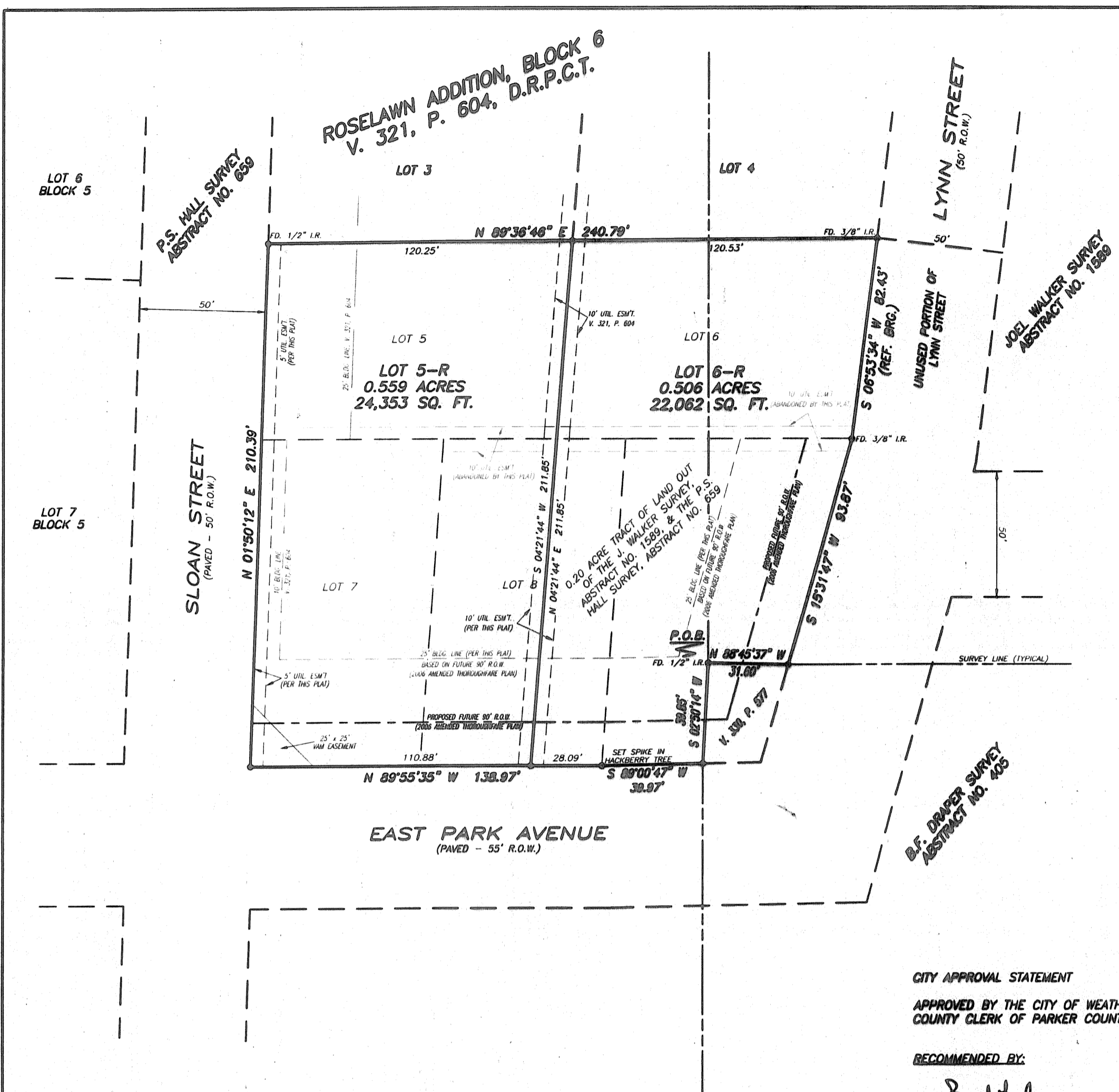


C-615



STATE OF _____
COUNTY OF _____

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.

