

ACCT. NO.: 17257
SCH. DIST.: WE
CITY: WE
MAP NO.: 61-16

Lots 1 & 2, Block 1 Sarah Laura Addition an addition to the City of Weatherford Parker County, Texas

PC C 486

**Being 5.811 Acres situated in and being a portion
of the Joel Walker Survey, Abstract No. 1589
Parker County, Texas**

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

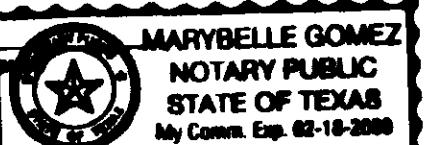
"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural embankments, to conform to the grades established in this subdivision.
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plot 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.

Thomas A. Leiser
Owner

SWORN TO AND SUBSCRIBED before me this 15 day of September, 2006.



MARYBELLE GOMEZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 02-18-2009

FIRE LANE CURVE TABLE

RADIUS	LENGTH	CHD. BER.	CHD LEN.
C1 R=48.00'	L=18.20'	N 71°32'20"E	18.00'
C2 R=60.00'	L=141.37'	S 82°00'00"E	127.38'
C3 R=30.00'	L=47.12'	S 38°00'00"W	42.43'
C4 R=64.00'	L=28.46'	N 83°00'00"W	26.21'
C5 R=64.00'	L=37.77'	N 46°57'41"W	37.01'
C6 R=35.00'	L=54.98'	N 74°55'21"W	46.80'
C7 R=25.00'	L=10.57'	S 47°57'46"W	10.40'
C8 R=10.00'	L=15.71'	N 15°04'38"E	14.14'

CITY APPROVAL OF CONSTRUCTION PLAT

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas

B. S. J. 10-17-06
Signature of Chairperson Date of Recommendation



APPROVED BY: City Council
City of Weatherford, Texas

J. M. T. 10-16-06
Signature of Mayor Date of Approval

Doc# 615852 Fees: \$66.00
10/17/2006 11:28AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

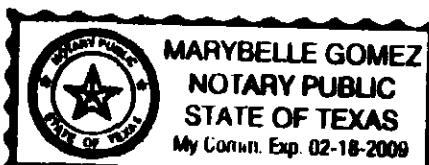
ATTENT:
Madeleine McVee 10-16-06
City Secretary Date

STATE OF TEXAS
COUNTY OF PARKER
The undersigned, as Notary Public
subscribed according to this plat, hereby
consents to such subdivision and joins in the
declaration of the foregoing documents.

Michelle C. Hutchison
SVP-Plants/SpeciaL Bank
TITLE

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
Thomas A. Leiser, 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
purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 15 day of September, 2006.
Marybelle Gomez
Notary Public in and for the State of Texas



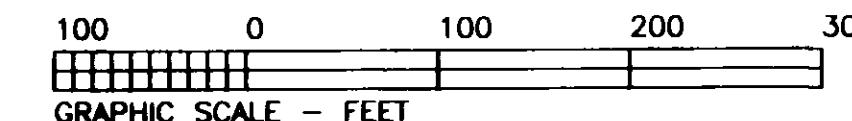
MARYBELLE GOMEZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 02-18-2009

