

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 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

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

[Signature] 4-22-13  
Mayor, City of Weatherford Date

ATTEST:  
Melinda Nowell 4/22/13  
City Secretary, City of Weatherford Date

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.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48047 C 0300 E EFFECTIVE DATE: SEPTEMBER 24, 2004 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

**DEED RESTRICTION CERTIFICATION STATEMENT**

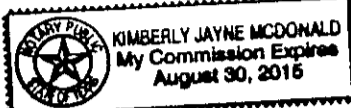
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

[Signature]  
Owner

SWORN TO AND SUBSCRIBED before me this 16 day of April, 2013.

Notary Public in and for the State of Texas

My Commission Expires On:



THE STATE OF TEXAS )  
COUNTY OF PARKER )

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

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS

[Signature] 5/1/2013  
Signature of City Planner Date of Recommendation

APPROVED BY: CITY OF WEATHERFORD, TEXAS  
[Signature] 4/19/13  
Signature of City Manager Date Approval

Signature of Mayor Date Approval

ATTEST:  
Melinda Nowell 4/22/13  
City Secretary Date

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, STANISLAV PROPERTIES, L.P., (Volume 2938, Page 1507), acting by and through its duly authorized agent, and NORBERT E. STANISLAV (Individually owned recorded in Volume 1692, Page 1498) are the owners of LOT 6R, BLOCK 1 (Norbert Stanislaw), EAST LAKEVIEW ADDITION, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 482, Plat Records, Parker County, Texas and LOT 7R, BLOCK 1 (Stanislav Properties), EAST LAKEVIEW ADDITION, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 93, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the north right of way line of Arrow Point Drive, said iron being the southeast corner of said Lot 6R and the southwest corner of Lot 5R, said East Lakeview Addition (B-482); THENCE S 89°51'25" W, 270.25 feet to an iron rod found at the southwest corner of said Lot 7R and Lot 8R1, said East Lakeview Addition (C-93); THENCE N 06°49'47" E, with the west line of said Lot 7R, 211.47 feet to an iron rod found at the northwest corner of said Lot 7R and the northeast corner of said Lot 8R, said East Lakeview Addition (C-93); THENCE S 89°17'00" E, 236.80 feet to an iron rod found at the northeast corner of said Lot 6R and the northwest corner of said Lot 5R; THENCE with the common line of said Lot 6R and Lot 5R the following courses and distances:  
S 03°32'47" E, 131.65 feet to a post;  
S 00°08'35" E, 74.94 feet to the POINT OF BEGINNING and containing 1.218 acres (53073 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, STANISLAV PROPERTIES, L.P., acting herein by and through its duly authorized officer, and NORBERT E. STANISLAV does hereby adopt this plat designating the herein above described property as LOT 6R1, BLOCK 1, EAST LAKEVIEW ADDITION, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat Lot 6R, Block 1, East Lakeview Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 482, Plat Records, Parker County, Texas and Lot 7R, Block 1, East Lakeview Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C Slide 93, Plat Records, Parker County, 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities 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 platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the 16th day of April, 2013.

[Signature]  
Norbert E. Stanislaw  
Agent for Stanislaw Properties, L.P. and Individually

