

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 VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 2/13/98
 BETTYE FARRIS
 CITY SECRETARY
 CITY OF WEATHERFORD, TEXAS

LOT A & B, BLOCK 57, REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 57, MUTUAL REALTY COMPANY LTD, SUBDIVISION OF CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS, NORBERT STANISLAV, is the sole owner of a 0.462 Acre Tract of land situated in and being all of Lots 1 & 2 and a portion of Lot 3, 4, 5 and 6, Block 57, MUTUAL REALTY COMPANY, LTD., SUBDIVISION OF A PORTION OF CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, as recorded in Volume 69, Page 639, Deed Records, Parker County, Texas and being a portion of all those certain Lots, Tracts or Parcels of land conveyed to Norbert Stanislav by deed recorded in Volume 1630, Page 1601, Real Records, Parker County, Texas, dated April 4, 1995 and Volume 1645, Page 1894, Real Records, Parker County, Texas, dated August 4, 1995 and being more particularly described by metes and bounds as follows:

BEGINNING at a nail set at the northwest corner of Lot 1, said Block 57, at the intersection of the east right of way line of North Rusk Street and the south right of way line of East Sixth Street; THENCE East, with the south right of way line of said East Sixth Street, 200.0 feet to an iron rod set at the northeast corner of said Lot 1 in the west line of an alley; THENCE South, with the west line of said alley, 143.02 feet to an iron rod found at the northeast corner of a tract of land conveyed to Willard Watson by deed recorded in Volume 1436, Page 1311, Real Records, Parker County, Texas; THENCE N 89°51'04" W, with the north line of said Willard Watson Tract, 80.0 feet to an iron rod found at the southeast corner of a tract of land conveyed to R. E. Sealy by deed recorded in Volume 1643, Page 947, Real Records, Parker County, Texas; THENCE with the east and north line of said R. E. Sealy Tract the following courses and distances:
 North, 70.31 feet to an iron rod set;
 West, 120.0 feet to an iron rod set in the east right of way line of said North Rusk Street; THENCE North, with the east right of way line of said North Rusk Street, 72.5 feet to the POINT OF BEGINNING and containing 0.462 acres (20133 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, NORBERT STANISLAV by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT A & B, BLOCK 57, REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 57, MUTUAL REALTY COMPANY LTD, SUBDIVISION OF 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 City Hall, Parker County, Texas this 12th day of February, 1998.

Norbert Stanislav
 Norbert Stanislav

STATE OF TEXAS }
 COUNTY OF PARKER }
 BEFORE ME, the undersigned authority, on this day personally appeared Norbert Stanislav, 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 12th day of February, 1998.
Cathy L. Owen
 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

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 _____, 1998.
 Notary Public in and for the State of Texas

DEVELOPER:
 Norbert Stanislav
 9509 Granbury Highway
 Weatherford, TX 76087
 (817) 599-4799

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 on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
 R.P.L.S. No. 2074



ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.

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.

Norbert Stanislav
 Owner

SWORN TO AND SUBSCRIBED before me this 12th day of February, 1998.

