

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of all public streets, visibility triangles as required by City of Weatherford and/or County Statutes.

**NOTE:** We do hereby waive all claims for damages against the City of Weatherford and/or County 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.

**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.

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, JUAN MANUEL SANCHEZ, being the sole owner of 4.894 Acres situated in and being a portion of the BENJAMIN THOMAS SURVEY, ABSTRACT No. 1563 and the FERDINAND EMMA SURVEY, ABSTRACT No. 421, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the north right of way line of Ranger Highway (U. S. Highway No. 180), said iron being called by deed to be N 00°05'38" E, 67.11 feet from the most northerly southeast corner of said Benjamin Thomas Survey;  
THENCE S 58°04'03" W, with the north right of way line of said Ranger Highway, 181.61 feet to an iron rod found;  
THENCE N 23°51'48" W, 46.19 feet to a fence post;  
THENCE N 89°54'34" W, on or about a fence line, 294.28 feet to a large nail found;  
THENCE N 00°15'02" W, on or about a fence line, 457.03 feet to a post;  
THENCE S 89°36'15" E, on or about a fence line, 470.89 feet to a post;  
THENCE S 00°15'23" W, on or about a fence line, 400.43 feet to the POINT OF BEGINNING and containing 4.894 acres (213179 acres) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JUAN MANUEL SANCHEZ, acting by and through its authorized agent (for companies), does hereby adopt this plat designating the hereinabove described real property as LOT ONE AND LOT TWO, BLOCK ONE, PEARL PARC, AN ADDITION TO PARKER COUNTY, TEXAS, Being 4.894 Acres situated in and being a portion of the Benjamin Thomas Survey, Abstract No. 1563 and the Ferdinand Emma Survey, Abstract No. 421, 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, TX, Parker County, Texas this 1st day of October, 2008.

*Juan Manuel Sanchez*  
Juan Manuel Sanchez

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Juan Manuel Sanchez 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 1st day of October, 2008

*Janet Thomas*  
Notary Public in and for the State of Texas

THE STATE OF TEXAS )  
COUNTY OF PARKER )

PC C-759

APPROVED by the Commissioners Court of Parker County, Texas, this 2nd day of October, 2008.

*C. Absent*  
County Judge  
*[Signature]*  
Commissioner Precinct #1  
*[Signature]*  
Commissioner Precinct #3  
*[Signature]*  
Commissioner Precinct #2  
*[Signature]*  
Commissioner Precinct #4

THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, *Juan Manuel Sanchez* being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, 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.

*[Signature]*  
TITLE

Doc# 699569  
Book 2680 Page 1356

Doc# 699569 Fees: \$66.00  
12/15/2008 12:19PM H Pages 1  
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS  
TRAC SUBDIVISION COUNTY FILED

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kim Laine Askey known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of October, 2008.

*Janet Thomas*  
Notary Public in and for the State of Texas

My Commission Expires On:  
**JANET L. THOMAS**  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 07-30-2009

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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 under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
JULY, 2008

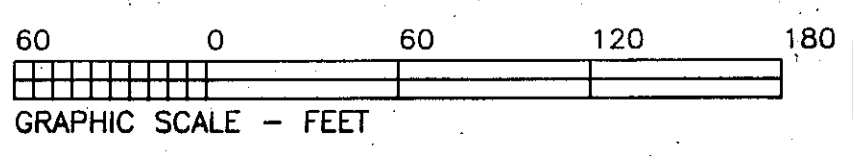


**JANET L. THOMAS**  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 07-30-2009

ACCT. NO.: 161163  
SCH. DIST.: WIE  
CITY: GO  
MAP NO.: G15

**FINAL PLAT**  
**LOT ONE AND LOT TWO, BLOCK ONE**  
**PEARL PARC**  
**AN ADDITION IN THE ETJ OF THE**  
**CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**  
**Being 4.894 Acres situated in and being a portion of the**  
**Benjamin Thomas Survey, Abstract No. 1563 and the Ferdinand**  
**Emma Survey, Abstract No. 421, Parker County, Texas**

OWNER/DEVELOPER:  
**Juan Sanchez**  
**1538 Ranger Highway**  
**Weatherford, TX 76086**  
**817-613-7239**



SCALE: 1" = 60'