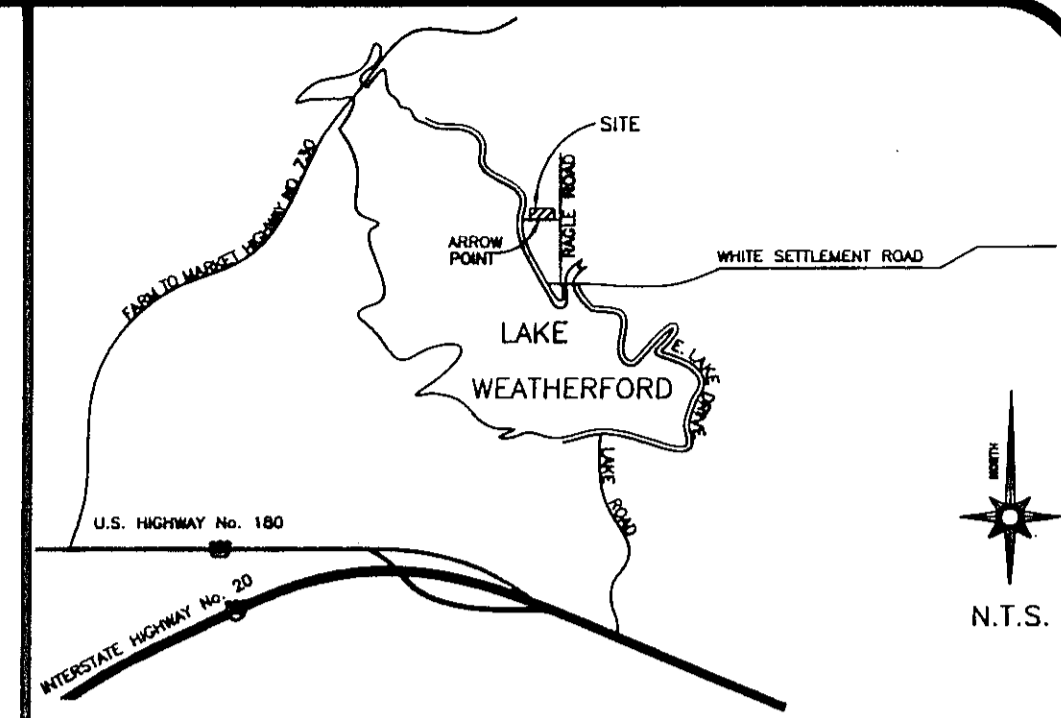
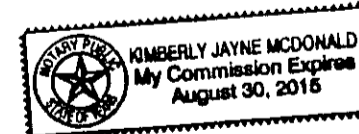
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature], 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 16 day of April, 2013.

Notary Public in and for the State of Texas

My Commission Expires On:



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

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 [Signature], 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 16 day of April, 2013.

Notary Public in and for the State of Texas

My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan Jr., a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

