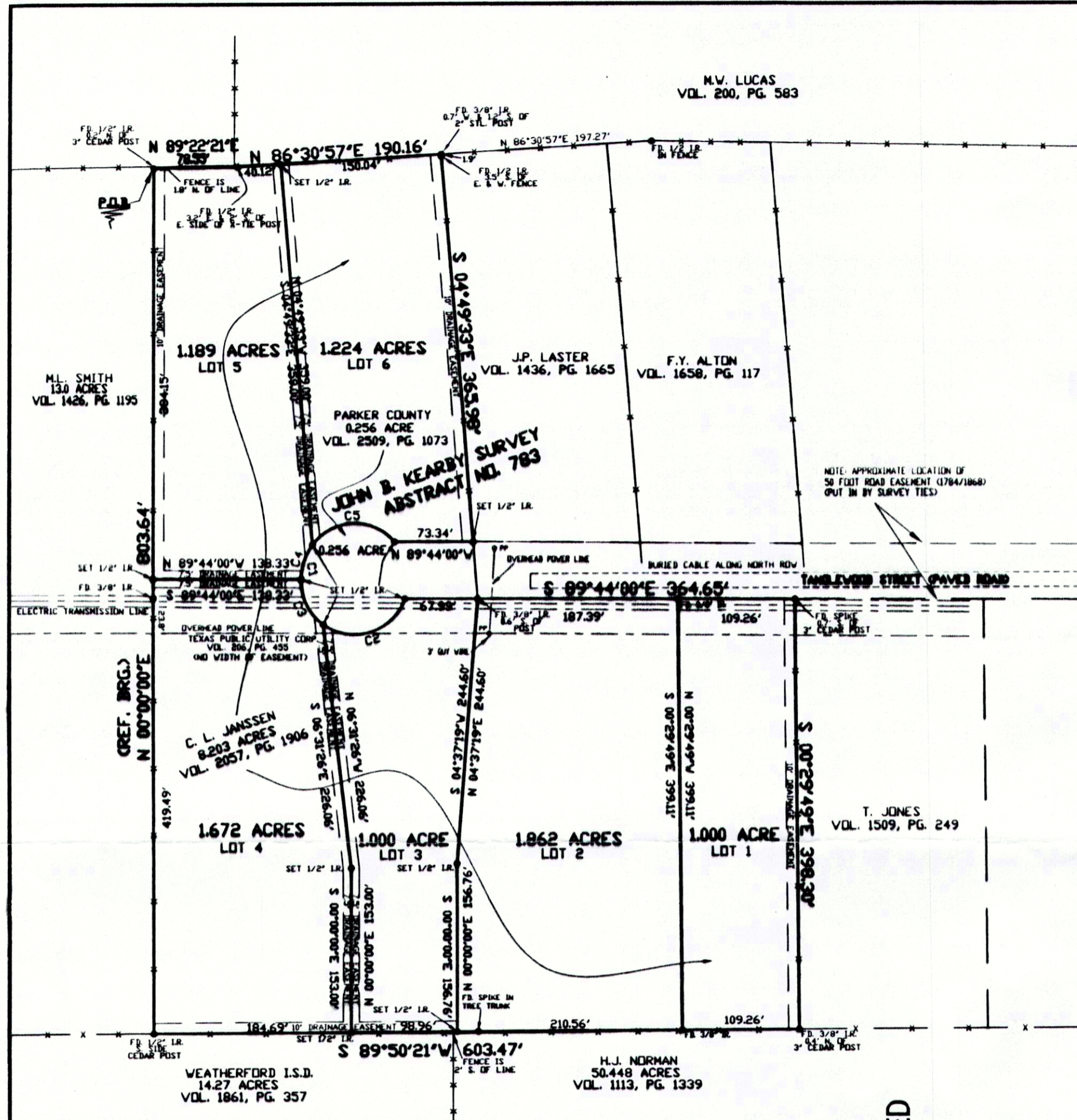


D-396



OWNERS CERTIFICATE

THAT I, CARL JANSSEN, THE OWNER OF THE LAND SHOWN HEREIN DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS C.L. JANSSEN SUBDIVISION, BEING A PART OF THE JOHN B. KEARBY SURVEY, ABSTRACT NO. 783, PARKER COUNTY, TEXAS. I, BY THE RECORDATION OF THIS PLAT DO HEREBY REPLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBER AS INDICATED HEREON.

