

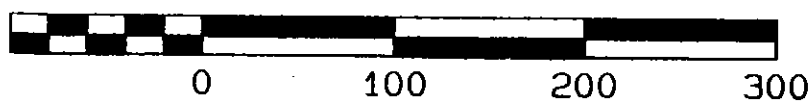
POINT OF BEGINNING

CLEAR LAKE ROAD

C-80



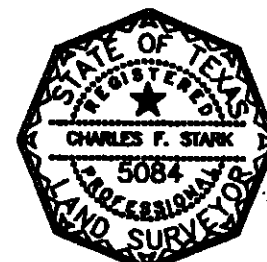
GRAPHIC SCALE 1"=100'



SURVEYOR'S CERTIFICATE

I, CHARLES F. STARK, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

Charles F. Stark 12-23-03



Doc 00504825 Bk OR 2181 Vol 717 Pg

FILED AND RETURNED OFFICIAL PUBLIC RECORDS On Jan 07, 2004 at 01:30

Document Number: M030425

Amount \$5.00

by Sherry Jackson

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.

Jan 07, 2004

Jeanne Brunson, County Clerk Parker County

R. NOWLING SURVEY ABSTRACT NO. 998

J. P. HART SURVEY ABSTRACT NO. 1970

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 40 lines (L1-L40) with their respective bearings and distances.

Table with 6 columns: LINE, RADIUS, DELTA, LENGTH, CHORD, TANGENT. Lists 22 curves (C1-C22) with their geometric data.

LEGAL DESCRIPTION

Being a 13.50 acre tract of land situated in the R. Nowling Survey, Abstract No. 998 and the J.P. Hart Survey, Abstract No. 1970, Parker County, Texas and being portion of the Roger & Linda Barker tract as evidenced by deed recorded in Volume 1775, Page 1890, Deed Records Parker County, Texas and being more particularly described by metes & bounds as follows:

Beginning at a found 1/2 inch iron rod for the intersection of the south line of Clear Lake Road and the west line of Holland Lake Drive, same point being the northwest corner of said Barker tract:

Thence South 87°56'09" East with the south line of Clear Lake Road a distance of 450.17 feet to a set 1/2 inch iron rod for corner;

Thence South 00°29'10" West a distance of 666.63 feet to a set 1/2 inch iron rod for corner;

Thence South 04°57'37" East a distance of 189.65 feet to a set 1/2 inch iron rod for corner;

Thence South 00°29'10" West a distance of 424.37 feet to a set 1/2 inch iron rod for corner;

Thence North 89°30'50" West a distance of 468.00 feet to a set 1/2 inch iron rod for corner in the west line of Holland Lake Drive;

Thence North 00°29'10" East with said west line a distance of 1292.19 feet to the POINT OF BEGINNING and CONTAINING 588,035 square feet, 13.50 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Holland Lake Partners, Ltd., owners of the above described property, do hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK A, HOLLAND LAKE APARTMENT ADDITION, an Addition to the City of Weatherford, Texas and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND this 6th day of January, 2004

Holland Lake Partners, Ltd.

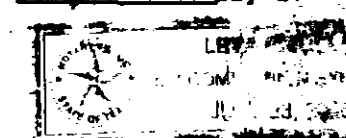
By: H.L. Longhorn, Inc., its General Partner

Roger Barker, President

STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Roger Barker, known by me to be the person whose name is subscribed to the foregoing instrument. GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of

January, 2004. Notary Public in and for the State of Texas



- 1. All lot corners are 1/2 inch iron pins unless otherwise noted. Lot corners to be set upon completion of construction.
2. Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
3. Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
4. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
5. All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
6. No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.

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 1994-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

7/6/04 Date

Angela Winkle City Secretary City of Weatherford, Texas

ACCT. NO: 13590
SCH. DIST: WE
CITY: WE
MAP NO: 11-16

FINAL PLAT LOT 1, BLOCK A HOLLAND LAKE APARTMENT ADDITION

R. NOWLING SURVEY, ABSTRACT NO. 998 J. P. HART SURVEY, ABSTRACT NO. 1970 CITY OF WEATHERFORD PARKER COUNTY, TEXAS