

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

*There shall be provided at the intersections of all public streets, visibility triangles as required by Parker County.

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.

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, _____ being the dedicant and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

AMENDED PLAT
FLAT ROCK PARC
AN ADDITION TO PARKER
COUNTY, TEXAS

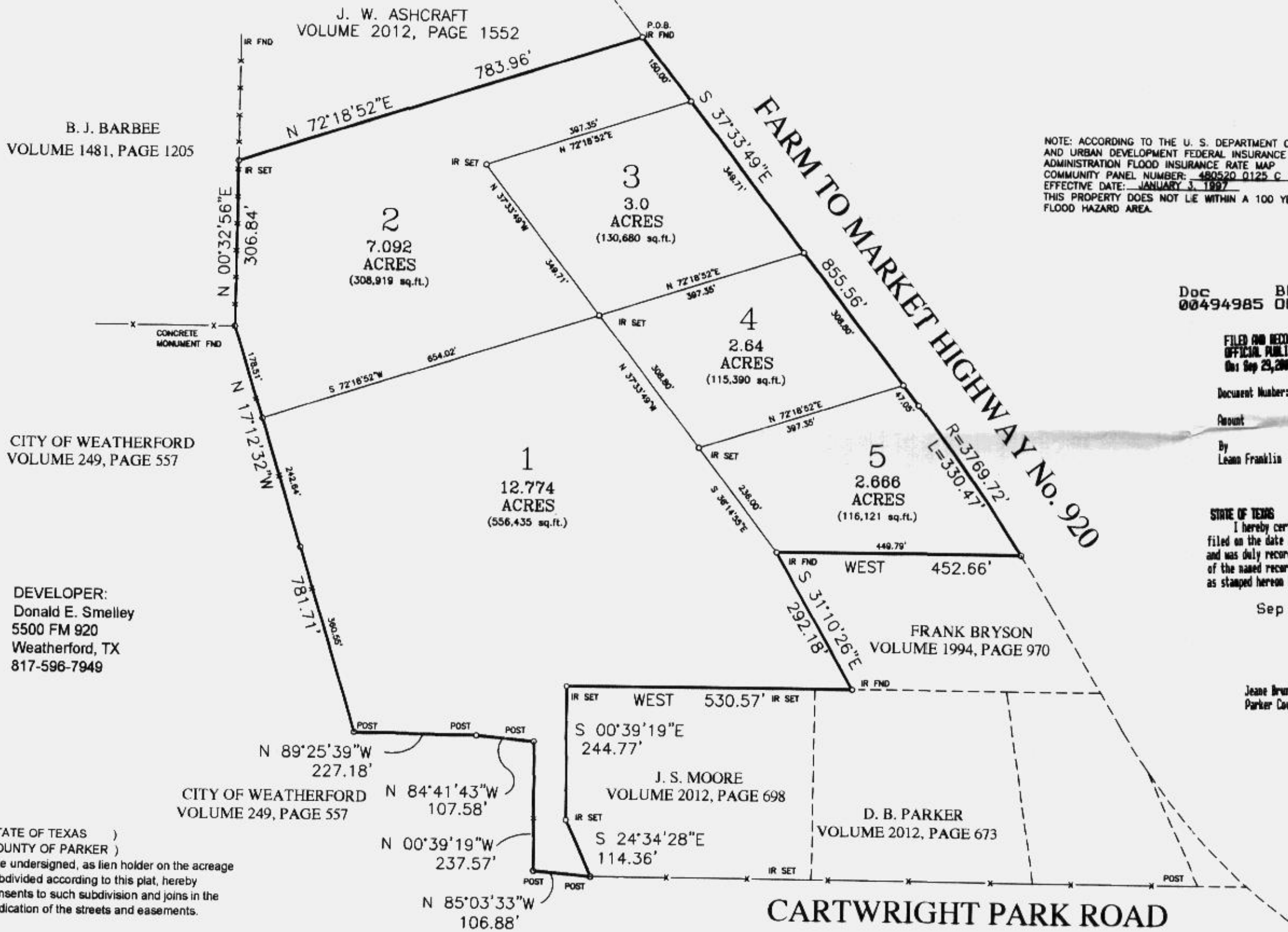
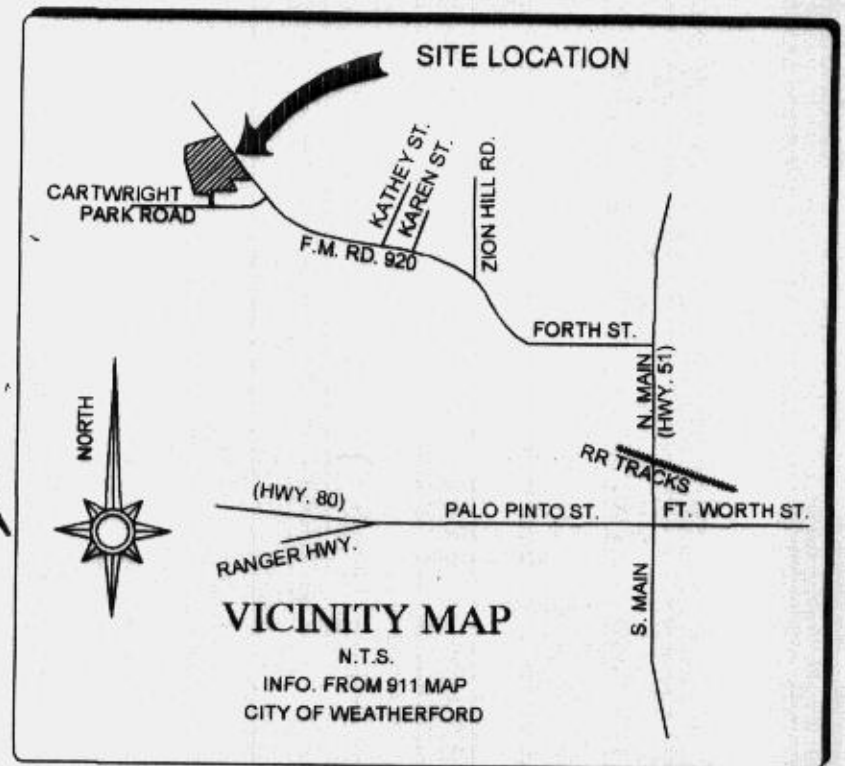
28.180 ACRES SITUATED IN AND BEING A PORTION
OF THE JAMES SHADLE SURVEY ABSTRACT
No. 1279, PARKER COUNTY, TEXAS