Doc# 654315
Book 2574 Page 898

Title _____
STATE OF _____
COUNTY OF _____

Doc# 654315 Fees: \$66.00
09/14/2007 11:11AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and forgoing 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 _____ 2007.

Notary Public in and for the State of _____

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.

Title _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and forgoing 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 _____ 2007.

Notary Public in and for the State of _____

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:
Bud Hahn
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
9-12-07
DATE OF RECOMMENDATION

APPROVED BY:
Joan Leahy
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
9-11-07
DATE OF APPROVAL

ATTEST:
Theresa Wulke
CITY SECRETARY

9-11-07
DATE

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 JN070601

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, THE JEAN MARIE FITZGERALD TRUST, being the sole owner of LOTS 5, 6, 7, and 8, BLOCK 6, ROSELAWN ADDITION, TO THE CITY OF WEATHERFORD, according to the plat as recorded in Volume 321, Page 604, Deed Records, Parker County, Texas; and a 0.20 acre tract of land out of the JOEL WALKER SURVEY, ABSTRACT NO. 1589, and the P.S. HALL SURVEY, ABSTRACT NO. 659, Parker County, Texas; being the same as that certain tract of land being described in Volume 2333, Page 1925, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 1/2" iron rod at in the east line of the P.S. HALL SURVEY, ABSTRACT NO. 659, and at the occupied westerly common corner of the B.F. DRAPER SURVEY, ABSTRACT NO. 405, and the JOEL WALKER SURVEY, ABSTRACT NO. 1589, Parker County, Texas, for an ell and beginning corner of this tract.

THENCE S 02°50'14" W 39.85 feet along the common survey line of said HALL and DRAPER SURVEYS, to a set 1/2" iron rod in the north right of way line of East Park Avenue (a 55' right of way), for the southerly southeast corner of this tract.

THENCE S 89°00'47" W 39.97 feet along the north right of way line of said East Park Avenue, to a set spike in the base of a hackberry tree, being the southeast corner of said LOT 8, BLOCK 6, for a corner of this tract.

THENCE N 89°55'35" W 138.97 feet along the north right of way line of said East Park Avenue, to a found 1/2" iron rod at the intersection of the north right of way line of said East Park Avenue, and the east right of way line of Sloan Street (a 50' right of way), for the southwest corner of this tract.

THENCE N 01°50'12" E 210.39 feet along the east right of way line of said Sloan Street, to a found 1/2" iron rod, at the westerly common corner of said LOT 5, and LOT 3, of said BLOCK 6, for the northwest corner of this tract.

THENCE N 89°36'46" E 240.79 feet to a found 3/8" iron rod at the easterly common corner of said LOT 6, and LOT 4, of said BLOCK 6, said point being in the west right of way line of an unused portion of LYNN STREET (a 50' right of way), for the northeast corner of this tract.

THENCE along the west right of way line of said LYNN STREET the following:

S 06°53'34" W 82.43 feet, to a found 3/8" iron rod, for a corner of this tract.

S 15°31'47" W 93.87 feet, to a set 1/2" iron rod on the common line of said WALKER and DRAPER SURVEYS, for the easterly southeast corner of this tract.

THENCE N 88°45'37" W 31.60 feet along the common line of said WALKER and DRAPER SURVEYS, to the POINT OF BEGINNING and containing 1.065 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE JEAN MARIE FITZGERALD TRUST (OWNER) does hereby adopt this plat designating the herein above described real property as LOT 5-R, and LOT 6-R, BLOCK 6, ROSELAWN ADDITION, TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at SAN MARICOTA, SAC County, this the 4 day of SEPT, 2007.

