

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets visibility triangles as required by Parker County

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

THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, Donald E. Smelley, being the dedicator and owner of the attached plat of said subdivision do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas

Doc 00560539 BK OR Vol 2339 1656

FILED AND RETURNED OFFICIAL PUBLIC RECORDS On Jun 24, 2005 at 08:29

Document Number: 00560539

Amount: 61.00

By: Lram Franklin

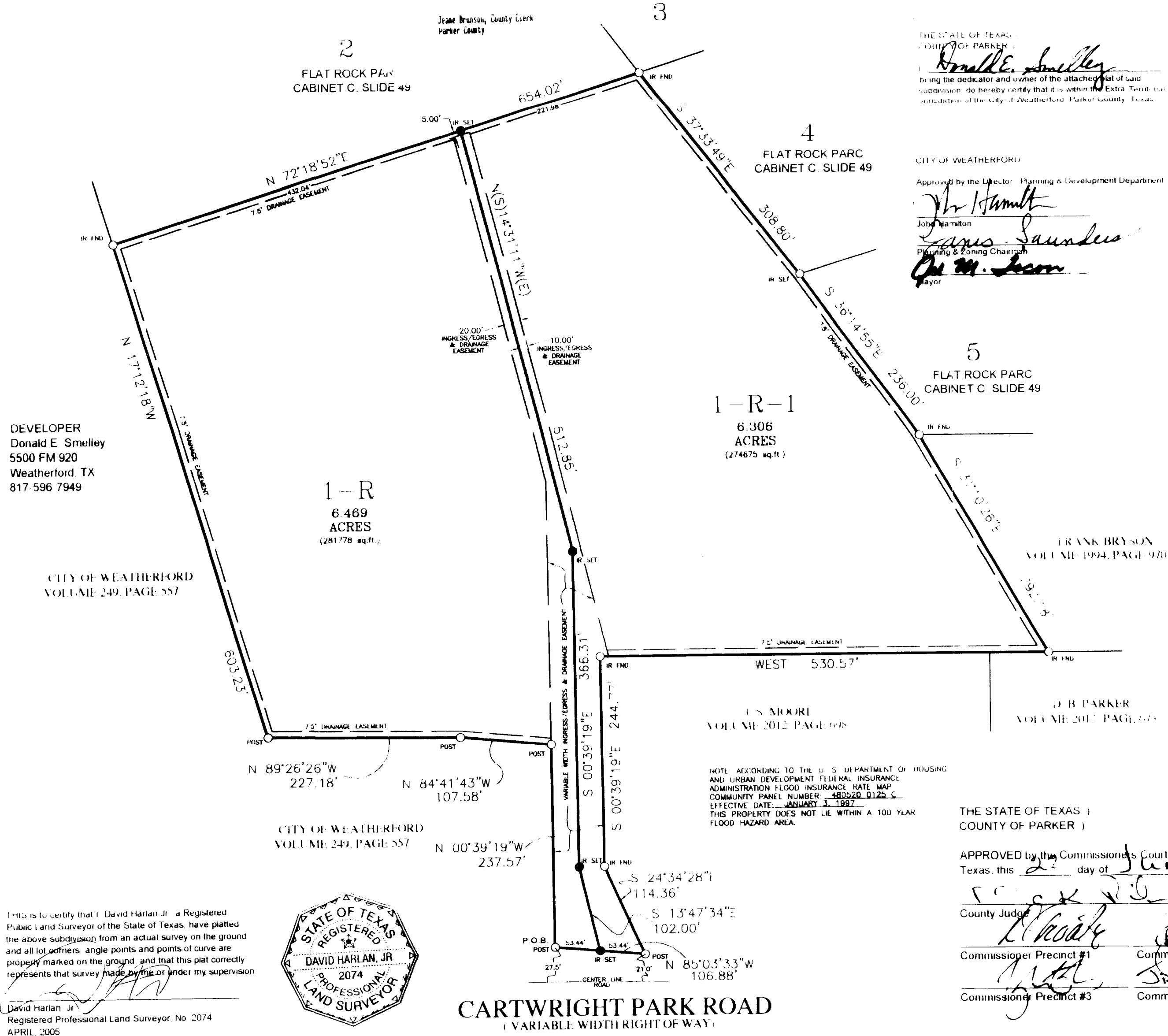
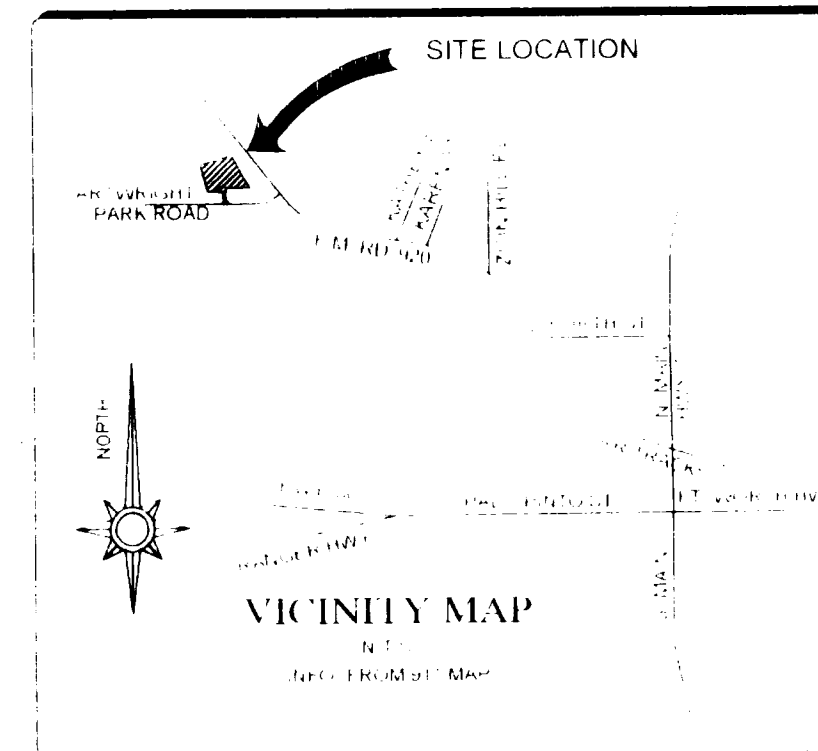
SINK OF RECORD COUNTY OF PARKER I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the value and page of the named records of Parker County as stamped hereon by me.

