

VICINITY MAP

BALL & ROACH

LOTS A, B AND C, BLOCK 9, PRICE AND MILLER'S SUBDIVISION,
A REPLAT OF LOTS 19 THROUGH 23, BLOCK 9, PRICE AND
MILLER'S SUBDIVISION, AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS

ACCT. NO.: 16355
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15

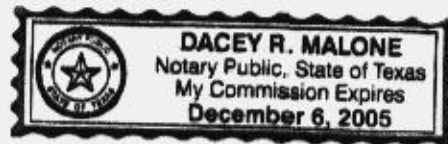
DEED RESTRICTION CERTIFICATION STATEMENT

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 E. Stanislav
Owner

SWORN TO AND SUBSCRIBED before me this 27th day of February 2003.

Dacey R. Malone
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."

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.

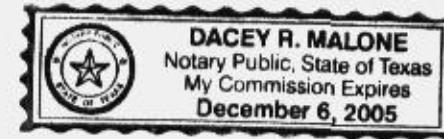
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.

Don F. Duffield
RESIDENT & CEO
TITLE FIRST NATIONAL BANK OF WEATHERFORD

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Don F. Duffield, 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 27th day of February, 2003.
Dacey R. Malone
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, NORBERT E. STANISLAV being the sole owner of 1.375 Acres situated in and being all of Lots 19 through 23, Block 9, PRICE AND MILLER'S SUBDIVISION, an addition to the City of Weatherford, Parker County, Texas, as recorded in Volume 6, Page 735, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of West Bridge Street at the southeast corner of said Lot 23 and the southwest corner of a 20 foot alley;
THENCE West, with the north right of way line of said West Bridge Street, 249.52 feet to a "PK" nail set at the southwest corner of said Lot 19 and the southeast corner of Lot 18, said Block 9;
THENCE North, with the common line of said Lot 18 and said Lot 19, 240.0 feet to an iron rod set in the south line of an alley;
THENCE East, with the south line of said alley, 249.52 feet to a point in the west line of said 20 foot alley;
THENCE South, with the west line of said 20 foot alley, 240.0 feet to the POINT OF BEGINNING and containing 1.375 acres (59884 square feet) of land.

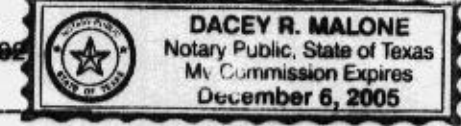
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, NORBERT E. STANISLAV does hereby adopt this plat designating the hereinabove described real property as LOTS A, B AND C, BLOCK 9, PRICE AND MILLER'S SUBDIVISION, A REPLAT OF LOTS 19 THROUGH 23, BLOCK 9, PRICE AND MILLER'S SUBDIVISION, AN ADDITION 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 Weatherford, Parker County, Texas this 27th day of February, 2003.

Norbert E. Stanislav
Norbert E. Stanislav

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Norbert E. 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 27th day of February, 2003.
Dacey R. Malone
Notary Public in and for the State of Texas



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.

2-27-03 DATE
Angela Winkle
ANGELA WINKLE
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