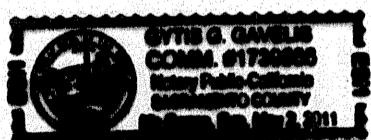
Jean Marie Fitzgerald Trust
THE JEAN MARIE FITZGERALD TRUST
Jean Marie Fitzgerald, Trustee
PRINTED NAME & TITLE

STATE OF CALIFORNIA
COUNTY OF Sacramento

BEFORE ME, the undersigned authority, on this day personally appeared Jean Marie Fitzgerald Trust known to me by the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

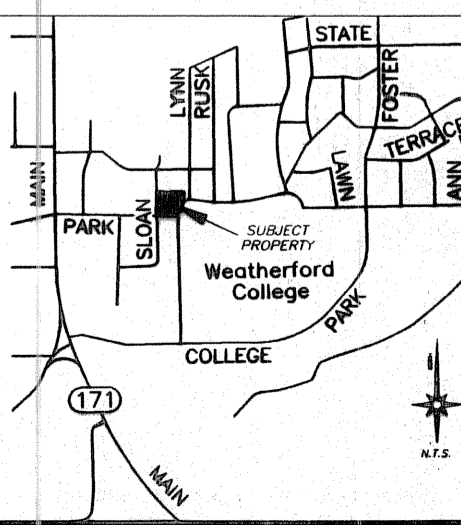
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4 day of Sept, 2007.

Theresa Wulke
Notary Public in and for the State of California



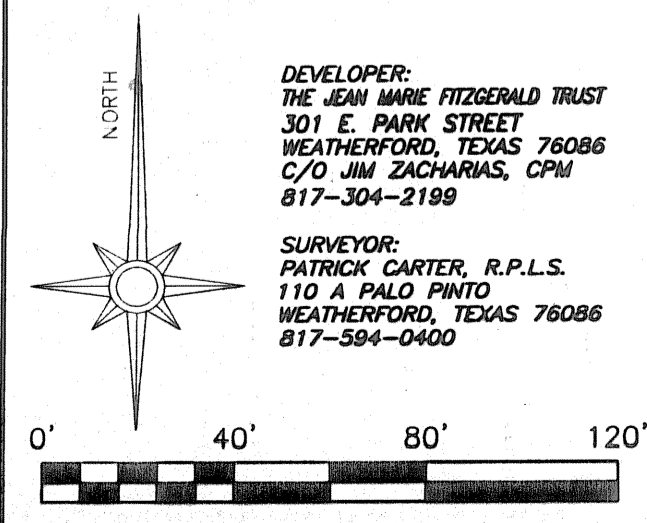
ACCT. NO.: 17080
SCH. DIST.: WE
CITY: WE
MAP NO.: I-15

FOR DEPARTMENTAL USE ONLY
PROJECT #:
SUBMITTAL DATE:
ACCEPTED BY:
FILED BY:
FILED DATE:
VOLUME & PAGE:
DOC# & PLAT CABINET:



REPLAT
LOT 5-R AND LOT 6-R
BLOCK 6, ROSELAWN ADDITION
A REPLAT OF LOTS 5, 6, 7, AND 8
AND A 0.20 ACRE TRACT OF LAND OUT OF
THE J. WALKER SURVEY, ABSTRACT NO. 1589
AND THE P.S. HALL SURVEY, ABSTRACT NO. 659
ALL WITHIN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
JUNE 2007

CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403



DEVELOPER:
THE JEAN MARIE FITZGERALD TRUST
301 E. PARK STREET
WEATHERFORD, TEXAS 76086
C/O JIM ZACHARIAS, CPM
817-304-2199

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

STATEMENT ACKNOWLEDGING EASEMENTS:
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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 easement. 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, without the necessity at any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:
"The area or areas shown on the plat as "V.A.M." (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said V.A.M. Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the V.A.M. Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the V.A.M. Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the V.A.M. Easement or any part thereof for the purposes and with all rights and privileges set forth herein."

SPECIAL NOTICE:
Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to lines and withholding of utilities and building permits.

PROPERTY CORNERS:
All lot corners are set 1/2" iron rods, unless otherwise noted.

FLOOD HAZARD ZONE:
This tract does not appear in a flood hazard zone according to the F.I.R.M. Community Panel 480522 0005 D, dated January 3, 1997.