

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522-0005-D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA

Doc# 586954
Book 2411 Page 1444

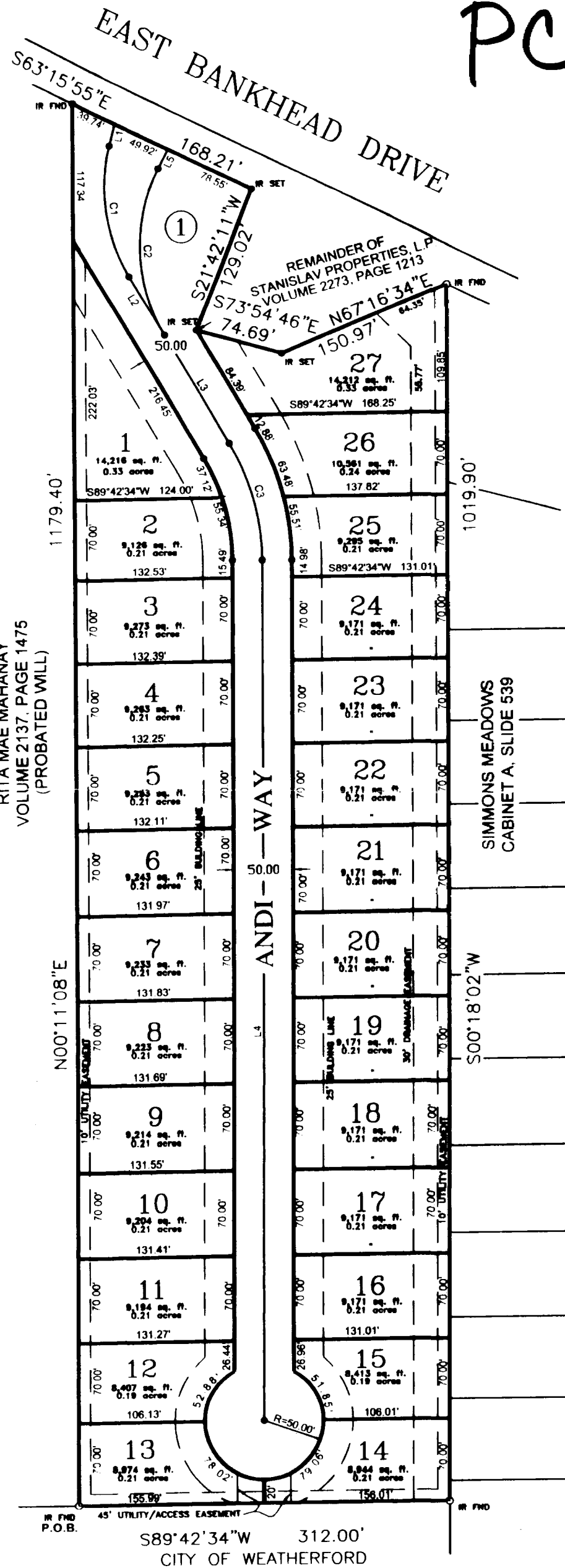
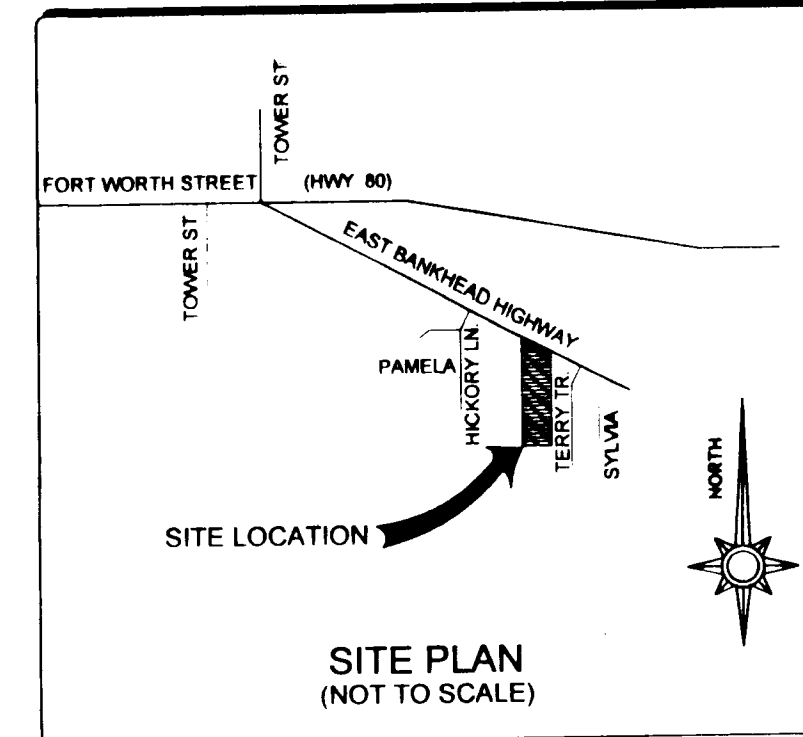
FINAL PLAT

