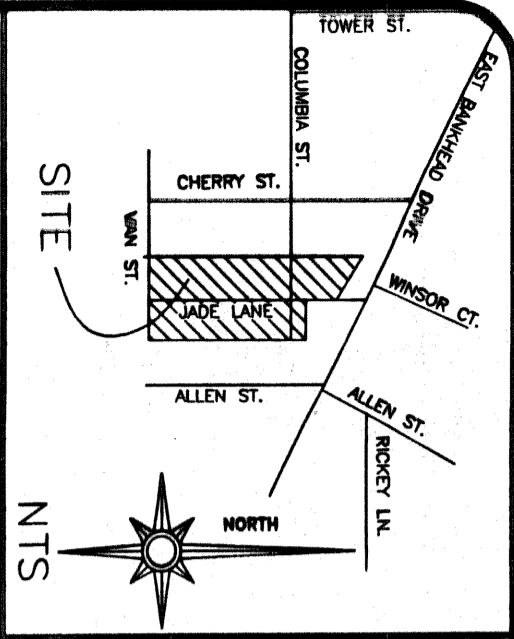


C 585

ACCT. NO.: 19503
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: H.15



OWNERS:
 Stanislaw Properties, L.P.
 Contact:
 Stan Stanislaw
 9509 Granbury Hwy.
 Weatherford, Texas 76087
 817-599-4799

VAN BRUSH ADDITION
 VOLUME 254, PAGE 649

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND CREDIT RECONSTRUCTION CORPORATION AND THE FEDERAL COMMUNICATIONS COMMISSION, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

CITY APPROVAL OF CONSTRUCTION PLAT
 Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
 City of Weatherford, Texas

Signature of Chairperson: *[Signature]* Date of Recommendation: 6-26-07

APPROVED BY: City Council
 City of Weatherford, Texas

Signature of Mayor: *[Signature]* Date of Approval: 6/26/07

ATTEST:
 City Secretary: *[Signature]* Date: 6/26/07

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

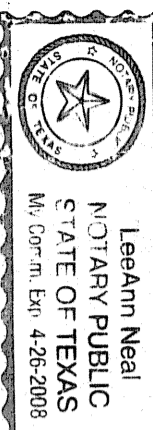
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by Section 2.4 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 BUILDINGS SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

DEED RESTRICTION CERTIFICATION STATEMENT

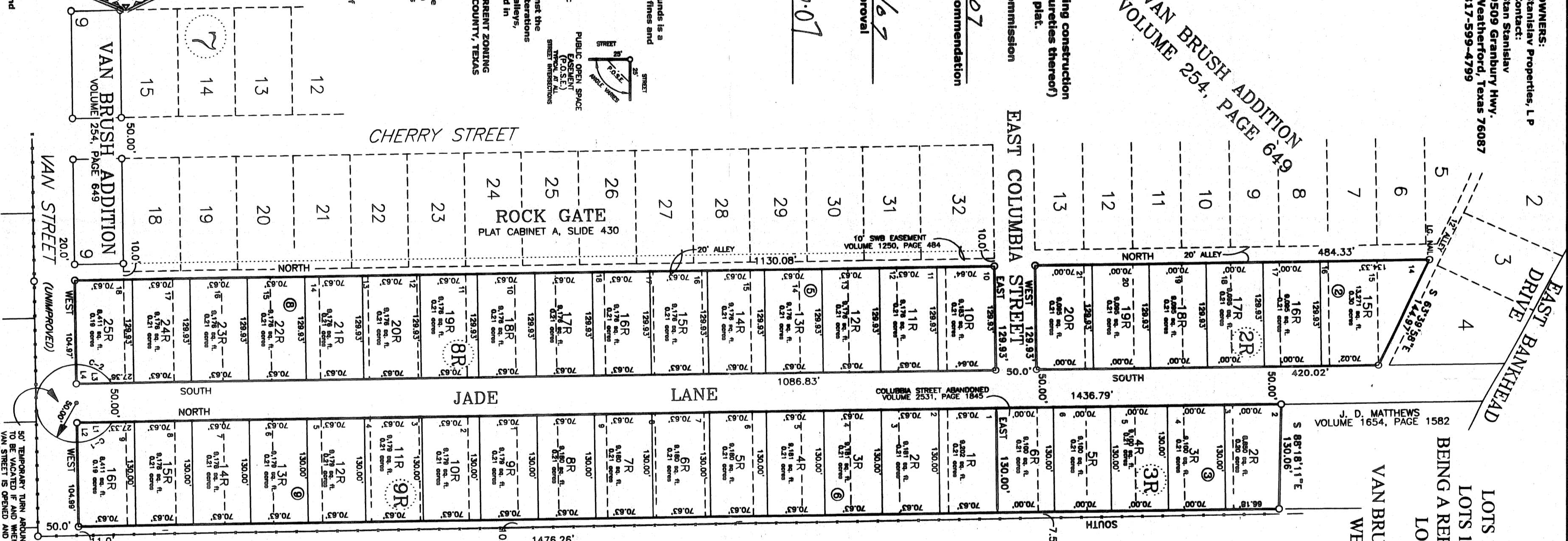
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for non-professional-occupational units per lot.
 Owner: *[Signature]*

