

LOT 5-R, BLOCK 1, BEING A REPLAT OF LOT 4 AND LOT 5, BLOCK 1, REPLAT OF HIDDEN ACRES, PARKER COUNTY, TEXAS

B-592

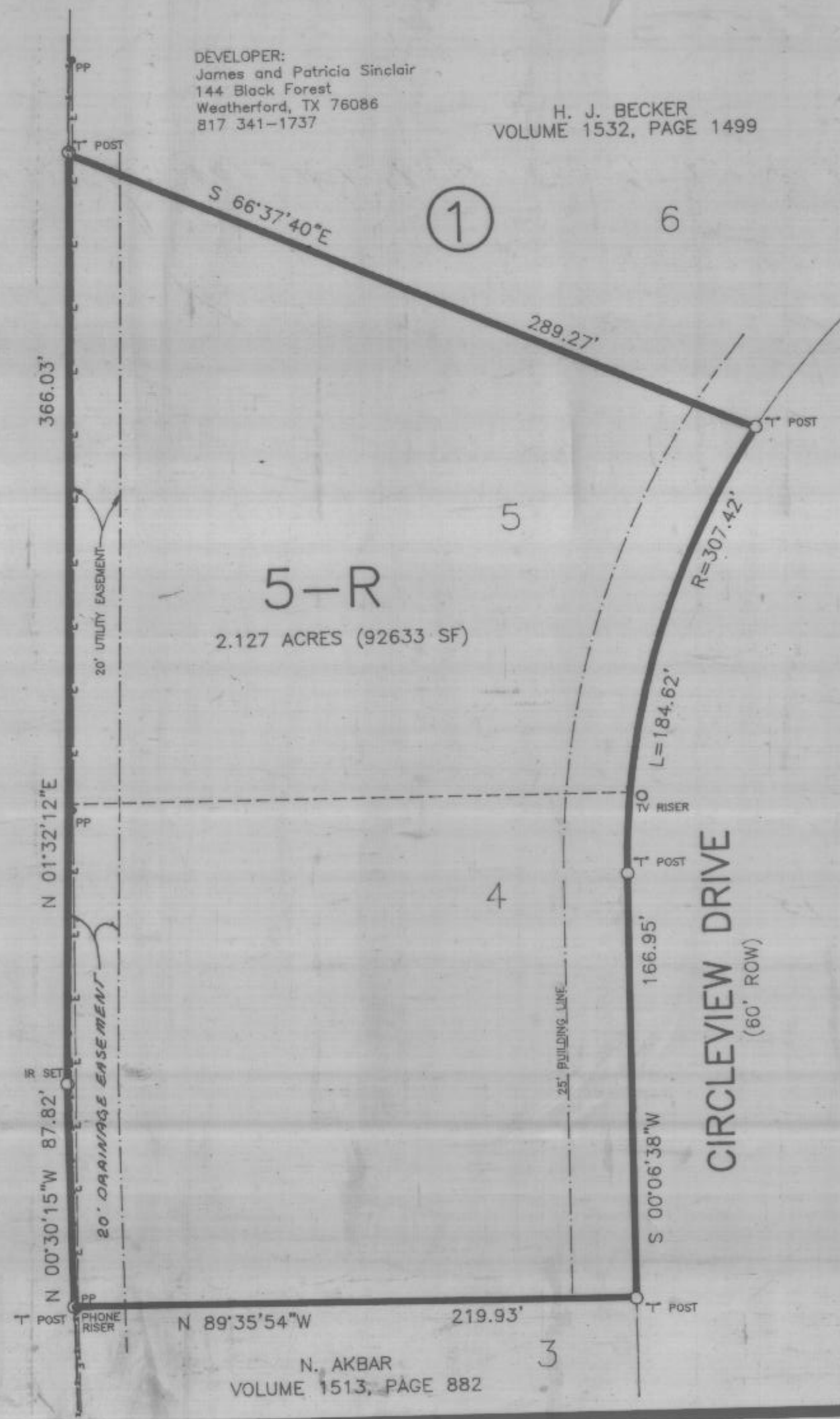
SITE MAP

THE STATE OF TEXAS
COUNTY OF PARKER)
I, Patricia A. Sinclair James L. Sinclair, being the dedicatory and owner of the attached plat of said subdivision, does hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

DEVELOPER:
James and Patricia Sinclair
144 Black Forest
Weatherford, TX 76086
817 341-1737

H. J. BECKER
VOLUME 1532, PAGE 1499

HELEN STANFORD SEARL
VOLUME 1669, PAGE 413



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.

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 _____, 2001.

Notary Public in and for the State of 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 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

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this ___ day of _____, 2001.

