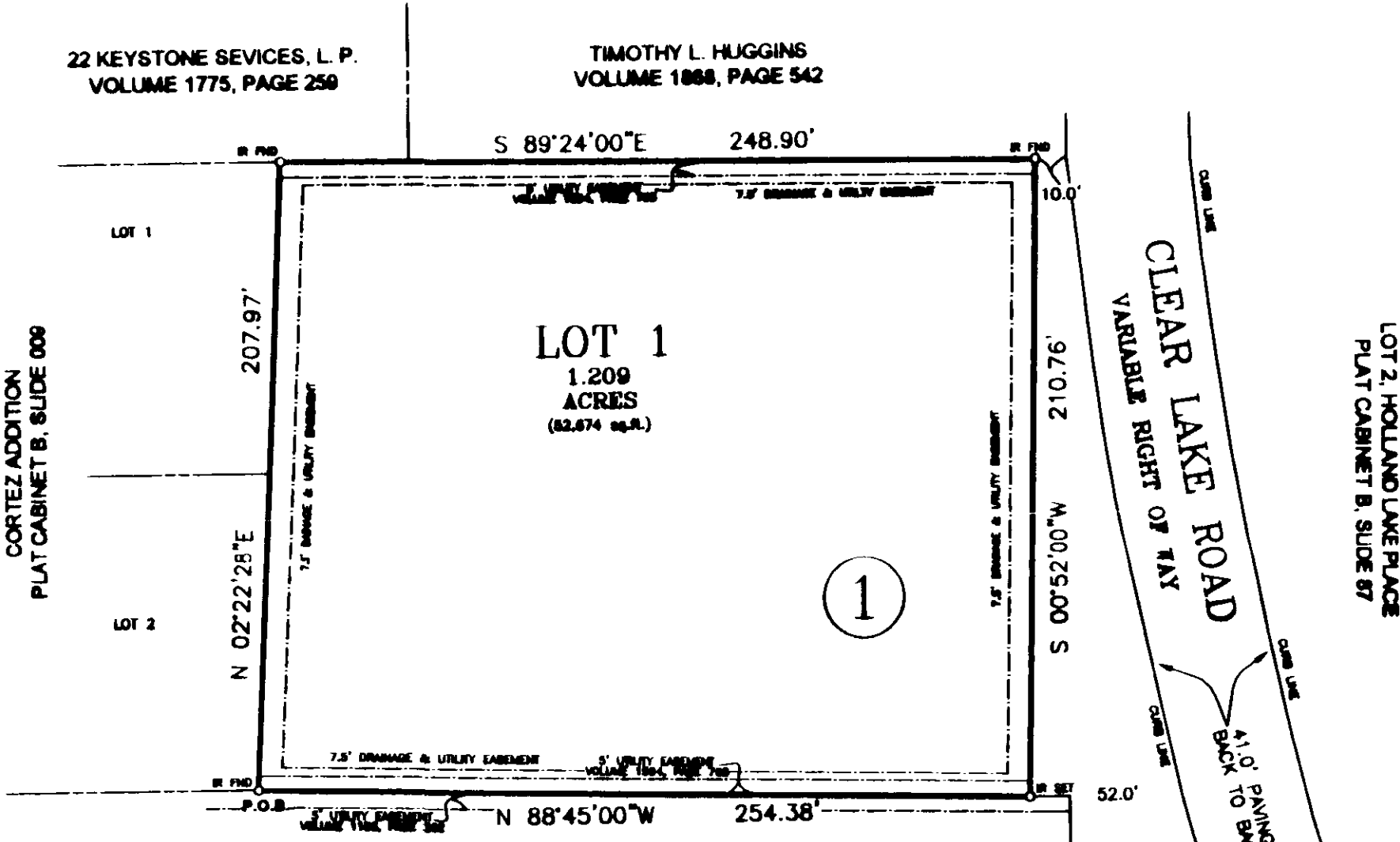
OWNER/DEVELOPER:  
 Timot, L. P.  
 Timothy L. Huggins  
 101 Cooper Field Court  
 Weatherford, TX 76087  
 (817) 341-3300



SCALE: 1" = 50'



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



22 KEYSTONE SERVICES, L. P.  
 VOLUME 1775, PAGE 259

TIMOTHY L. HUGGINS  
 VOLUME 1888, PAGE 252

CORTEZ ADDITION  
 PLAT CABINET B, SLIDE 009

LOT 2, HOLLAND LANE PLACE  
 PLAT CABINET B, SLIDE 87

J. J. KENNEDY INC.  
 VOLUME 1082, PAGE 262

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

CITY APPROVAL OF CONSTRUCTION PLAT  
 Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission  
 City of Weatherford, Texas  
Janis Saunders 9-19-05  
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
 City of Weatherford, Texas  
[Signature] 9-19-05  
 Signature of Mayor Date of Approval

ATTEST:  
[Signature] 9-19-05  
 City Secretary Date

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked, certified, and that this plat correctly represents the survey made by me or under my supervision.



David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074

Cabinet C 307