

C 414

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	50.00'	37.31'	55.94'	64°06'06"	114°35'30"	53.07'	S 86°04'33" E

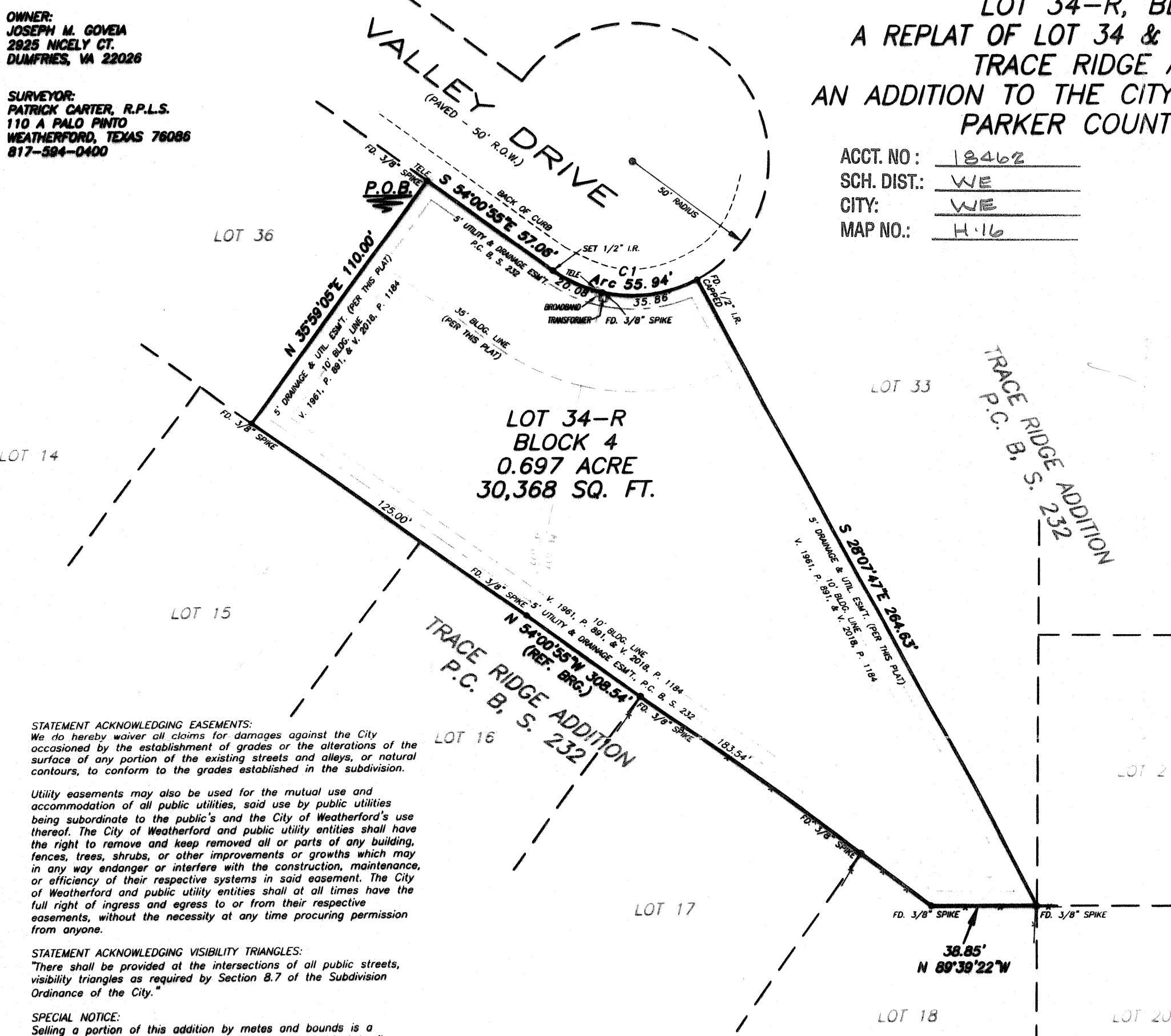
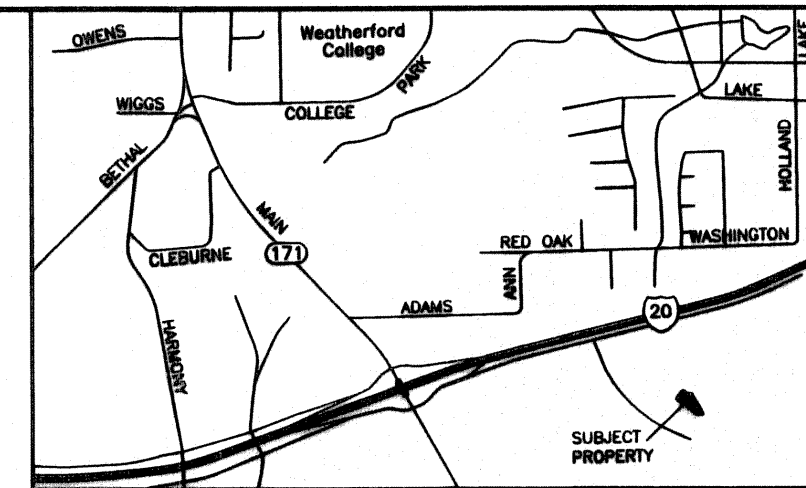
OWNER:
JOSEPH M. GOVEIA
2825 NICELY CT.
DUMFRIES, VA 22026