Jun 24, 2005

FINAL PLAT  
LOT 1-R AND LOT 1-R-1  
FLAT ROCK PARC  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being a replat of Lot 1, Flat Rock Parc, an addition to Parker County, Texas

ACCT. NO.: 12405  
SCH. DIST.: 1E  
CITY: WEATHERFORD  
MAP NO.: 280

PLAT CAB C-280



DEVELOPER  
Donald E. Smelley  
5500 FM 920  
Weatherford, TX  
817 596 7949

CITY OF WEATHERFORD  
VOLUME 249, PAGE 557

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.  
Registered Professional Land Surveyor No. 2074  
APRIL 2005



CARTWRIGHT PARK ROAD  
(VARIABLE WIDTH RIGHT OF WAY)

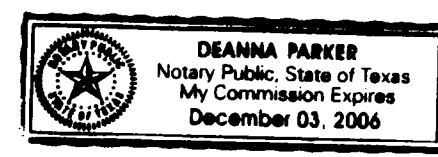
THE STATE OF TEXAS )  
COUNTY OF PARKER )  
I, Donald E. Smelley, being the dedicator and owner of the attached plat of said subdivision do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas

CITY OF WEATHERFORD  
Approved by the Director, Planning & Development Department  
John Hamilton  
John Hamilton  
Planning & Zoning Chairman  
Ch. M. Leon  
Mayor

