

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

9-17-99
DATE

Betty Farris
BETTY FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

PC B409
372032

RECEIVED AND FILED
FOR RECORD
d. 20 O'clock P

SEP 17 1999

Jean Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *Amelia*

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MICHAEL MYNAR AND WIFE, NATALIE MYNAR, are the sole owners of a 1.789 Acre Tract of land situated in and being a portion of the D. NORTON SURVEY, ABSTRACT No. 1010, Parker County, Texas and being all of Lot 1, Block 1 and the 25 foot future road dedication along the south line of said Lot 1, Mynar Addition, an addition recorded in Plat Cabinet B, Slide 295, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the west right of way line of North Denton Road, said rod being called by deed to be North, 354.7 feet from the southeast corner of said D. Norton Survey, Abstract No. 1010, Parker County, Texas;
THENCE West, on or about a fence line, 326.0 feet to an iron rod found at a fence corner;
THENCE N 01°39'10" E, on or about a fence line, 238.82 feet to an iron rod found at a fence corner;
THENCE N 88°53'01" E, 318.87 feet to an iron rod set in the west right of way line of said North Denton Road;
THENCE S 00°07' E, with the west right of way line of said North Denton Road, 244.93 feet to the POINT OF BEGINNING and containing 1.789 acres (77931 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MICHAEL MYNAR AND NATALIE MYNAR by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT 1-R, BLOCK 1, A REPLAT OF LOT 1, BLOCK 1, MYNAR 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 _____ Parker County, Texas this 05 day of September, 1999.

Michael Mynar
MICHAEL MYNAR

Natalie Mynar
NATALIE MYNAR

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 public records of Parker County, as stamped herein by me.

RECORDED SEP 17 1999



Jean Brunson
County Clerk, Parker County, TX

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the mortgage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Susan Howell
Vice President

