



**JENNIFER PARK, PHASE II**  
 AN ADDITION TO THE CITY OF WEATHERFORD,  
 PARKER COUNTY, TEXAS IN THE RICHARD NOWLING  
 SURVEY, ABSTRACT No. 998 AND THE MARIA ANTONIO MESA  
 SURVEY, ABSTRACT No. 856, PARKER COUNTY, TEXAS

JENNIFER PARK		
LOT 1	A. LAFFERTY	VOL. 1594, P. 798
LOT 2	D. VEALEY	VOL. 1255, P. 293
LOT 3	A. CANTU	VOL. 1300, P. 788
LOT 4	R. BLAIR	VOL. 1480, P. 857
LOT 5	B. BURLE	VOL. 1536, P. 1821

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 plot correctly represents that survey made by me or under my supervision.

*David Harlan, Jr.*  
 Registered Professional Land Surveyor, No. 2074



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.

*N/A*

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 \_\_\_\_\_, 1998.

Notary Public in and for the State of Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )

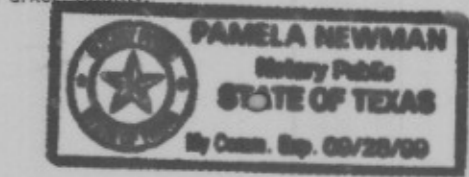
WHEREAS, ANITA BLAIR, is the sole owner of 17.166 Acres situated in and being a portion of the RICHARD NOWLING SURVEY, ABSTRACT No. 998 and the MARIA ANTONIO MESA SURVEY, ABSTRACT No. 856, Parker County, Texas and being a portion of all those Lots, Tracts or Parcels of land conveyed to Raymond Blair and wife, Anita Blair by deed recorded in Volume 1480, Page 857, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a spike found in the west line of Jennifer Court, a 60 foot road easement as recorded in Volume 665, Page 538 and Page 543, Deed Records, Parker County, Texas at the northeast corner of a tract of land conveyed to C. E. Henard by deed recorded in Volume 1664, Page 294, Real Records, Parker County, Texas, said spike being called by deed to be S 43°53'43" E, 1485.26 feet and N 0°45'11" W, 451.7 feet from the southeast corner of the Sarah Monk Survey, Abstract No. 906, Parker County, Texas; THENCE N 88°14'07" W, with the north line of said C. E. Henard Tract, 289.20 feet to an iron rod set in a fence; THENCE S 0°48'12" E, with the west line of said C. E. Henard Tract, 116.79 feet to an iron rod found at the most northerly northeast corner of a tract of land conveyed to Jack Ray by deed recorded in Volume 1676, Page 1464, Real Records, Parker County, Texas; THENCE N 86°52'52" W, with the north line of said Jack Ray Tract, 744.60 feet to an iron rod found; THENCE N 05°23'04" E, 690.55 feet to an iron rod set; THENCE N 88°55'44" W, 58.40 feet to an iron rod set at the most southerly southeast corner of a tract of land conveyed to Raymond Williams by deed recorded in Volume 1088, Page 68, Real Records, Parker County, Texas; THENCE N 0°42'30" W, with the east line of said Raymond Williams Tract, 151.90 feet to an iron rod set at the southwest corner of a tract of land conveyed to Clifford Jones by deed recorded in Volume 1592, Page 1667, Real Records, Parker County, Texas; THENCE with the south and east line of said Clifford Jones Tract the following courses and distances; N 89°17'30" E, 100.00 feet to an iron rod found; N 0°42'30" W, 132.23 feet to an iron rod found at the most westerly southwest corner of Jennifer Park, an addition to the City of Weatherford, according to the plat recorded in Plat Cabinet A, Slide 399, Plat Records, Parker County, Texas; THENCE with the south line of said Jennifer Park the following courses and distances; N 89°23'34" E, 234.59 feet to an iron rod found; S 52°34'00" E, 461.86 feet to an iron rod set; THENCE S 02°20' E, 225.61 feet to a post; THENCE N 88°38'17" E, 312.23 feet to an iron rod set in the west line of said Jennifer Court; THENCE S 0°45'11" E, with the west line of said Jennifer Court, 410.37 feet to the POINT OF BEGINNING and containing 17.166 acres (747761 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ANITA BLAIR by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as JENNIFER PARK, PHASE II, an addition to 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 10 day of August, 1998.

*Anita Blair*  
 Anita Blair



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 \_\_\_\_\_, 1998.

*Pamela Newman*  
 Notary Public in and for the State of Texas



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 \_\_\_\_\_ BETTYE FARRIS  
 CITY SECRETARY  
 CITY OF WEATHERFORD, 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.

*Anita Blair*  
 Owner  
 SWORN TO AND SUBSCRIBED before me this 10 day of August, 1998.

