

C-85

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 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS)
COUNTY OF PARKER)

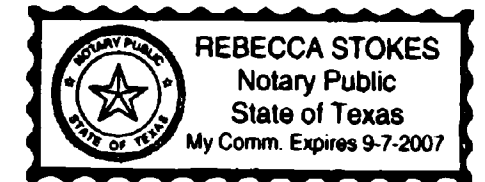
WHEREAS, STANISLAV PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP, acting by and through the undersigned, its duly authorized officers, is the sole owner of a being 0.563 Acres situated in and being a portion of the TIMOTHY FLANAGAN SURVEY, ABSTRACT No. 1743, City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a steel rod found in the north right of way line of East Fourth Street, as it exist, said iron being called by deed to be S 00°36'27" W, 98.46 feet; N 00°56'20" W, 12.7 feet; S 89°54'00" W, 3.05 feet and S 89°53'57" W, 61.24 feet from the most northerly southeast corner of said Timothy Flanagan Survey; THENCE S 89°54'00" W, with the north right of way line of said East Fourth Street, 147.90 feet to an iron rod set and POINT OF BEGINNING; THENCE S 89°54'00" W, continuing with the north right of way line of said East Fourth Street, 184.55 feet to an iron rod found at the southeast corner of Shaw Subdivision, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 757, Plat Records, Parker County, Texas; THENCE N 00°28'14" E, with the east line of said Shaw Subdivision, 133.26 feet to an iron rod found; THENCE N 89°54'00" E, 183.22 feet to an iron rod set; THENCE S 89°54'00" E, 133.26 feet to the POINT OF BEGINNING and containing 0.562 acres (24583 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, STANISLAV PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 & 2, BLOCK 1, BARBARA ANN ADDITION, 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 30 day of December, 2003.

Craig Stanislav
Craig Stanislav, Principle Partner



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 _____ 2003.

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 *Craig Stanislav*, 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 30 day of December, 2003.

Rebecca Stokes
Notary Public in and for the State of Texas

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.

Don F. Duffield
Co-Chairman & CEO
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared *Don F. Duffield*, 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.

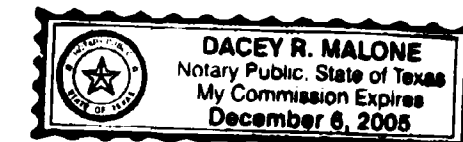
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 30 day of December, 2003.