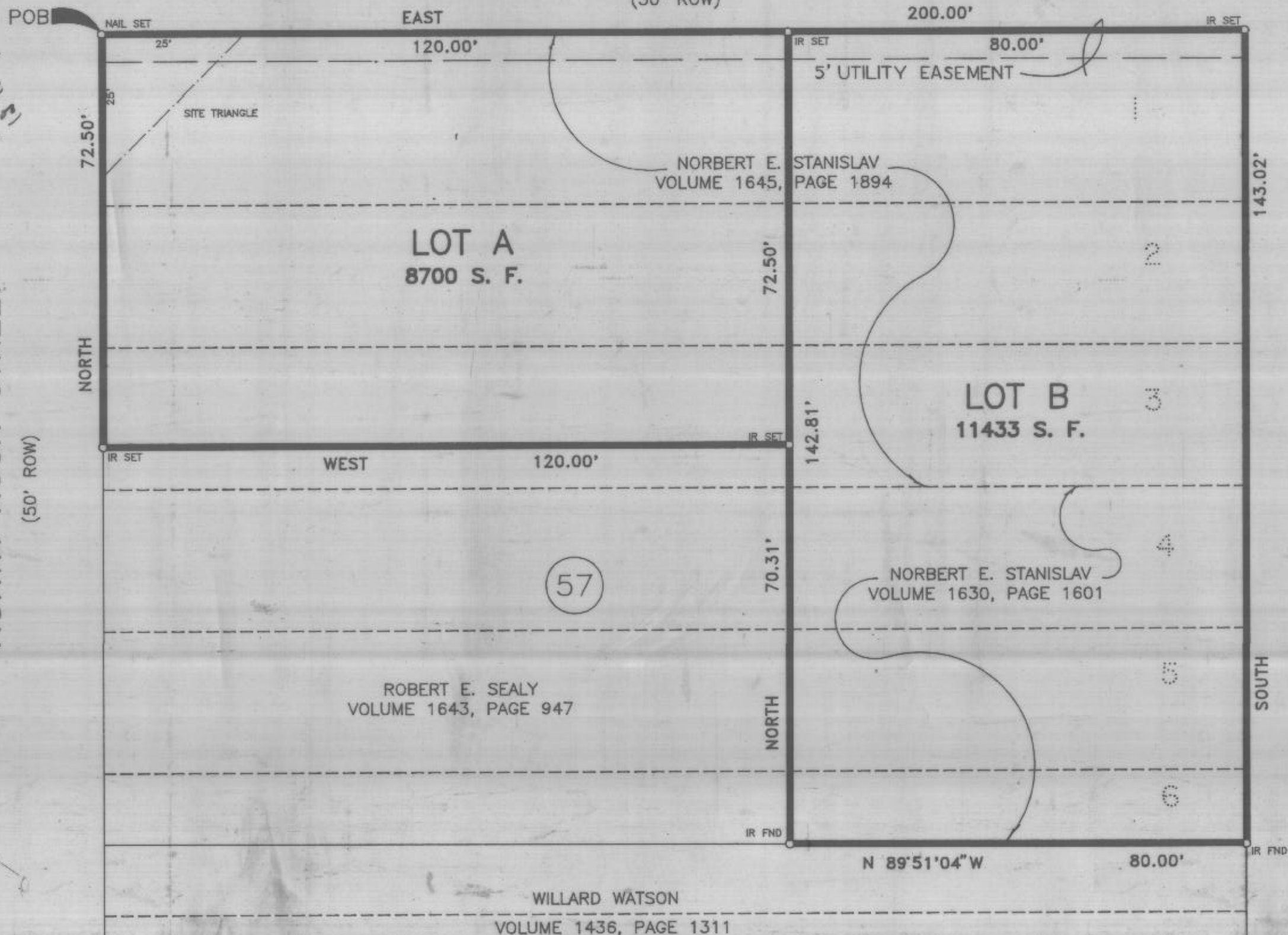
Cathy L. Owen
 Notary Public in and for the State of Texas



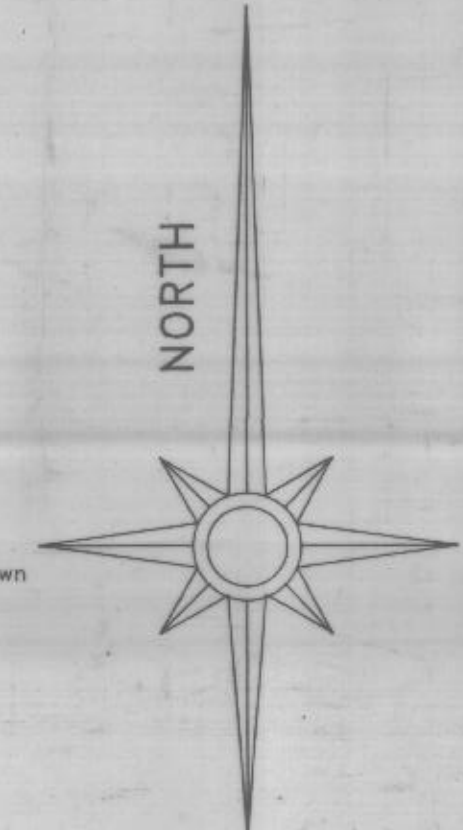
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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."

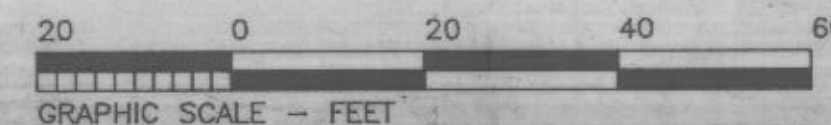
EAST SIXTH STREET
 (50' ROW)



34
33
32
31
30
29
28



SCALE: 1" = 20'



HARLAN LAND SURVEYING
 215 EAST EUREKA
 WEATHERFORD, TX 76086
 METRO (817) 599-9700 - (817) 599-0880

329347
 Plat Cabinet B-274
 RECEIVED AND FILED FOR RECORD
 FEB 13 1998
 FEB 19 1998
 Parker County Clerk

ANY PROVISIONS REPEALED BY THE PROVISIONS OF THIS INSTRUMENT SHALL BE DEEMED TO HAVE BEEN REPEALED BY THIS INSTRUMENT.