

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

Bruce J. [Signature] 3-22-06
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
 City of Weatherford, Texas

[Signature] 3-23-06
 Signature of Mayor Date of Approval

ATTENT:
[Signature]
 City Secretary

3-23-06
 Date

ACCT. NO.: 15730
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: 1-15

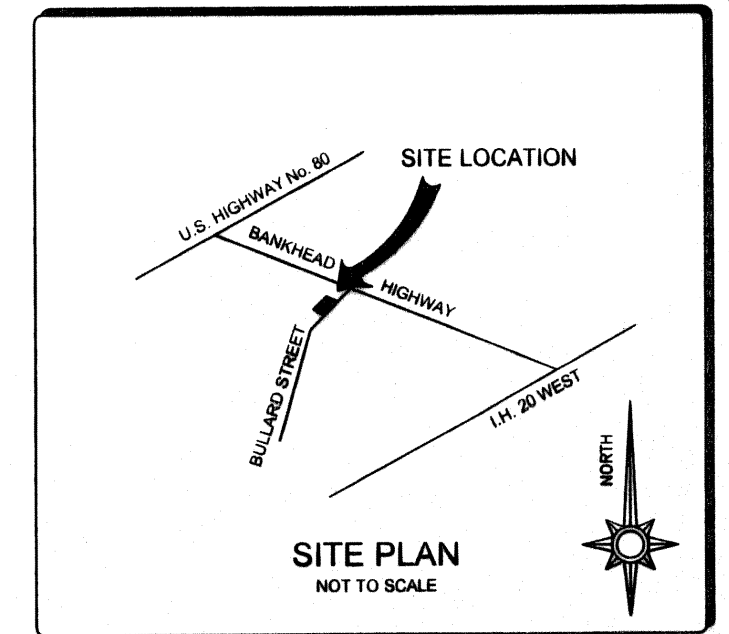
FINAL PLAT
LOTS 7R-1, 7R-2, AND 7R-3, BLOCK 2
OAKLAWN ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
 Being a replat of Lot 7R, Block 2
 Oaklawn Addition, an addition to the City of Weatherford
 Parker County, Texas

Doc# 591180
 Book 2421 Page 767

Doc# 591180 Fees: \$66.00
 03/30/2006 11:50AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TIFANE BRINSON, COUNTY CLERK

LT2-2421-767-1

LT1-2-591180-1



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.