ACCT. NO: 12405
SCH. DIST: PE
CITY: CO
MAP NO.: G-14

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this 29th day of September, 2003.

County Judge
Absent
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0125 C EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc 00494985 BR Vol 2153 Pg 106

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Sep 23, 2003 at 11:20

Document Number: 00494985
Amount: \$5.00

By Leann Franklin

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Sep 29, 2003

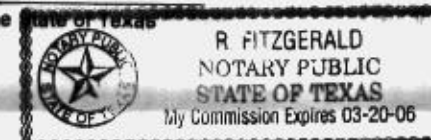
Jeanne Brunson, County Clerk
Parker County

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 29th day of August, 2003.

R Fitzgerald
Notary Public in and for the State of Texas

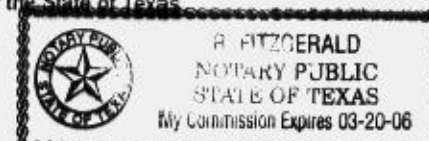


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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.

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R Fitzgerald
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 29th day of August, 2003.

R Fitzgerald
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, DONALD E. SMELLEY, MARY FRANCES LANKFORD AND CLARICE EVELYN GLAZER being the sole owners of 28.242 Acres situated in and being a portion of the JAMES SHADLE SURVEY, ABSTRACT No. 1279, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to R. W. Smelley and Mary Smelley by deed recorded in Volume 340, Page 362, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the southwest right of way line of Farm to Market Highway No. 920 at the southeast corner of a tract of land conveyed to John W. Ashcraft by deed recorded in Volume 1888, Page 1368, Deed Records, Parker County, Texas, said iron being called by deed to be North, 545.0 feet and East, 750.0 feet from the southeast corner of the B. M. Beckwith Survey, Abstract No. 41, Parker County, Texas; THENCE with the southwest right of way line of said Farm to Market Highway No. 920 the following courses and distances; S 37°33'49" E, 855.56 feet to an iron rod set in a curve to the right with a radius of 3769.72 feet and whose chord bears S 34°02'39" E, 330.36 feet; With said curve to the right through a central angle of 05°01'22" and a distance of 330.47 feet to an iron rod found; THENCE West, 452.66 feet to an iron rod found; THENCE S 31°10'26" E, 244.77 feet to an iron rod found; THENCE West, 530.57 feet to an iron rod found; THENCE S 00°39'19" E, 244.77 feet to a post in the north right of way line of Cartwright Park Road, as it exists; THENCE N 85°03'33" W, with the north right of way line of said Cartwright Park Road, 106.88 feet to a post; THENCE N 00°39'19" W, 237.57 feet to a post; THENCE N 84°41'43" W, 107.58 feet to a post; THENCE N 89°25'39" W, 227.18 feet to a post; THENCE N 17°12'32" W, 781.71 feet to a concrete monument found; THENCE N 00°32'56" E, 306.84 feet to an iron rod found; THENCE N 72°18'52" E, 783.96 feet to the POINT OF BEGINNING and containing 28.180 acres (1227521 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DONALD E. SMELLEY, MARY FRANCES LANKFORD AND CLARICE EVELYN GLAZER do hereby adopt this plat designating the hereinabove described real property as FLAT ROCK PARC, AN ADDITION TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas this 29th day of August, 2003.

Donald E. Smelley
Mary Frances Lankford and Clarice Evelyn Glazer, acting by and thru her Attorney-in-Fact, Donald E. Smelley

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 ___ day of _____, 2003.

Notary Public in and for the State of Texas



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.

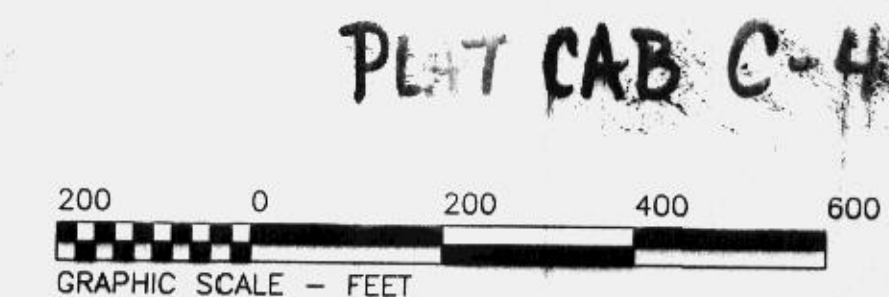
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
February, 2003
PLAT AMENDED AUGUST 20, 2003

W CITY OF WEATHERFORD

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.

DATE 8/26/03 Angela Winkle
INTERIM CITY SECRETARY
CITY OF WEATHERFORD, TEXAS



SCALE: 1" = 200'

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