Dacey R. Malone
Notary Public in and for the State of Texas

CITY APPROVAL STATEMENT

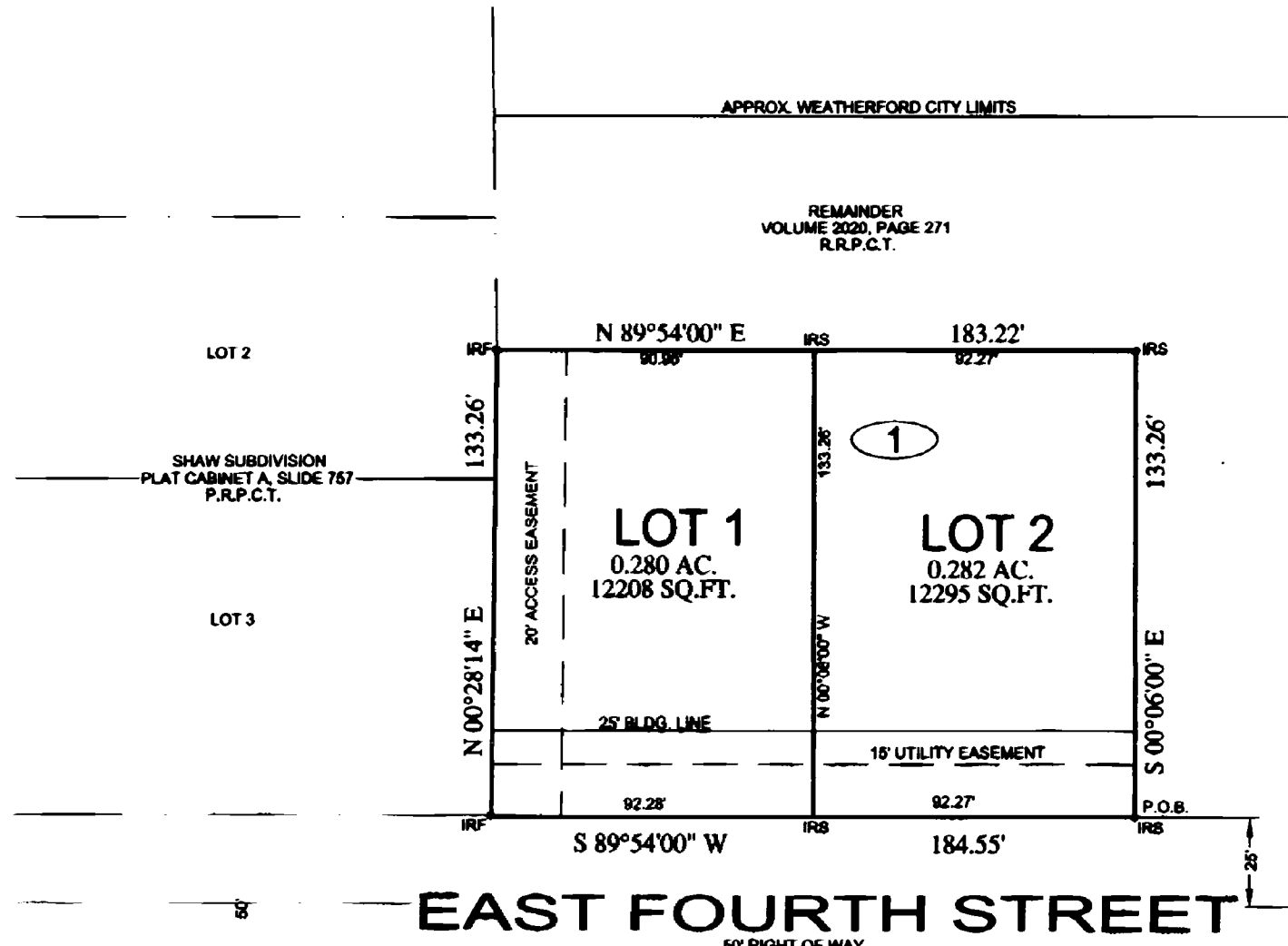
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

1-14-04
DATE: *Angela Winkle*
Angela Winkle
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS



OWNER/DEVELOPER: STANISLAV PROPERTIES, L.P.
9508 GRANBURY HIGHWAY
WEATHERFORD, TEXAS 76087
VOLUME 2020, PAGE 271
R.R.P.C.T.

TIMOTHY FLANAGAN SURVEY
ABSTRACT NO. 1743



REMAINDER
VOLUME 2020, PAGE 271
R.R.P.C.T.

LOUIS DRECHSEL SURVEY
ABSTRACT NO. 1945

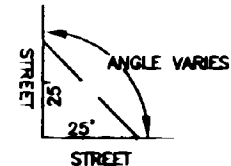
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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 and 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

TYPICAL VISIBILITY TRIANGLE
PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)



NOTE: ALL CORNERS ARE IRON RODS SET (IRS) CAPPED "MARLAN 2074" UNLESS OTHERWISE NOTED

Doc 00506227 Bk DR Vol 2185 Pg 164

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jan 22, 2004 at 11:07A

Document Number: 00506227

Amount: \$6.00

By Patricia Nelson

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

Jan 22, 2004

JENNIE MALDONADO, COUNTY CLERK
PARKER COUNTY

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: _____
ANGELA WINKLE
CITY SECRETARY

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
APRIL 24, 2003



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

FINAL PLAT
LOTS 1 & 2, BLOCK 1
BARBARA ANN ADDITION
0.562 ACRE SITUATED IN AND BEING A PORTION OF
THE TIMOTHY FLANAGAN SURVEY, ABSTRACT NO. 1743
IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

ACCT. NO.: 10385
SCH. DIST.: WE
CITY: WE
MAP NO.: 11-14
OUT OF: 21143-005-070-50