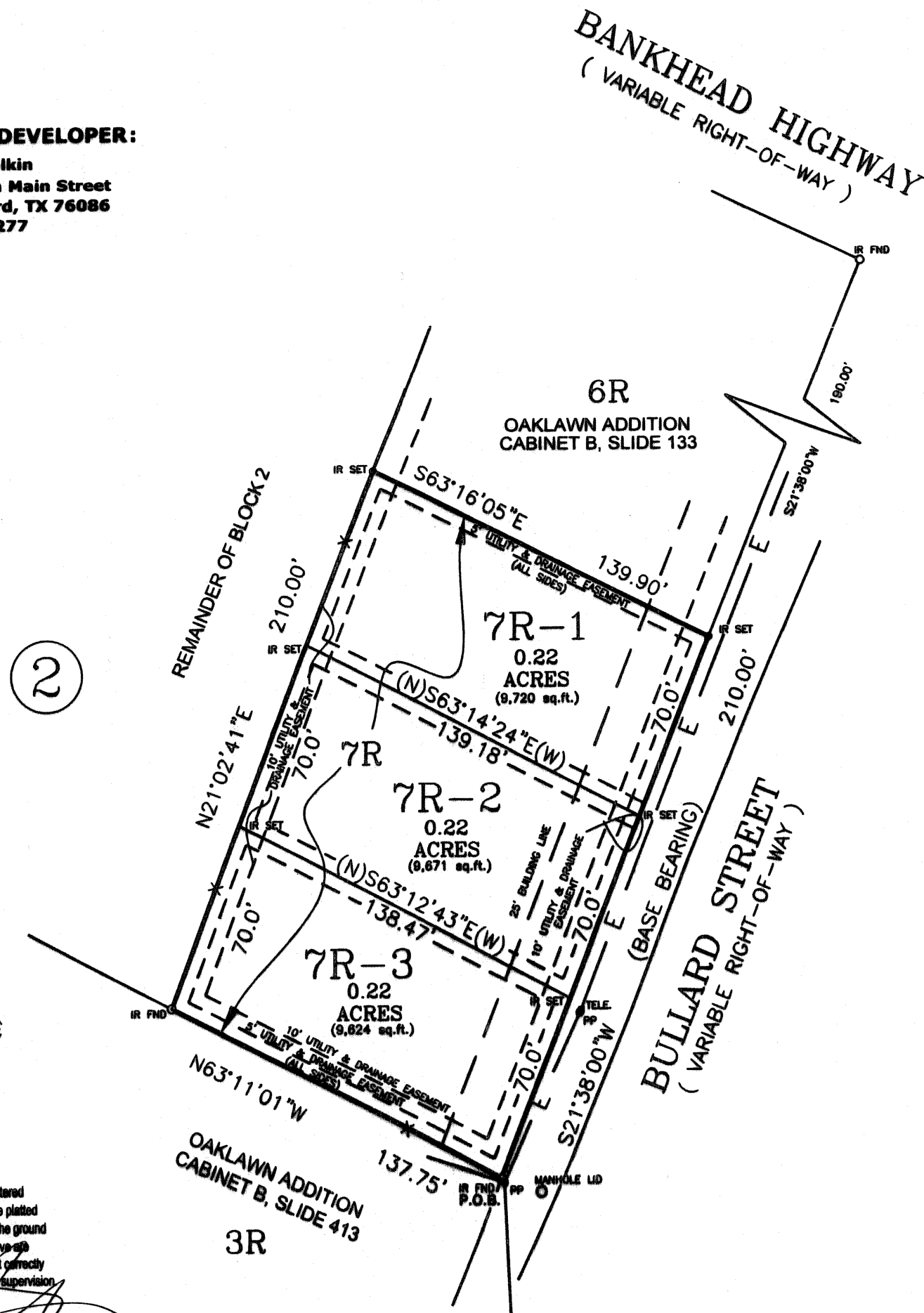
Owner N/A

SWORN TO AND SUBSCRIBED before me this ___ day of _____, 2006.

Notary Public in and for the State of Texas

C392

OWNER/DEVELOPER:
 Alfred Franklin
 2609 South Main Street
 Weatherford, TX 76086
 817-594-1277



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
 JANUARY, 2006

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.
N/A
 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 _____, 2006.
 Notary Public in and for the State of Texas

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 5.7 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: 48062 0005 D EFFECTIVE DATE: JANUARY 5, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, C. ALFRED FRANKLIN being the sold owner of LOT 7R, Block 2 (erroneously called Lot 5R), OAKLAWN ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 133, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

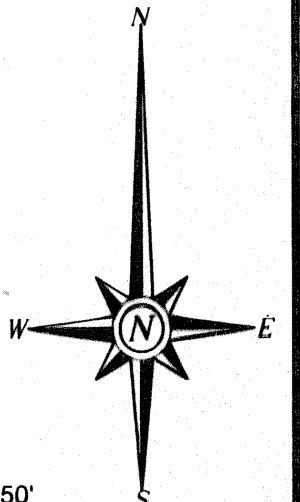
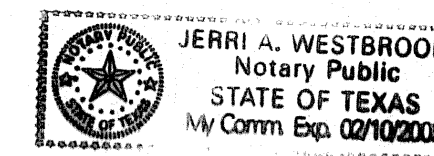
BEGINNING at an iron rod found at the southeast corner of said Lot 7R, said iron being in the west right of way line of Bullard Street and being the northeast corner of Lot 3R, Block 2, Oaklawn Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 413, Plat Records, Parker County, Texas;
 THENCE N 63°11'01" W, with the common line of said lots, 137.75 feet to an iron rod found;
 THENCE N 21°02'41" E, 210.0 feet to an iron rod set;
 THENCE S 63°16'05" E, 139.90 feet to an iron rod set in the west right of way line of said Bullard Street;
 THENCE S 21°38'00" W, with the west right of way line of said Bullard Street, 210.0 feet to the POINT OF BEGINNING and containing 0.67 acres (29015 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, C. ALFRED FRANKLIN does hereby adopt this plat designating the hereinabove described real property as LOTS 7R-1, 7R-2, AND 7R-3, BLOCK 2, OAKLAWN ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of Lot 7R, Block 2, Oaklawn 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 16 day of March, 2006.
C. Alfred Franklin
 C. Alfred Franklin

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared C. Alfred Franklin, 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 16 day of March, 2006.
Jerri A. Westbrook
 Notary Public in and for the State of Texas



SCALE: 1" = 50'

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