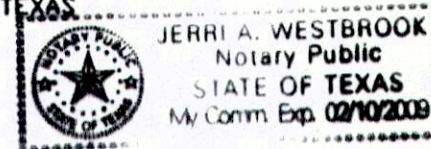
EXECUTED THIS THE 11 DAY OF April, 2007.

BY: [Signature]  
(CARL JANSSEN)

STATE OF TEXAS  
COUNTY OF PARKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF April, 2007, BY CARL JANSSEN.

Jenni A. Westbrook  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE 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.

TITLE: N/A

FINAL PLAT

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY:

[Signature] Planning and Zoning Board  
Signature of Chairperson City of Weatherford, Texas  
Date of Recommendation 3-28-07

APPROVED BY:

[Signature] City Council  
Signature of Mayor City of Weatherford, Texas  
Date of Approval 4-10-07

[Signature]  
City Secretary

4-10-07  
Date

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THE 11 DAY OF May, 2007.

[Signatures]  
COUNTY JUDGE  
COMMISSIONER PRECINCT #1  
COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #3  
COMMISSIONER PRECINCT #4

CERTIFICATE OF RECORD

STATE OF TEXAS  
COUNTY OF PARKER

I, [Signature], CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE 11 DAY OF April, 2007, AT 11:00 O'CLOCK A.M., AND DULY RECORDED THE 11 DAY OF April, 2007, AT 11:00 O'CLOCK A.M., IN 11 RECORDS OF SAID COUNTY IN PLAT CABINET 11, PAGES 11.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 11 DAY OF April, 2007.

COUNTY CLERK  
PARKER COUNTY, TEXAS

BY: [Signature]  
DEPUTY

THE STATE OF TEXAS  
COUNTY OF PARKER

I, [Signature], (CARL JANSSEN), DEDICATOR OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, TEXAS.

FIELD NOTES

Of a 7.947 acres tract of land out of the John B. Kearby Survey, Abstract No. 783, Parker County, Texas; being part of a certain 8.203 acres tract of land as described in Volume 2057, Page 1906 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

- Beginning at a found 1/2" iron rod at the northwest corner of said 8.203 acres tract for the northwest and beginning corner of this tract.
- Whence the northeast corner of the J. Crabb Survey, Abstract No. 300 is called to bear East 1142.94 feet, and North 2394.85 feet.
- Thence N. 89 deg. 22 min. 21 sec. E. 78.55 feet to a found 1/2" iron rod for a corner of this tract.
- Thence N. 86 deg. 30 min. 57 sec. E. 190.16 feet to a found 3/8" iron rod for the most northerly northeast corner of this tract.
- Thence S. 04 deg. 49 min. 33 sec. E. 365.98 feet to a set 1/2" iron rod in the north right of way line of Tanglewood Street for a corner of this tract.
- Thence N. 89 deg. 44 min. 00 sec. W. 73.34 feet along the north right of way line of said Tanglewood Street for a corner of this tract.
- Thence southeasterly around the arc of a 114 deg. 35 min. 30 sec. curve to the left with a radius of 50.00 feet, a central angle of 298 deg. 44 min. 03 sec., a chord of S. 10 deg. 49 min. 30 sec. E. 50.95 feet, and an arc length of 260.69 feet along the right of way line of said Tanglewood Street to a set 1/2" iron rod in the south right of way line of said Tanglewood Street for a corner of this tract.
- Thence S. 89 deg. 44 min. 00 sec. E. 364.65 feet to a found spike at the most easterly northeast corner of this tract.
- Thence S. 00 deg. 29 min. 49 sec. E. 398.30 feet to a found 3/8" iron rod for the southeast corner of this tract.
- Thence S. 89 deg. 50 min. 21 sec. E. 603.47 feet to a found 1/2" iron rod for the southwest corner of this tract.
- Thence North 803.64 feet to the place of beginning.