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

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

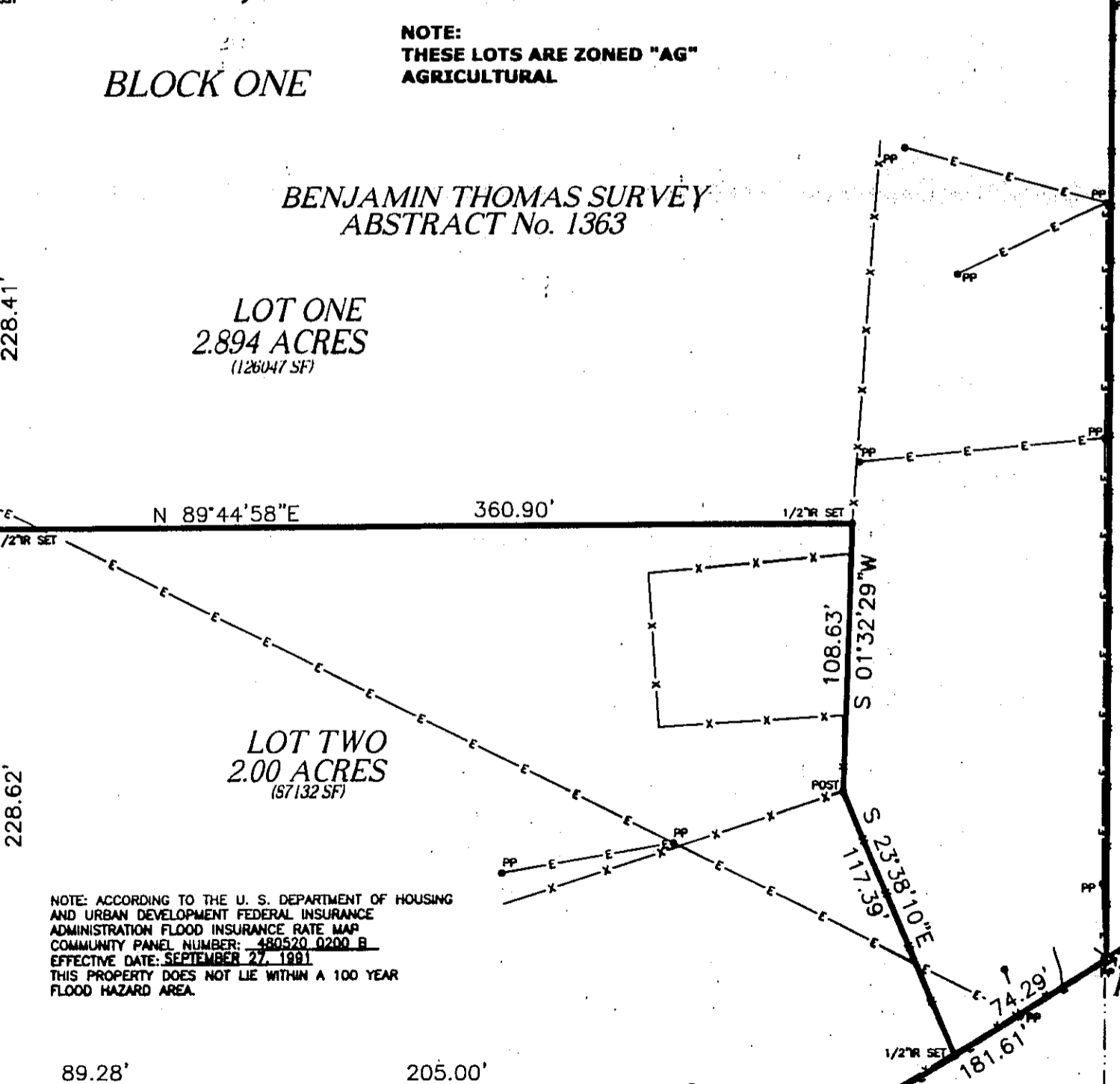
**CITY APPROVAL OF PRELIMINARY PLAT**  
Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission  
City of Weatherford, Texas  
*[Signature]* 10-14-08  
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
City of Weatherford, Texas  
*[Signature]* 10/14/08  
Signature of Mayor Date of Approval

ATTEST:  
*[Signature]* 10/14/08  
City Secretary Date

KIMBERLY BROOKS  
VOLUME 2462, PAGE 1787  
BLAIR KELLNER  
VOLUME 2267, PAGE 1734  
BRANDON DAVIS  
VOLUME 2382, PAGE 219  
ELIZABETH MCCLELLAN  
VOLUME 2471, PAGE 671  
IAN MCCLELLAN  
VOLUME 2471, PAGE 675



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

LUPE RAMOS  
VOLUME 1732, PAGE 1081  
APOLINARIA LOPEZ  
VOLUME 2316, PAGE 306  
FERDINAND EMMA SURVEY  
ABSTRACT No. 421