County Judge: [Signature]
Commissioner Precinct #1: [Signature]
Commissioner Precinct #2: [Signature]
Commissioner Precinct #3: [Signature]

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: March 26, 2001
CITY SECRETARY: [Signature]
CITY OF WEATHERFORD, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JAMES L. SINCLAIR AND PATRICIA A. SINCLAIR being the sole owners of 2.127 Acres situated in and being all of Lot 4 and Lot 5, Block 1, REPLAT OF HIDDEN ACRES, an addition to Parker County, Texas, as recorded in Plat Cabinet A, Slide 479, Plat Records, Parker County, Texas by deed dated April 14, 2000 and recorded in Volume 1829, Page 533 and Volume 1864, Page 265, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an T iron found in the west right of way line of Circleview Drive, said iron being the southeast corner of said Lot 4 and the northeast corner of Lot 3, said Block 1;
THENCE N 89°35'54" W, with the common line of said Lot 3 and said Lot 4, 219.93 feet to a T iron found in the west line of said Hidden Acres;
THENCE with the west line of said Hidden Acres the following courses and distances;
N 00°30'15" W, 87.82 feet to an iron rod set;
N 01°32'12" E, 366.03 feet to a T iron found at the northwest corner of said Lot 5 and the southwest corner of Lot 6, said Block 1;
THENCE S 66°37'40" E, with the common line of said Lot 5 and said Lot 6, 289.27 feet to a T iron found in the west right of way line of said Circleview Drive and a non-tangent curve to the left with a radius of 307.42 feet and whose chord bears S 17°22'52" W, 181.86 feet;
THENCE with the west right of way line of said Circleview Drive the following courses and distances;
With said curve to the left through a central angle of 34°24'34" and a distance of 184.62 feet to a T iron found;
S 00°06'38" W, 166.95 feet to the POINT OF BEGINNING and containing 2.127 acres (92633 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JAMES L. SINCLAIR AND PATRICIA A. SINCLAIR do hereby adopt this plat designating the hereinabove described real property as LOT 5-R, BLOCK 1, BEING A REPLAT OF LOT 4 AND LOT 5, BLOCK 1, REPLAT OF HIDDEN ACRES, 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 27 day of March, 2001.

James L. Sinclair Patricia A. Sinclair
James L. Sinclair Patricia A. Sinclair

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 27 day of March, 2001.

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 27 day of March, 2001.

Notary Public in and for the State of Texas

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.

Owner: _____
SWORN TO AND SUBSCRIBED before me this ___ day of _____, 2001.

Notary Public in and for the State of Texas

Doc 00414301 Bk OR Vol 1925 Pg 1591

B592

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Apr 27, 2001 at 02:50P

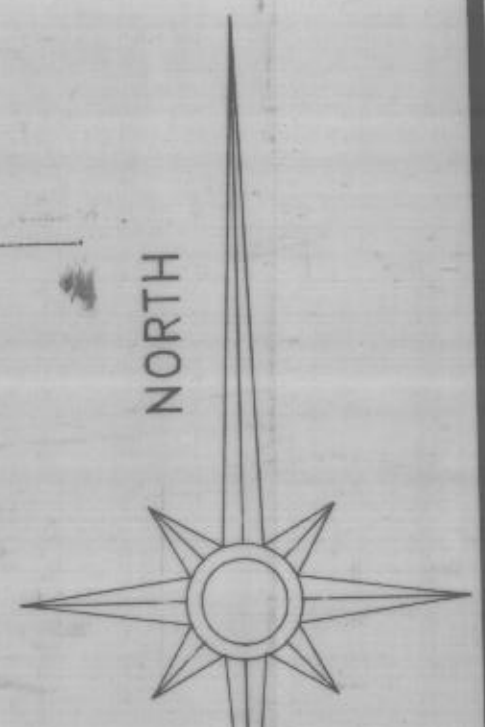
Document Number: 00414301
Amount: .00

By Melissa Kullage

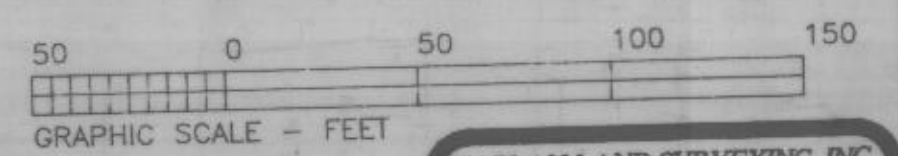
STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: Parker County as stamped herein by me.

Apr 27, 2001

JAYNE HARRISON, COUNTY CLERK
PARKER COUNTY



SCALE: 1" = 50'



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