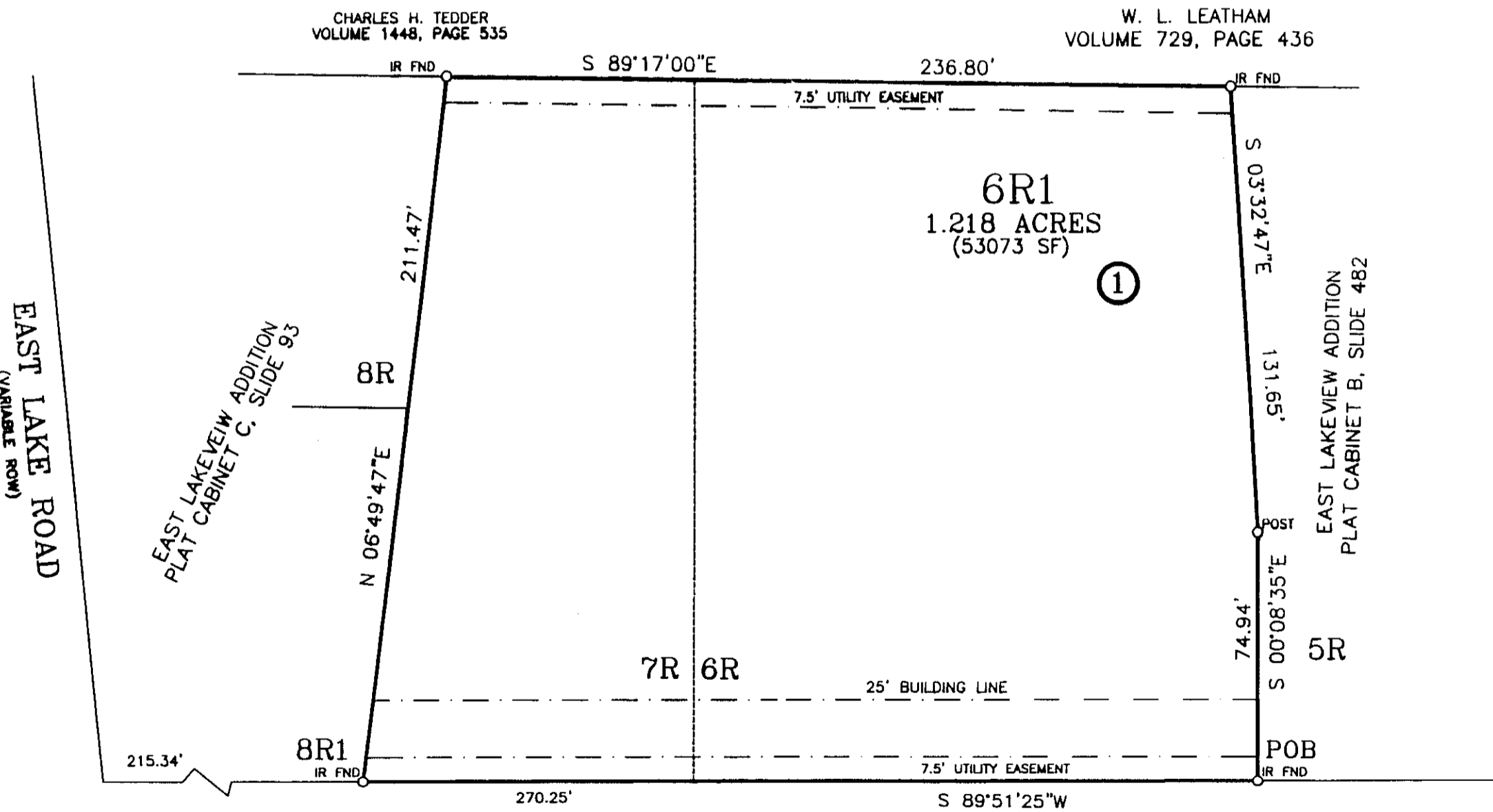
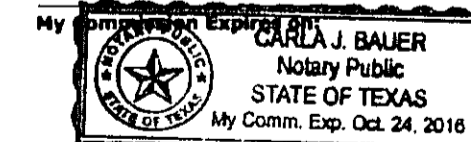
[Signature]  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
FEBRUARY, 2013

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 David Harlan, Jr., Registered Professional Land Surveyor, known to me to be 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.

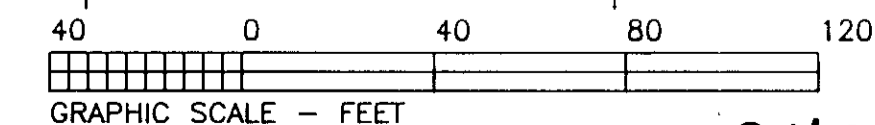
GIVEN under my hand and seal of office, this 16 day of April, 2013.

[Signature]  
Notary Public in and for the State of Texas



OWNERS/DEVELOPER:  
Stanislav Properties L.P.  
And Norbert E. Stanislaw  
9509 Granbury Highway  
Weatherford, TX 76087  
817-723-9140

EAST LAKEVIEW ADDITION  
PLAT CABINET A, SLIDE 43



Volume or Cabinet D, Page or Slide 240

**LOT 6R1, BLOCK 1  
EAST LAKEVIEW ADDITION  
AN ADDITION IN THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS**

Being a replat of Lot 6R, Block 1, East Lakeview Addition an addition in the City of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet B, Slide 482, Plat Records, Parker County, Texas and Lot 7R, Block 1, East Lakeview Addition an addition in the City of Weatherford Parker County, Texas, according to the plat recorded in Plat Cabinet C Slide 93, Plat Records, Parker County, Texas

SCALE: 1" = 40'

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