Doc# 615852
Book 2480 Page 87

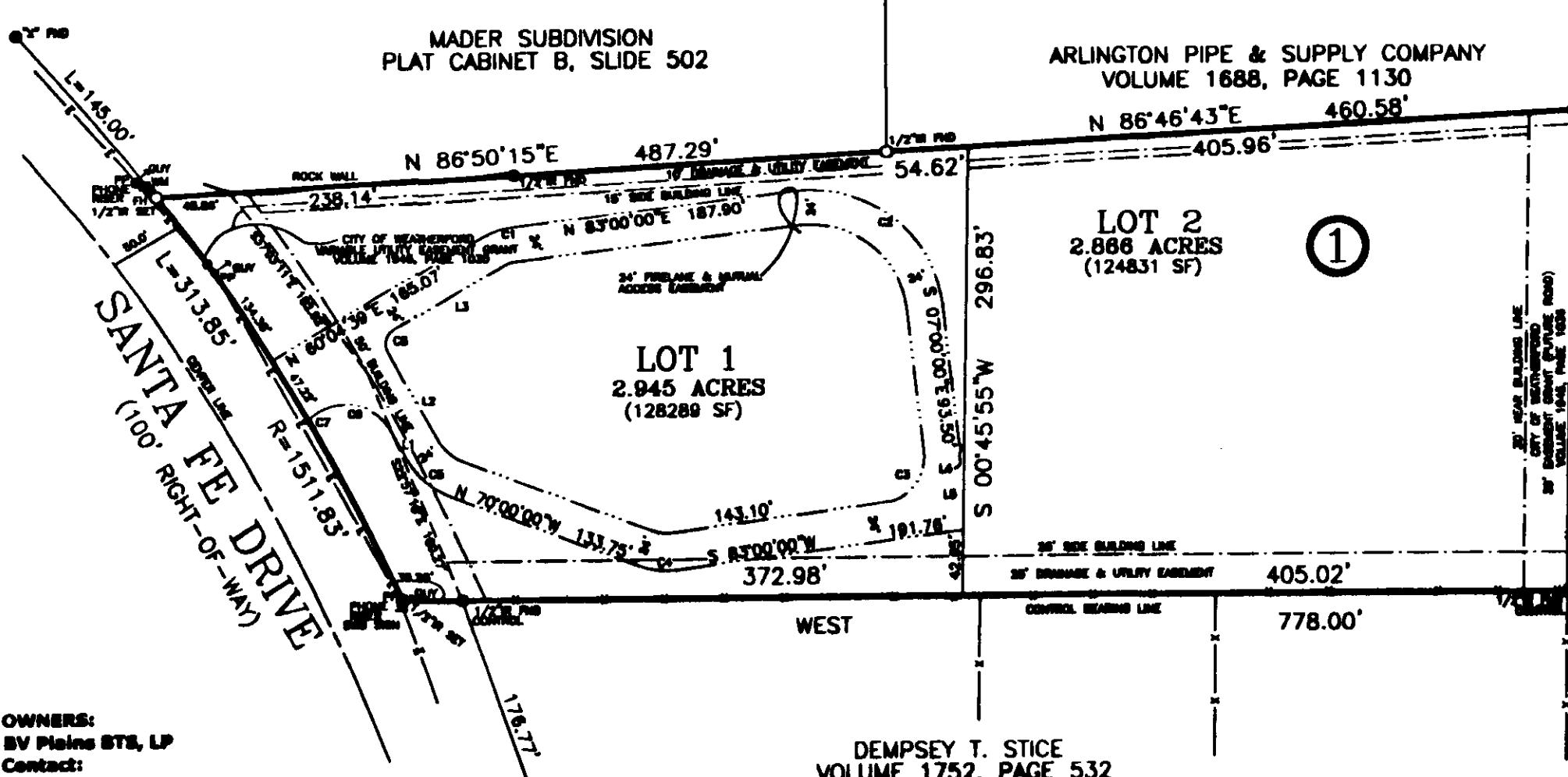
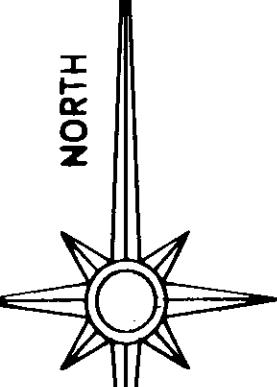


THIS is to certify that I, David Harlan Jr., a Registered
Public Land Surveyor of the State of Texas, have plotted
the above subdivision from an actual survey on the ground
and all lot corners, angle points and points of curve are
properly marked on the drawing, and that this plat correctly
represents that which was made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
May, 2006



SCALE: 1" = 100'
HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



OWNERS:
BV Plains PTS, LP
Contact:
Carol Krediter
8117 Preston Road, Ste. 220
Dallas, Texas 75225
214-738-6200

DEMPSY T. STICE
VOLUME 1752, PAGE 532

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMISSIONER'S EDITION, APRIL 2000, VOL. 1, ROAD D.
EFFECTIVE DATE: JANUARY 1, 2000.
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.

