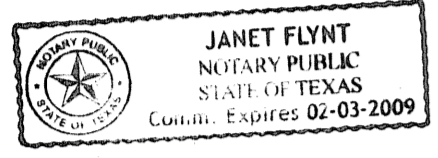


STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 the _____ day of _____, 2008.
 Notary Public in and for the State of Texas



FINAL PLAT LOT 1 AND LOT 2, BLOCK 1 WEATHERFORD MEDICAL ADDITION AN ADDITION TO THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS

ACCT. NO.: 19043
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: H-16

Being 2.33 Acres situated in and being a portion of the E. MILLER SURVEY, ABSTRACT No. 873, Parker County, Texas

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 BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 2008.
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, THOMAS J. NOVAK, described by deed in Volume 2541, Page 780, Real Records, Parker County, Texas and being the sole owner of 2.33 Acres situated in and being a portion of the E. MILLER SURVEY, ABSTRACT No. 873, Parker County, Texas and being more particularly described by metes and bounds as follows:

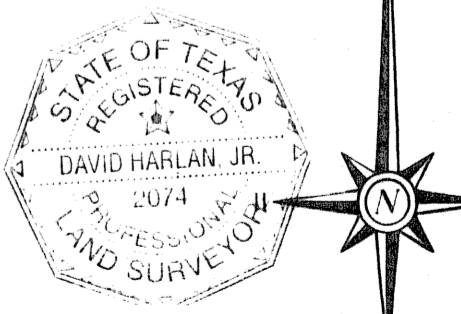
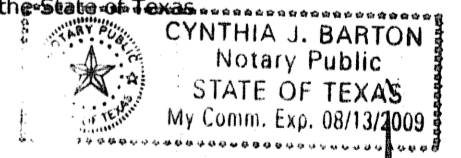
BEGINNING at an iron set at the north right of way line of Santa Fe Drive and the east right of way line of Clear Lake Road, said iron being called by deed to be South, 136.9 feet and East, 530.0 feet from the southeast corner of the Joel Walker Survey, Abstract No. 1589, Parker County, Texas; THENCE N 15°57'00" W, with the east right of way line of said Clear Lake Road, 314.46 feet to an iron rod found;
 THENCE N 85°35'33" E, 343.04 feet to an iron rod found;
 THENCE S 10°59'24" E, 203.64 feet to a 26 inch oak tree;
 THENCE S 05°58'00" W, 37.80 feet to an iron rod set;
 THENCE S 26°19'44" W, 102.0 feet to an iron rod set in the north right of way line of said Santa Fe Drive;
 THENCE with the north right of way line of said Santa Fe Drive the following courses and distances;
 S 87°34'00" W, 77.82 feet to an iron rod set;
 N 88°48'00" W, 167.55 feet to the POINT OF BEGINNING and containing 2.33 acres of land (101684 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, THOMAS J. NOVAK, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, BLOCK 1, WEATHERFORD MEDICAL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 2.33 Acres situated in and being a portion of the E. MILLER SURVEY, ABSTRACT No. 873, 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 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 using the same unless the easement 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 _____ day of _____, 2008.
 Thomas J. Novak

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 the _____ day of _____, 2008.
 Notary Public in and for the State of Texas



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
 AUGUST, 2007

SCALE: 1" = 30'
 HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-8700-(817)599-0880
 FAX: METRO(817) 341-2833

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
 Signature of Chairperson: _____ Date of Recommendation: _____

APPROVED BY: City Council
 City of Weatherford, Texas
 Signature of Mayor: _____ Date of Approval: _____

ATTEST: _____
 City Secretary Date: _____

Doc# 667713 Fees: \$66.00
 01/29/2008 11:28AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TERRY ROBINSON COUNTY CLERK

CURVE TABLE			
C1	L=15.71'	R=10.00'	CH= S 60°57'00"E 14.14'
C2	L=15.71'	R=10.00'	CH= N 60°57'00"W 14.14'
C3	L=31.42'	R=20.00'	CH= N 60°57'00"W 28.28'
C4	L=17.45'	R=10.00'	CH= S 34°03'00"W 15.32'
C5	L=18.26'	R=18.00'	CH= N 66°37'07"W 17.48'
C6	L=44.49'	R=50.00'	CH= S 63°18'37"E 43.04'
C7	L=33.06'	R=26.00'	CH= S 52°22'30"E 30.88'
C8	L=28.05'	R=15.00'	CH= N 37°37'30"E 24.14'

LINE TABLE	
L1	S 74°03'00"W 9.00'
L2	N 70°53'14"E 25.15'
L3	S 70°53'14"W 14.85'
L4	N 00°03'00"E 13.68'
L5	S 84°03'00"W 17.53'
L6	N 84°03'00"E 19.31'

FIRE LANES
 The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