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

LOT 34-R, BLOCK 4
A REPLAT OF LOT 34 & LOT 35, BLOCK 4
TRACE RIDGE ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

ACCT. NO.: 18462
SCH. DIST.: WE
CITY: WIE
MAP NO.: H-16

Doc# 596392 Fees: \$66.00
05/04/2006 2:38PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRACER ORIGINAL COUNTY CLERK



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JOSEPH M. GOVEIA AND RHONDA D. GOVEIA, being the sole owners of a 0.697 acre tract of land known as all of Lot 34 and Lot 35, Block 4, TRACE RIDGE ADDITION, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 232, Plat Records, Parker County, Texas; being all of those certain tracts described in Volume 2272, Page 467, and Volume 2352, Page 1719, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 3/8" spike in the south right of way line of Valley Drive (a paved surface) at the northwest corner of said Lot 35, Block 4, TRACE RIDGE ADDITION for the northwest and beginning corner of this tract.
THENCE S 54°00'55" E 57.06 feet along the south right of way line of said Valley Drive and the north line of Lot 35, to a set 1/2" iron rod at the beginning of a cul-de-sac having a radius of 50.00 feet, for a corner of this tract.
THENCE along the south right of way line of said Valley Drive and said cul-de-sac to the left passing the northwest corner of said Lot 34 at 20.08 feet for a total arc length of 55.94 feet to a found 1/2" capped iron rod at the northeast corner of said Lot 34, said curve having a central angle of 64°06'06", a radius of 50.00 feet, and whose chord bears S 86°04'33" E 53.07 feet, for the northeast corner of this tract.
THENCE S 28°07'47" E 264.63 feet along the south line of Lot 33, Block 4, TRACE RIDGE ADDITION, to a found 3/8" spike at the southeast corner of said Lot 34, for the southeast corner of this tract.
THENCE N 89°39'22" W 38.85 feet along the north line of Lot 18, Block 4, TRACE RIDGE ADDITION, and the general line of a fence, to a found 3/8" spike at a corner of said Lot 34, for a corner of this tract.
THENCE N 54°00'55" W along the south line of said Lot 34 passing the southeast corner of said Lot 35 at 183.54 feet continuing along the south line of said Lot 35 for a total distance of 308.54 feet, to a found 3/8" spike at the southwest corner of said Lot 35, for the southwest corner of this tract.
THENCE N 35°59'05" E 110.00 feet along the east line of Lot 36, Block 4, TRACE RIDGE ADDITION to the POINT OF BEGINNING.

STATEMENT ACKNOWLEDGING EASEMENTS:
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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

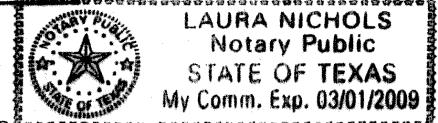
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City.

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.

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.

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Joseph M. Goveia 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 21st day of February, 2006.
Laura Nichols
Notary Public in and for the State of 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.
N/A
Title

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

RECOMMENDED BY:
Paul Johnson
SIGNATURE OF CHAIRPERSON
DATE OF RECOMMENDATION: 3-8-06

APPROVED BY:
Laura Nichols
SIGNATURE OF MAYOR
DATE OF APPROVAL: 3-14-06

Angela Wisler
CITY SECRETARY
DATE: 3-14-06

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
3-8-06
DATE OF RECOMMENDATION

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
3-14-06
DATE OF APPROVAL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, JOSEPH M. GOVEIA AND RHONDA D. GOVEIA (OWNERS) do hereby adopt this plat designating the herein above described real property as LOT 34-R, BLOCK 4, A REPLAT OF LOT 34 AND LOT 35, BLOCK 4, TRACE RIDGE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at 21st day of February, 2006, Parker County, Texas
Joseph M. Goveia
Joseph M. Goveia
Rhonda D. Goveia
Rhonda D. Goveia

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Joseph & Rhonda Goveia 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 February, 2006.
Paul Johnson
Notary Public in and for the State of Texas

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 _____, 2006.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Patrick Carter
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 JN051229.
DECEMBER 23, 2005.



CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403