STATE OF TEXAS
COUNTY OF PARKER
WHIRLWIND, BV Plains PTS, LP, a Texas Limited Partnership, acting by
and through its duly authorized agent, being the sole owners of 5.811 Acres
situated in and being a portion of the JOEL WALKER SURVEY, ABSTRACT No. 1589,
Parker County, Texas and being described by deed recorded in
Book 615852, Page 1, Real Records, Parker County, Texas and
being more particularly described by metes and bounds as follows:
BEGGINGING at a pipe found at the northeast corner of said 5.811 Acre
Tract, said pipe being called by deed to be S 81°37'07" W, 364.32
feet; N 86°31'11" W, 335.44 feet and S 81°37'07" W,
2284.42 feet from the northwest corner of the John E. Miller Survey,
Abstract No. 698, Parker County, Texas;
THENCE S 86°45'85" W, 319.68 feet to an iron rod found; and in all
778.00 feet to an iron rod set in the east right of way line of Santa Fe
Drive in a non-tangent curve to the left with a radius of 1511.83 feet
and whose chord bears N 31°38'37" W, 313.28 feet;
THENCE with the east right of way line of said Santa Fe Drive and said
curve to the left through a central angle of 11°53'39" and a
distance of 313.85 feet to an iron rod set;
THENCE N 86°50'15" E at 228.14 feet passing an iron rod found
and in all 487.39 feet to an iron rod found;
THENCE N 86°45'43" E, 468.88 feet to the POINT OF BEGINNING
and containing 5.811 acres (253130 square feet) of land.

FIRES LANE
That the undersigned does hereby covenant and agree that they shall
construct upon the fire lane easements, as dedicated and shown
hereon, a hard surface in accordance with the City of Weatherford's
paving standards for fire lanes, and that they shall maintain the same
in a state of good repair at all times and keep the same free and clear
of any structures, fences, trees, shrubs, or other improvements or
obstruction, including but not limited to the parking of motor vehicles,
trailers, boats or other impediments to the accessibility of fire
apparatus. The maintenance of paving on the fire lane easements is
the responsibility of the owner, and the owner shall post and maintain
appropriate signs in conspicuous places along such fire lanes, stating
"Fire Lane, No Parking." The local law enforcement agency(s) is
hereby authorized to enforce parking regulations within the fire lanes,
and to cause such fire lanes and utility easements to be maintained
free and unobstructed at all times for fire department and emergency
use.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That BV Plains PTS, LP, acting herein by and through its duly
authorized officer, does hereby adopt this plat designating the herein
above described property as LOTS 1 & 2, BLOCK 1, Sarah Laura Addition,
an addition to the City of Weatherford, Texas, and does hereby
dedicate, in fee simple, to the public use forever, the streets,
rights-of-way, and other public improvements shown thereon. The
streets and alleys, if any, are dedicated for street purposes. The
easements and public use areas, as shown, are dedicated, for the
public use forever for the purposes indicated on this plat. No
buildings, fences, trees, shrubs or other improvements or growths
shall be constructed or placed upon, over or across the easements as
shown, except that landscape improvements may be placed in
landscape easements, if approved by the City Council of the City of
Weatherford. In addition, utility easements may also be used for the
natural use and accommodation of all public utilities desiring to use or
using the same unless the easement limits the use to particular
utilites, said use by public utilites being subordinate to the public's
and City of Weatherford's use thereof. The City of Weatherford and
public utility entities shall have the right to remove and keep removed
all or parts of any buildings, fences, trees, shrubs or other
improvements or growths which may in any way endanger or interfere
with the construction, maintenance, or efficiency of their respective
systems in said easements. The City of Weatherford and public utility
entities shall at all times have the full right of ingress and egress to or
from their respective easements for the purpose of constructing,
reconstructing, inspecting, patrolling, maintaining, reading meters,
and adding to or removing all or parts of their respective systems
without the necessity at any time procuring permission from anyone.
This plat approved subject to all planning ordinances, rules, regulations
and resolutions of the City of Weatherford, Texas.

WITNESS, my hand, this the 15 day of September, 2006.

Thomas A. Leiser
Thomas A. Leiser

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
Thomas A. Leiser, 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
purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 15 day of September, 2006.

Marybelle Gomez
Notary Public in and for the State of Texas



100 0 100 200 300

GRAPHIC SCALE - FEET