SWORN TO AND SUBSCRIBED before me this 26 day of June 2007.
 Notary Public in and for the State of Texas
[Signature]



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, single points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me of said subdivision.

David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 May, 2007



FINAL PLAT
WILLOW BEND ESTATES
 LOTS 15R-20R, BLOCK 2R; LOTS 2R-6R, BLOCK 3R
 LOTS 10R-25R, BLOCK 8R; LOTS 1R-16R, BLOCK 9R
 BEING A REPLAT OF LOTS 14-21, BLOCK 2; LOTS 2-6, BLOCK 3
 LOTS 10-18, BLOCK 5; LOTS 10-18, BLOCK 8
 AND ALL OF BLOCKS 6 AND 9
 VAN BRUSH ADDITION, AN ADDITION TO THE CITY OF
 WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, Stanislaw Properties, LP, acting by and through its duly authorized agent, being the sole owners of LOTS 14-21, BLOCK 2; LOTS 2-6, BLOCK 3; LOTS 10-18, BLOCK 5; LOTS 10-18, BLOCK 8; AND ALL OF BLOCKS 6 AND 9, VAN BRUSH ADDITION, an addition to the City of Weatherford, Parker County, Texas as recorded by plat thereof in Volume 254, Page 649 and being described by deed recorded in Volume 2435, Page 1408, Real Records, Parker County, Texas;

NOW KNOW ALL MEN BY THESE PRESENTS:

That Stanislaw Properties, L.P., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as WILLOW BEND ESTATES, an addition to the City of Weatherford, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or utilize the same unless the assessment limits the use to particular utilities, said use by public utilities being subordinate to the public's and 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 buildings, 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 easements. 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas
 WITNESS, my hand, this the 22 day of June 2007.

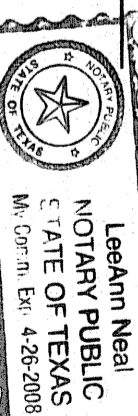
BY: *[Signature]*
 Robert E. Stanislaw

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, a Notary Public

and for the State of Texas, on this day personally appeared *[Signature]* known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22 day of June 2007.

Notary Public in and for the State of Texas
[Signature]



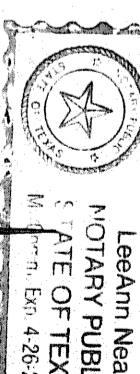
STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the acreage

subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.
[Signature]
 First National Bank President

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, a Notary Public and for the State of Texas, on this day personally appeared *[Signature]* known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22 day of June 2007.

Notary Public in and for the State of Texas
[Signature]



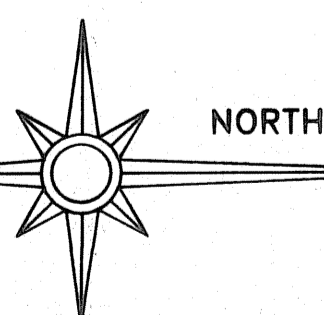
CURVE TABLE

RADIUS	LENGTH	CHORD
C-1 50.0'	52.35'	529.57, 207° 48.89'
C-2 50.0'	52.28'	1259.92, 26° 49.53'

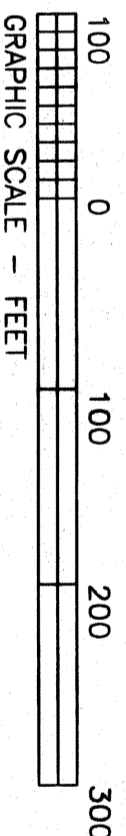
LINE TABLE

LINE	DISTANCE
L1 43.30'	
L2 43.27'	
L3 43.27'	
L4 25.01'	

SCALE: 1" = 100'



NOTE: NOTES HAVE 25' FRONT BUILDING SETBACK LINE THERE IS A 5' DRAINAGE & UTILITY EASEMENT ALONG ALL STREETS AND THE SIDES OF ADJACENT LOTS



HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)590-9700 (817)599-0880
 FAX: METRO(817) 541-2553

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