

# FINAL PLAT

## C 376 LOTS 4R1R, 4R2R, AND 2R, BLOCK 1

### REPLAT OF LOTS IN EAST LAKEVEIW ADDITION

### AN ADDITION TO 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: AR022 0012 C EFFECTIVE DATE: JANUARY 1, 1987 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc# 586960  
Book 2411 Page 1470

**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

*Jim Saunders* 02-08-06  
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council, City of Weatherford, Texas

*Joe M. Jean* 02-08-06  
Signature of Mayor Date of Approval

ATTEST:  
*Angela Walker* 02-08-06  
City Secretary Date

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, NORBERT E. STANISLAV, being the sole owner of 1.303 Acre Tract situated in and being all of LOT 4R1 AND 4R2, BLOCK 1, REPLAT EAST LAKEVIEW ADDITION, according to the plat recorded in Plat Cabinet C, Slide 86, Plat Records, Parker County, Texas and all of LOT 2, BLOCK 1, EAST LAKEVIEW ADDITION, according to the plat recorded in Volume 290, Page 604, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found in the west line of Ragle Road and the north line of Arrow Point, said iron being the southeast corner of Lot 1, said East Lakeview Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 290, Page 604, Deed Records, Parker County, Texas; THENCE S 89°51'25" W, with the north line of said Arrow Point, 109.90 feet to an iron rod found at the southeast corner of said Lot 2 and POINT OF BEGINNING;  
THENCE S 89°51'25" W, continuing with the north line of said Arrow Point, 279.66 feet to an iron rod found at the southwest corner of said Lot 4R1;  
THENCE N 00°08'35" W, with the west line of said Lot 4R1, 204.74 feet to an iron rod set in the north line of said East Lakeview Addition;  
THENCE S 89°17'00" E, with the north line of said East Lakeview Addition, 280.47 feet to an iron rod set at the northeast corner of said Lot 2;  
THENCE S 00°04'46" E, with the east line of said Lot 2, 200.53 feet to the POINT OF BEGINNING and containing 1.303 acres (56747 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, NORBERT E. STANISLAV does hereby adopt this plat designating the hereinabove described real property as LOTS 4R1R, 4R2R AND LOT 2R, BLOCK 1, REPLAT OF LOTS IN EAST LAKEVIEW 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 14 day of February 2006.

*Norbert E. Stanislav*  
Norbert E. Stanislav

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, single points and points of curve are properly marked on the ground, and that this plat correctly