LOTS 1 THROUGH 27, BLOCK 1 HICKORY BEND

AN ADDITION TO THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS
BEING 7.55 ACRES SITUATED IN AND BEING A PORTION OF THE SARAH MONK SURVEY
ABSTRACT No. 906 IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

PC C-375

ACCT. NO: 13254
SCH. DIST: WE
CITY: W
MAP NO: I-15
JUL 05: 2006-014-000-50
PT 05: 2006-014-000-50

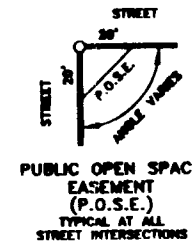


STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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



NOTE: MINIMUM SIDE YARD WILL BE 10% OF LOT WIDTH, NOT TO EXCEED 10'

NOTE: 5' UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES & PUBLIC RIGHT OF WAYS

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

James Saunders
Signature of Chairperson

02-17-06
Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

James Smith
Signature of Mayor

02-17-06
Date of Approval

ATTEST: *Cheryl Hines*
City Secretary

02-17-06
Date

LINE	LENGTH	BEARING
L1	19.13	S14°11'46"W
L2	59.02	S30°00'00"E
L3	107.25	S30°00'00"E
L4	715.28	S00°18'02"W
L5	18.48	S26°44'05"W

CURVE	LENGTH	RADIUS	Chord Direction	Chord
C1	115.71	150.00	S07°54'07"E	112.86
C2	148.53	150.00	S01°37'57"E	142.54
C3	105.77	200.00	N14°50'59"W	104.54

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 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
January, 2006



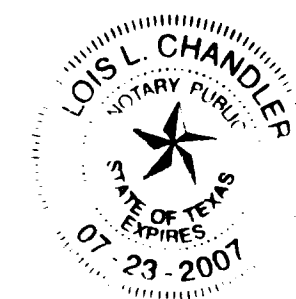
DEED RESTRICTION CERTIFICATION STATEMENT

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.

Richard Craig Stanislaw
Owner

SWORN TO AND SUBSCRIBED before me this 15th day of February 2006.

Lois L. Chandler
Notary Public in and for the State of 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.

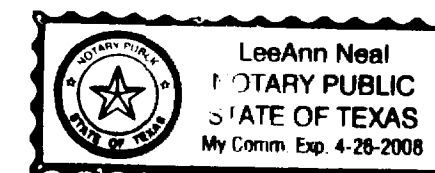
Bill Baker
Executive Vice President

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared *Bill Baker* 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 15th day of February, 2006.

Joanne Neal
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, STANISLAV PROPERTIES, L.P. by and through the undersigned through its duly authorized officers, being the sole owner of 7.55 Acres situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906 in the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southwest corner of said Stanislaw Properties Tract, said iron being called by deed to be the southeast corner of Block 12 of the Larger Subdivision of said Sarah Monk Survey; THENCE N 00°11'08" E, 1179.40 feet to an iron rod found in the south right of way line of East Bankhead Drive, as it exist; THENCE S 63°15'55" E, with the south right of way line of said East Bankhead Drive, 168.21 feet to an iron rod set; THENCE S 21°42'11" W, 129.02 feet to an iron rod set; THENCE S 73°54'46" E, 74.69 feet to an iron rod set; THENCE N 67°16'34" E, 150.97 feet to an iron rod found at the northeast corner of said Stanislaw Properties Tract; THENCE S 00°18'02" W, 1019.90 feet to an iron rod found; THENCE S 89°42'34" W, 312.0 feet to the POINT OF BEGINNING and containing 7.55 acres (32898 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, STANISLAV PROPERTIES, L.P., by and through the undersigned through its duly authorized officers, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 27, BLOCK 1, HICKORY BEND, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING 7.55 ACRES SITUATED IN AND BEING A PORTION OF THE SARAH MONK SURVEY, ABSTRACT No. 906 IN 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 15th day of *February*, 2006.

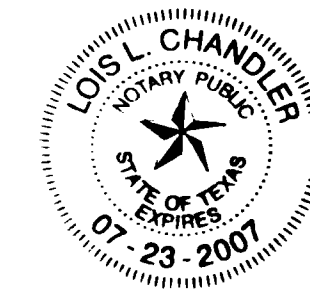
Richard Craig Stanislaw
Richard Craig Stanislaw

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared *Richard Craig Stanislaw* 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 15th day of February, 2006.

Lois L. Chandler
Notary Public in and for the State of Texas



SCALE: 1" = 100'

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

Doc# 586954 Fees: \$66.00
02/22/2006 1:03PM # Pages: 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS