

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

*There shall be provided at the intersections of all public streets, visibility triangles as required by Parker County.

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.

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, _____ being the dedicant and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

C-30

FLAT ROCK PARC AN ADDITION TO PARKER COUNTY, TEXAS

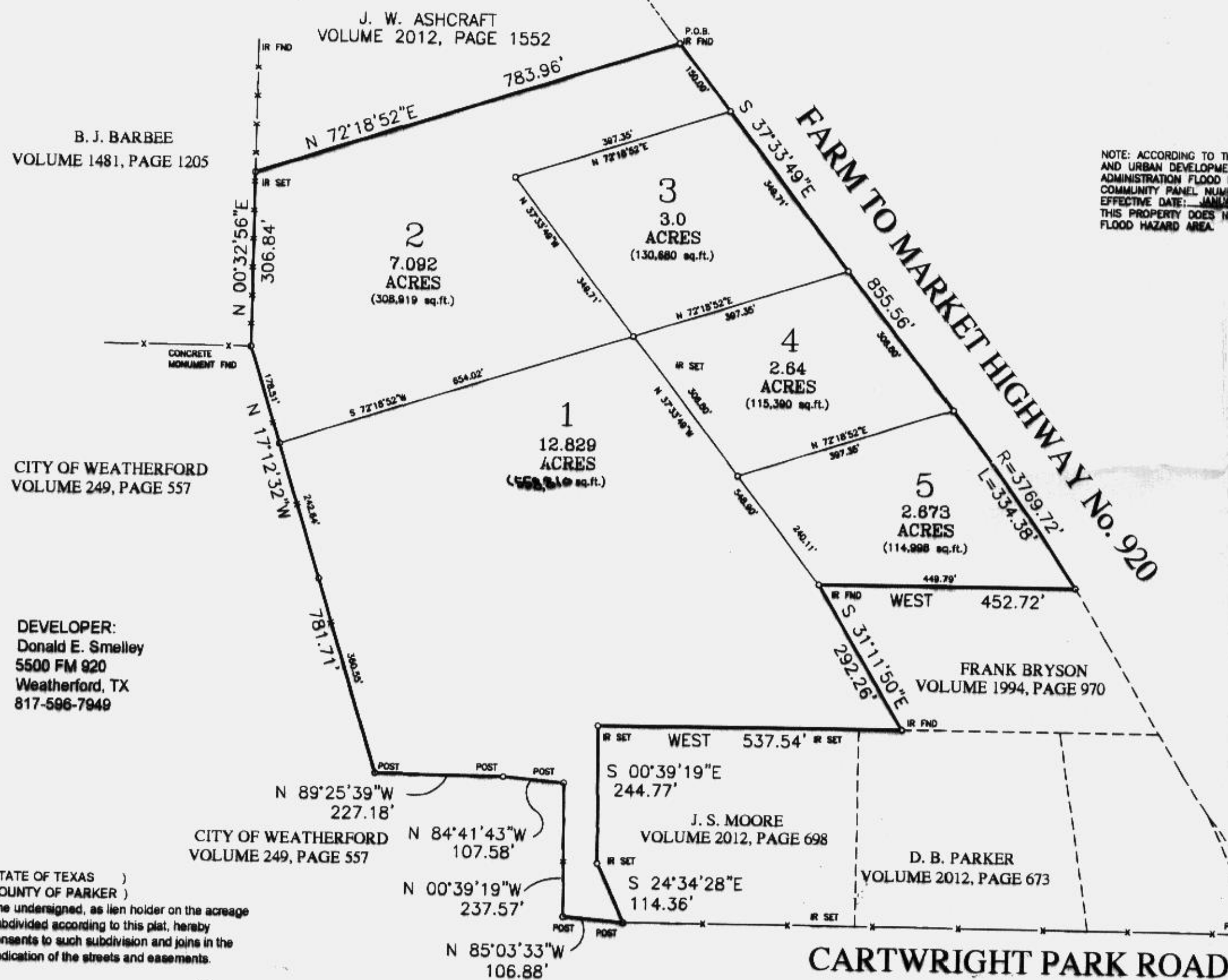
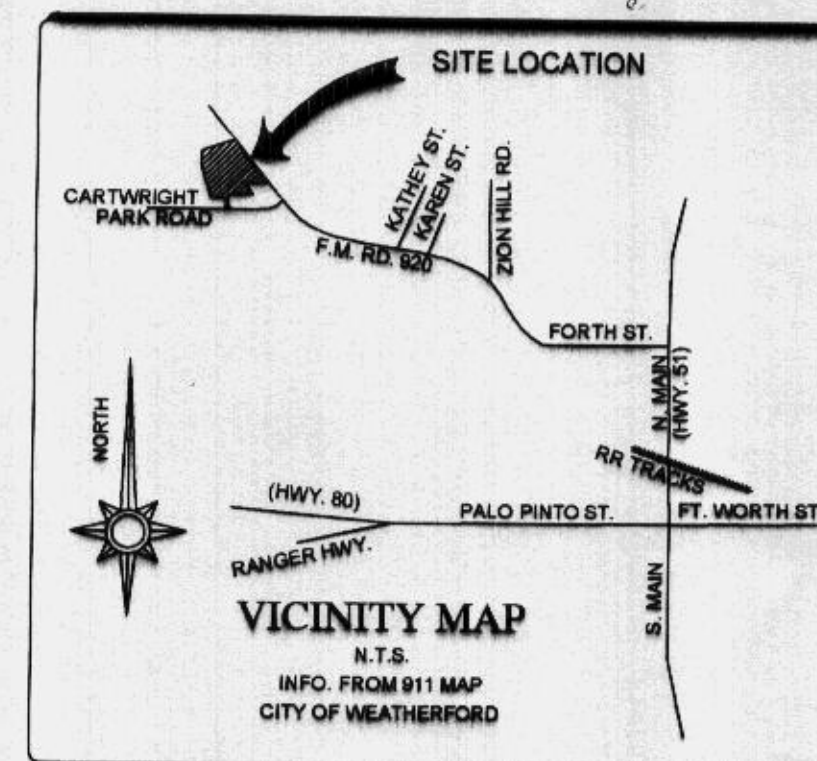
28.242 ACRES SITUATED IN AND BEING A PORTION OF THE JAMES SHADLE SURVEY ABSTRACT No. 1279, PARKER COUNTY, TEXAS

ACCT. NO.: 12405
SCH. DIST.: PE
CITY: CO
MAP NO.: G-14
ALL OF: 21219-005-001-00

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED BY the Commissioners Court of Parker County Texas, this 23rd day of July, 2003.

County Judge: [Signature]
Commissioner Precinct #1: [Signature]
Commissioner Precinct #2: [Signature]
Commissioner Precinct #3: [Signature]
Commissioner Precinct #4: [Signature]



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48050 0125 C EFFECTIVE DATE: JANUARY, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc 00487434 Bk OR Vol 2129 Pg 1751

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On Jul 24, 2003 at 04:13P

Document Number: 00487434

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 herein by me and was duly recorded in the volume and page of the named records of: Parker County as stamped herein by me.

Jul 24, 2003

JANE BRANSON, COUNTY CLERK
PARKER COUNTY

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 _____, 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 _____ 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 _____, 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 Donald E. Smalley 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 24th day of July, 2003.

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



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, DONALD E. SMELLEY, MARY FRANCES LANKFORD AND CLARICE EVELYN GLAZER being the sole owners of 28.242 Acres situated in and being a portion of the JAMES SHADLE SURVEY, ABSTRACT No. 1279, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to E. W. Smalley and Mary Smalley by deed recorded in Volume 340, Page 362, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the southwest right of way line of Farm to Market Highway No. 920 at the southeast corner of a tract of land conveyed to John W. Ashcraft by deed recorded in Volume 1888, Page 1368, Deed Records, Parker County, Texas, said iron being called by deed to be North, 545.0 feet and East, 759.0 feet from the southeast corner of the S. M. Beckwith Survey, Abstract No. 41, Parker County, Texas;
THENCE with the southeast right of way line of said Farm to Market Highway No. 920 the following courses and distances: S 37°33'48" E, 855.56 feet to an iron rod set in a curve to the right with a radius of 3262.72 feet and whose chord bears S 35°01'21" E, 334.27 feet;
With said curve to the right through a central angle of 05°04'56" and a distance of 334.38 feet to an iron rod found;
THENCE West, 452.72 feet to an iron rod found;
THENCE S 31°11'50" E, 292.26 feet to an iron rod found;
THENCE West, 537.54 feet to an iron rod found;
THENCE S 00°39'19" E, 244.77 feet to an iron rod found;
THENCE S 24°34'28" E, 114.36 feet to a post in the north right of way line of Cartwright Park Road, as it exists;
THENCE N 85°03'33" W, with the north right of way line of said Cartwright Park Road, 106.88 feet to a post;
THENCE N 00°39'19" W, 237.57 feet to a post;
THENCE N 84°41'43" W, 107.58 feet to a post;
THENCE N 89°25'39" W, 227.18 feet to a post;
THENCE N 17°12'32" W, 781.71 feet to a concrete monument found;
THENCE N 00°32'56" E, 306.84 feet to an iron rod found;
THENCE N 72°18'52" E, 783.96 feet to the POINT OF BEGINNING and containing 28.242 acres (1230242 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DONALD E. SMELLEY, MARY FRANCES LANKFORD AND CLARICE EVELYN GLAZER do hereby adopt this plat designating the hereinabove described real property as "FLAT ROCK PARC, AN ADDITION TO 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 24th day of July, 2003.

[Signature]
Donald E. Smalley
[Signature]
Mary Frances Landford and Clarice Evelyn Glazer, acting by and thru her Attorney-in-Fact, Donald E. Smalley

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.

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 _____, 2003.

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 platted 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
February, 2003

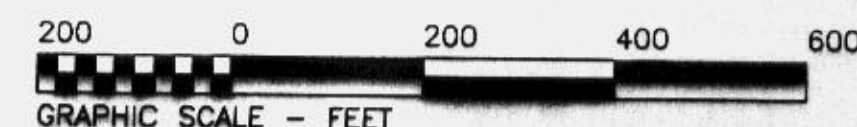
W CITY OF WEATHERFORD

Approval by the Planning and Zoning Board, City of Weatherford, Parker County, Texas, this the 19th day of July, 2003.

Chairman: _____

Approved by the City Council, City of Weatherford, Parker County, Texas, this the 15th day of July, 2003.

[Signature]
[Signature]
[Signature]



SCALE: 1" = 200'

HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0890
FAX: METRO (817) 341-2833