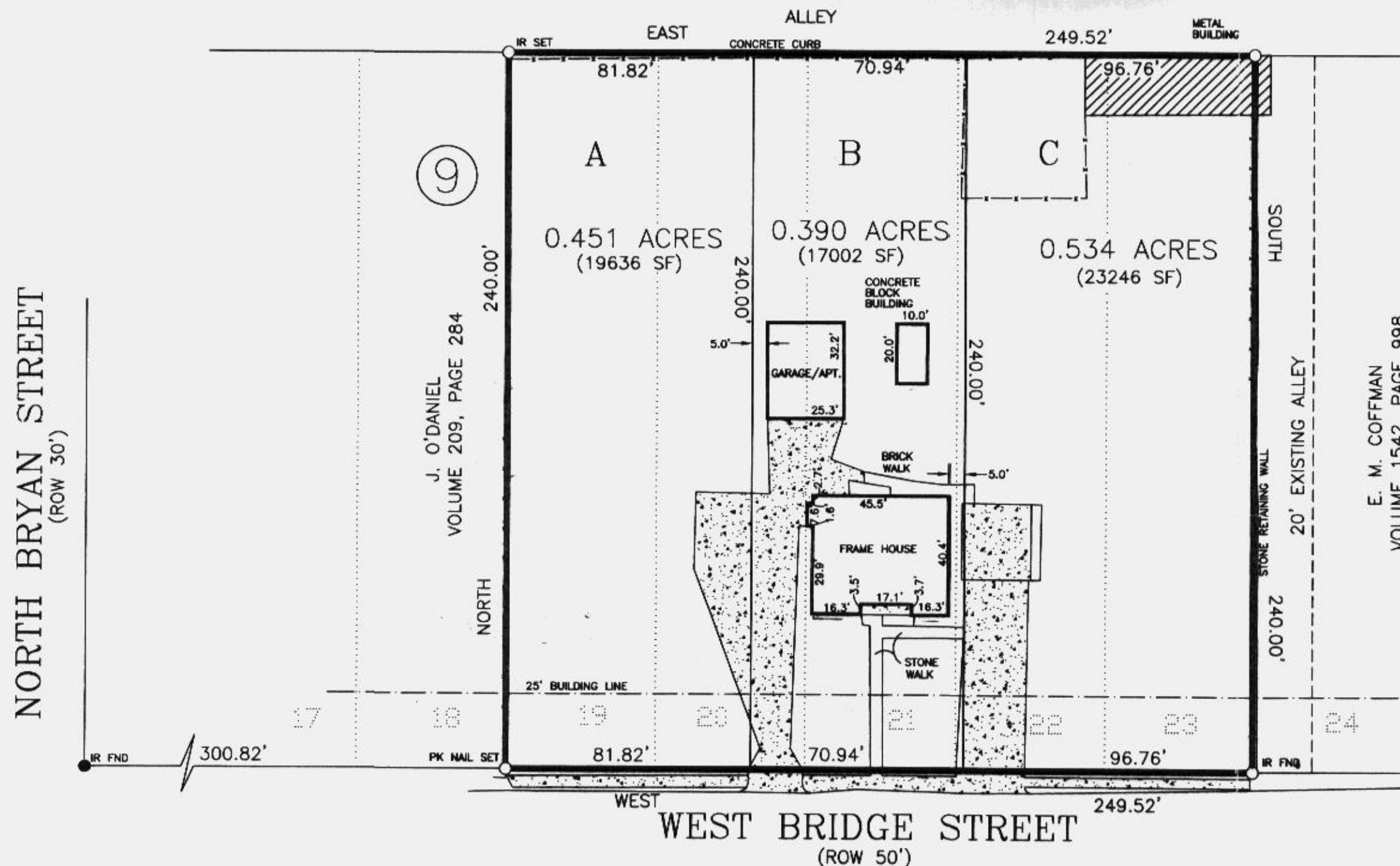
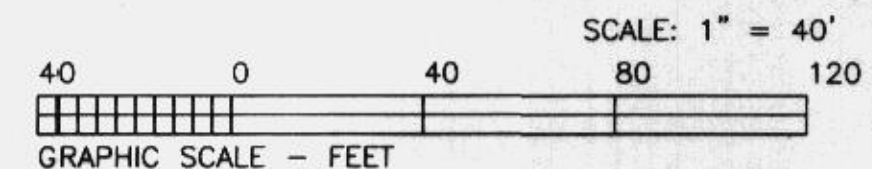
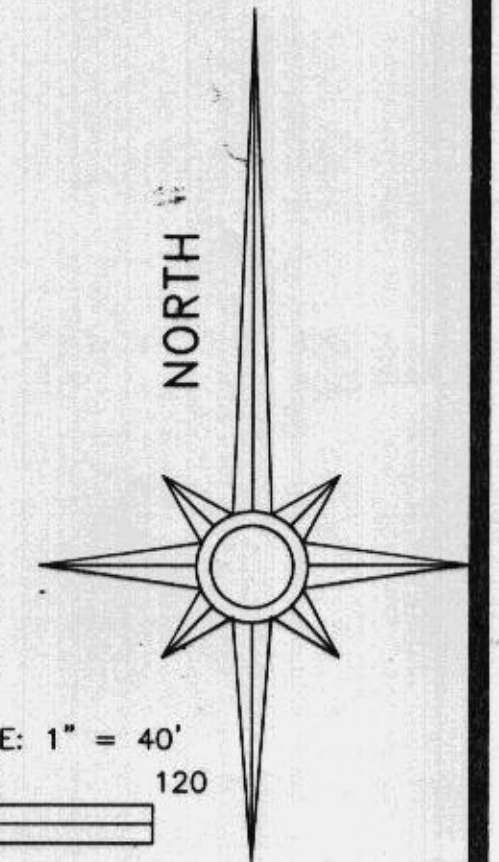
FILED FOR RECORDS
ON THE 27th DAY OF FEBRUARY
2003
BY
Lynn Franklin
CLERK
PARKER COUNTY
Feb 28, 2003

DEVELOPER:
Norbert E. Stanislav
Craig Stanislav
Premier Homes
140 Arrow Point
Weatherford, TX 76086
817 613-1438

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 index and page of the same records of Parker County as stamped herein by me.

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 or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
Date: 3-30-2001
Updated 10-15-2002



PC B 776