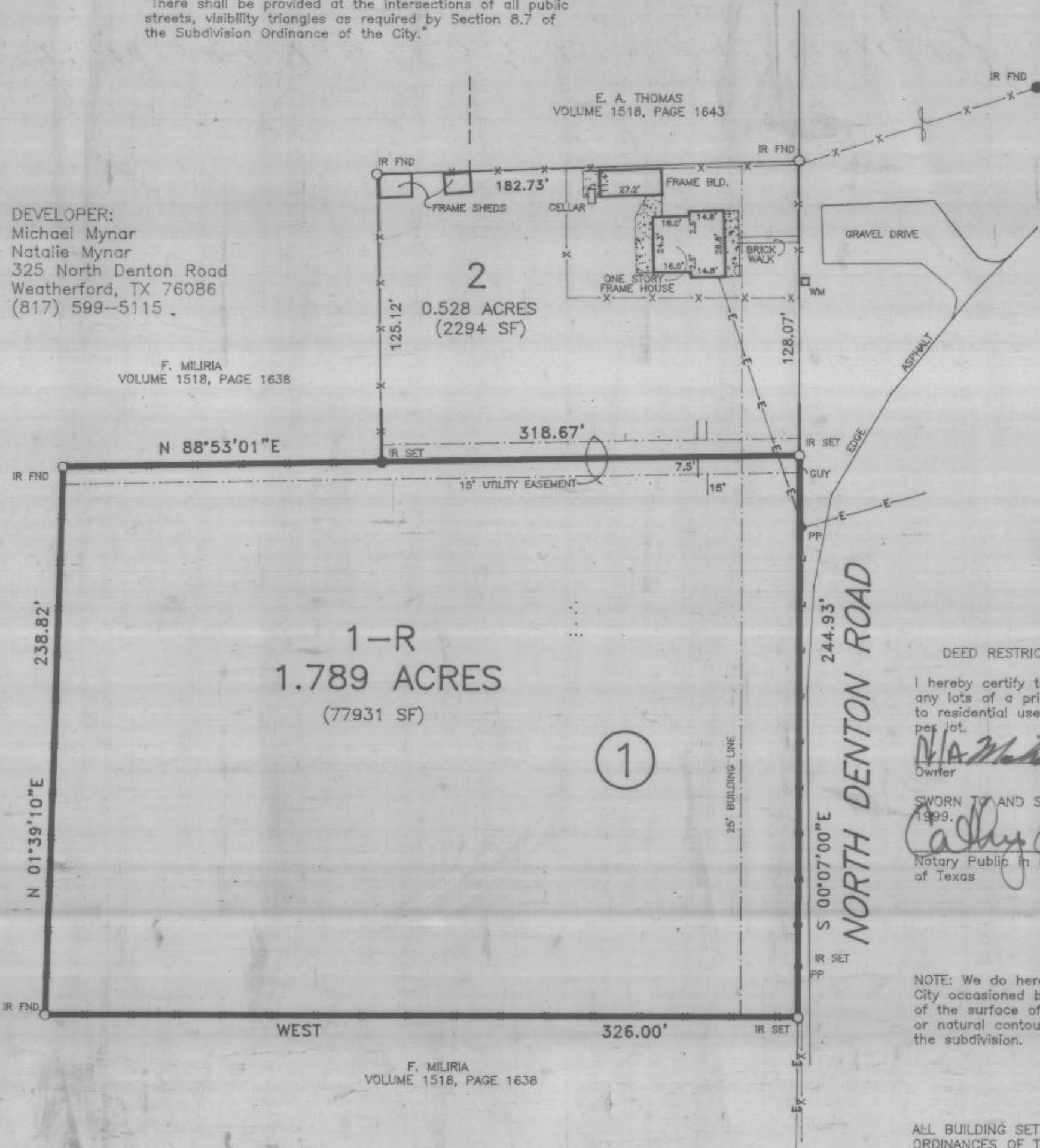
TITLE

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."

DEVELOPER:
Michael Mynar
Natalie Mynar
325 North Denton Road
Weatherford, TX 76086
(817) 599-5115

F. MILIRIA
VOLUME 1518, PAGE 1638



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Michael Mynar, 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 05 day of September, 1999.
Cathy L. Over
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 Natalie Mynar, 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 05 day of September, 1999.
Cathy L. Over
Notary Public in and for the State of Texas

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.

Michael Mynar Natalie Mynar
Owner

SWORN TO AND SUBSCRIBED before me this 05 day of September, 1999.

Cathy L. Over
Notary Public in and for the State of 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.

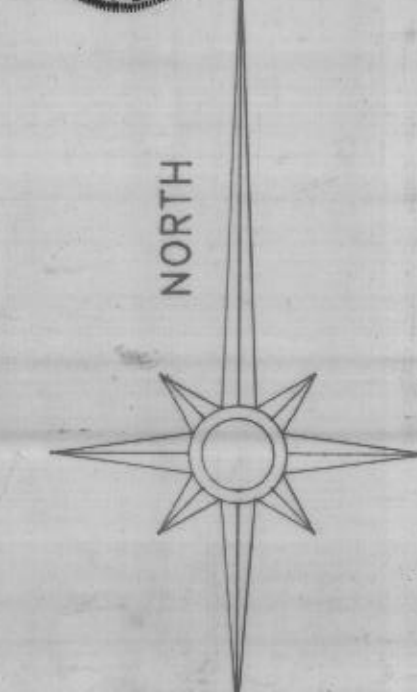
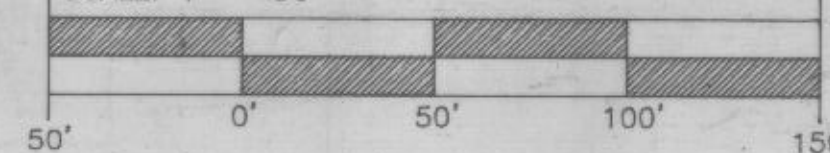
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074 8/30/99



SCALE: 1" = 50'



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