ACCT. NO: 10909  
SCH. DIST.: WE  
CITY: WEATHERFORD  
MAP NO.: H-14

**FINAL PLAT**  
**C.L. JANSSEN SUBDIVISION**  
**PRECINCT NO. 2, PARKER COUNTY, TEXAS**

OF A 7.947 ACRES TRACT OF LAND (BEING DIVIDED INTO 6 TRACTS) OUT OF THE JOHN B. KEARBY SURVEY, ABSTRACT NO. 783, PARKER COUNTY, TEXAS.

PRICE SURVEYING  
103 S. OAK AVENUE  
MINERAL WELLS, TX 76067

940-325-4841  
JANUARY 30, 2007  
JN06596 FN061218

DEVELOPER  
CARL JANSSEN  
ADDRESS: 2349 TANGLEWOOD ST  
WEATHERFORD, TEXAS 76085  
PHONE NO. - 817-683-6485

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

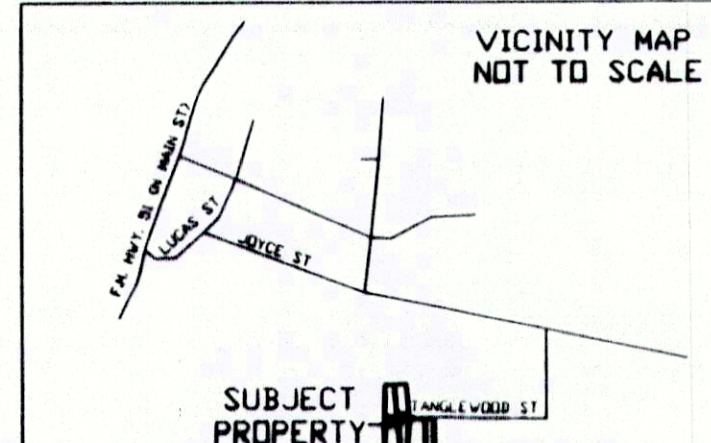
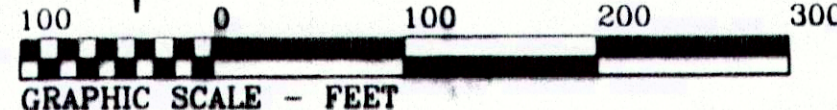
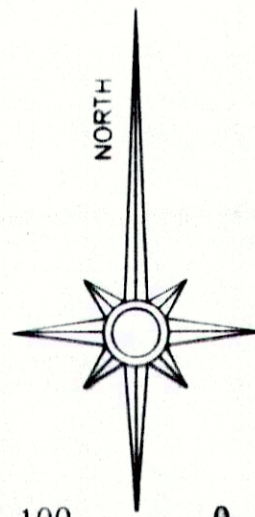
[Signature]  
Michael Price, R.P.L.S. No. 5492  
Price Surveying, 103 South Oak Avenue, Mineral Wells, TX 76067.  
940-325-4841 JANUARY 30, 2007.

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	50.00	29.61	260.69	298.44	114.35	50.95	N 10°49'30" W
C2	50.00	29.61	260.69	298.44	114.35	50.95	N 26°42'47" W
C3	50.00	29.61	260.69	298.44	114.35	50.95	N 89°00'00" E
C4	50.00	29.61	260.69	298.44	114.35	50.95	N 89°44'00" E
C5	50.00	29.61	260.69	298.44	114.35	50.95	N 89°50'21" E

NOTE: 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 GROUNDWATER AVAILABILITY.

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480520-0125-B, DATED SEPTEMBER 27, 1991.

NOTE: THE EASEMENT TO TEXAS PUBLIC UTILITY CORPORATION IN VOLUME 206, PAGE 455 DOES NOT MENTION THE WIDTH OF THE EASEMENT.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

[Signature]  
Jeane Brunson, County Clerk  
Parker County, Texas  
201505876 01:34 PM  
02/27/2007 06:06  
Fee: 76.00  
PLAT

20783.010.010.00  
20783.010.000.50