*Pamela Newman*  
 Notary Public in and for the State of Texas

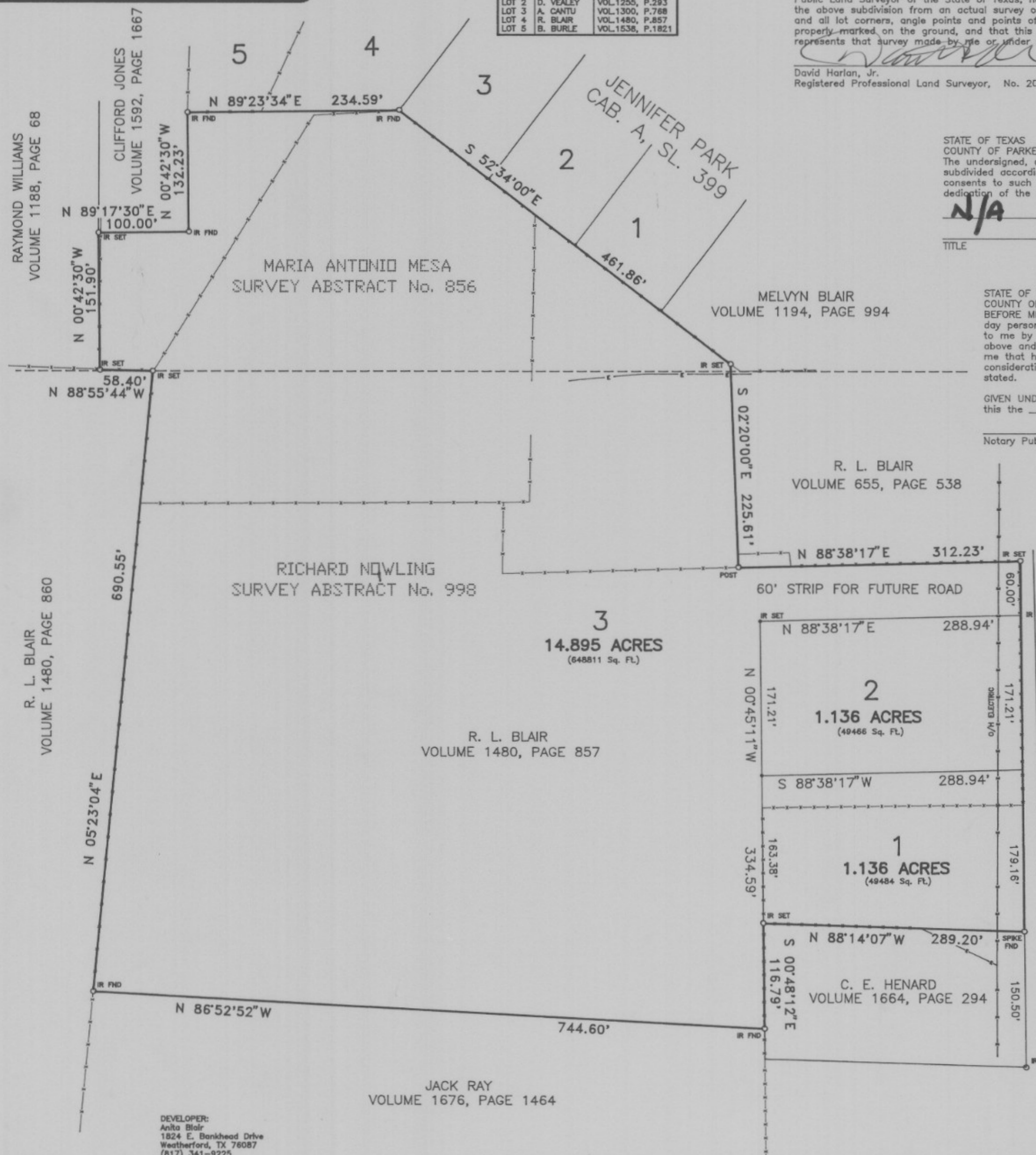
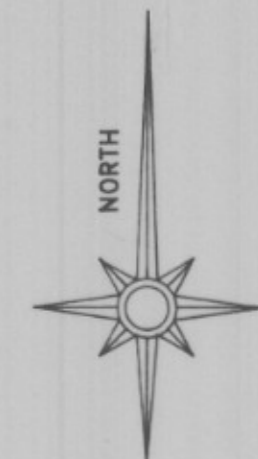
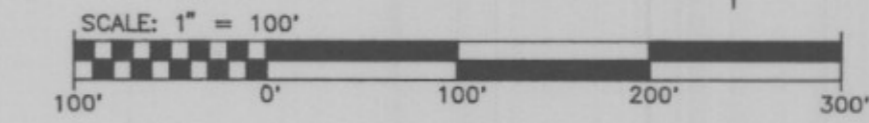
*344837  
 PCB-333  
 9-11-98*

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



DEVELOPER:  
 Anita Blair  
 1824 E. Bankhead Drive  
 Weatherford, TX 76087  
 (817) 341-9225

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

*G-25-A*