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Donald E. Smelley, 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 20th day of June, 2005

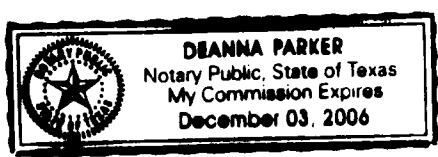
Deanna Parker  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Donald E. Smelley, 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 20th day of June, 2005

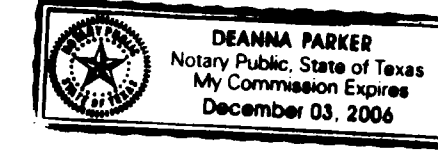
Deanna Parker  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Donald E. Smelley, 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 20th day of June, 2005

Deanna Parker  
Notary Public in and for the State of Texas



THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County Texas this 22nd day of June, 2005

County Judge: Frank Bryson  
Commissioner Precinct #1: John Hamilton  
Commissioner Precinct #2: John Hamilton  
Commissioner Precinct #3: John Hamilton  
Commissioner Precinct #4: John Hamilton

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, DONALD E. SMELLEY, MARY FRANCES LANKFORD AND CLARICE EVELYN GLAZER being the sole owners of LOT 1, FLAT ROCK PARC, an addition to Parker County, Texas, according to the Amended Plat recorded in Plat Cabinet C, Slide 49, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the north right of way line of Cartwright Park Road, as it exist, said post being the most southerly southwest corner of said Lot 1;  
THENCE N 00°39'19" W, 237.57 feet to a post;  
THENCE N 84°41'43" W, 107.58 feet to a post;  
THENCE N 89°25'39" W, 227.18 feet to a post;  
THENCE N 17°12'18" W, 603.23 feet to an iron rod found;  
THENCE N 72°18'52" E, 654.02 feet to an iron rod found;  
THENCE S 37°33'49" E, 308.80 feet to an iron rod set;  
THENCE S 36°14'55" E, 236.00 feet to an iron rod found;  
THENCE S 31°10'26" E, 292.18 feet to an iron rod found;  
THENCE West, 530.57 feet to an iron rod found;  
THENCE S 00°39'19" E, 244.77 feet to an iron rod found;  
THENCE S 24°34'28" E, 114.36 feet to a post in the north right of way line of said Cartwright Park Road;  
THENCE N 85°03'33" W, with the north right of way line of said Cartwright Park Road, 106.88 feet to the POINT OF BEGINNING and containing 12.774 acres (556453 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DONALD E. SMELLEY, MARY FRANCES LANKFORD AND CLARICE EVELYN GLAZER do hereby adopt this plat designating the heretofore described real property as LOT 1-R AND LOT 1-R-1, FLAT ROCK PARC, AN ADDITION TO PARKER COUNTY, TEXAS, Being a Replat of Lot 1, Flat Rock Parc, an addition to 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 20th day of June, 2005

Donald E. Smelley Mary Frances Lankford  
Donald E. Smelley Mary Frances Lankford  
Clarice Evelyn Glazer P.A.A.  
Clarice Evelyn Glazer, acting by and through her Attorney-in-Fact, Donald E. Smelley

STATE OF TEXAS )  
COUNTY OF PARKER )

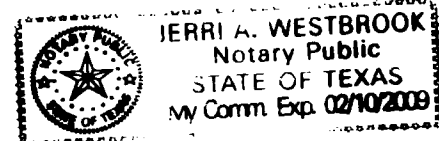
The undersigned, as lien holder on the average subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements

N/A

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Donald E. Smelley, 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 20th day of June, 2005

Terri A. Westbrook  
Notary Public in and for the State of Texas



SCALE 1"=100'

TERRI A. WESTBROOK  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 02/10/2009

FRANK BRYSON ENGINEERING, INC.  
215 EURLER STREET  
WEATHERFORD, TX 76086  
METRO: (817) 596-9700 - (817) 595-0880  
FAX: METRO (817) 341-2833