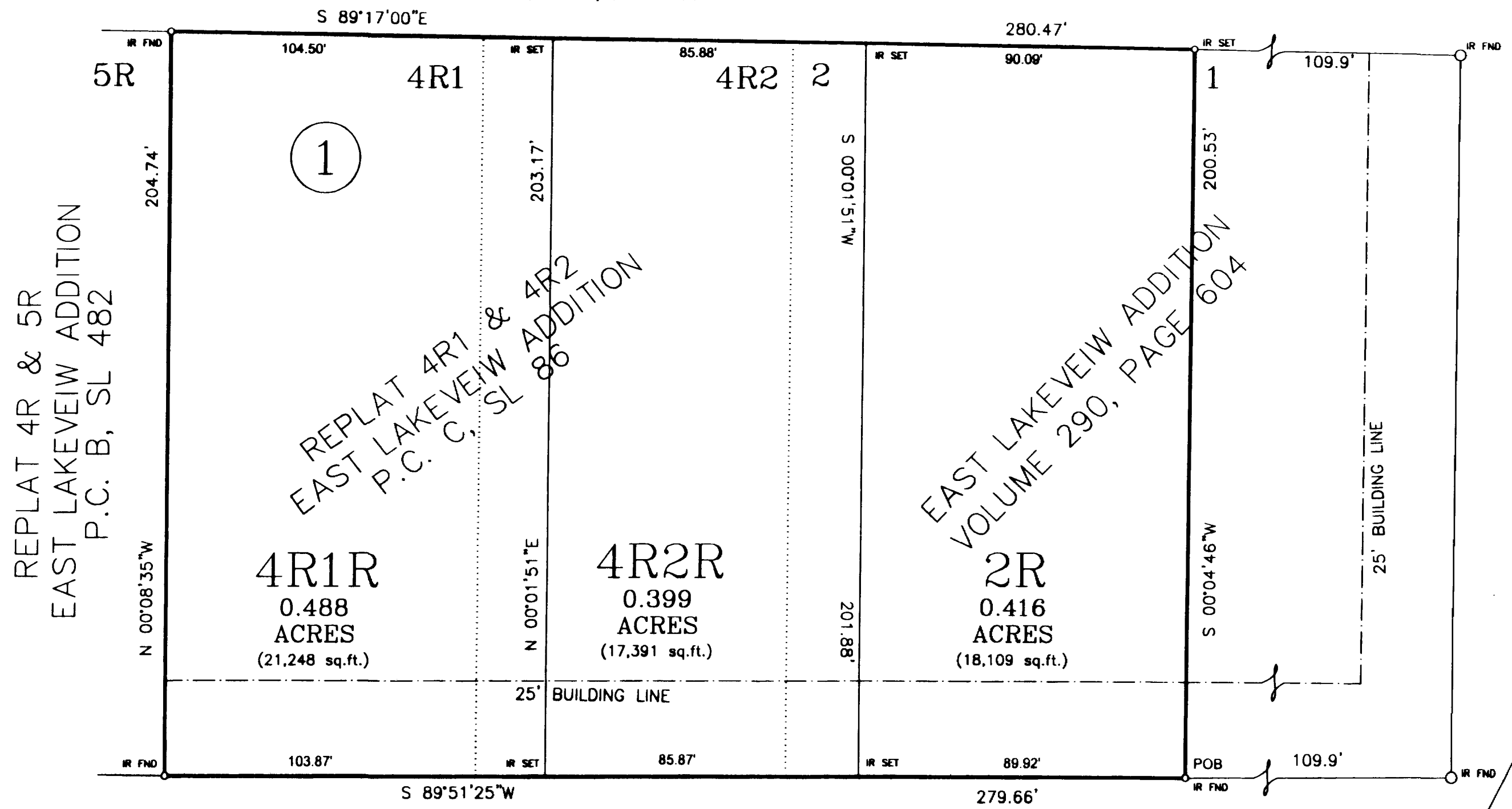


David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
November, 16, 2005



ACCT. NO.: 14450  
SCH. DIST.: WE  
CITY: CC  
MAP NO.: K 14

LETHAM FAMILY TRUST  
VOLUME 1870, PAGE 984



RAGLE ROAD  
(50' ROW)

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Norbert 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.

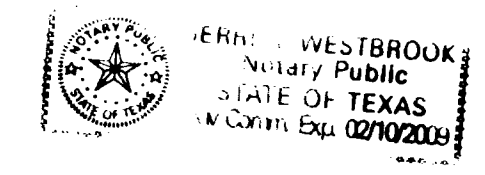
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of February, 2006.

*Terri G. Westbrook*  
Notary Public in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )

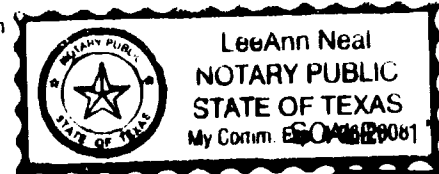
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

*Bill Baker*  
Executive Vice President



STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Bill Baker 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 15 day of February, 2006.

*LeeAnn Neal*  
Notary Public in and for the State of Texas

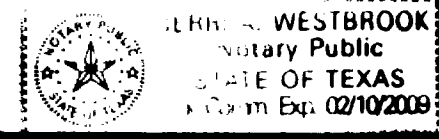
**DEED RESTRICTION CERTIFICATION STATEMENT**

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.

*Norbert E. Stanislav*  
Owner

SWORN TO AND SUBSCRIBED before me this 15 day of February 2006.

*Terri G. Westbrook*  
Notary Public in and for the State of Texas



**ARROW POINT**  
(50' ROW)

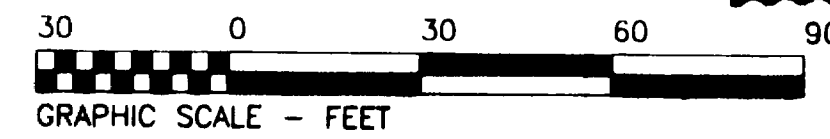
OWNER/DEVELOPER  
Norbert E. Stanislav  
9509 Granbury Highway  
Weatherford, TX 76087  
817-599-4799

**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 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



**HARLAN LAND SURVEYING, INC.**  
215 EAST EUREKA  
WEATHERFORD, TX 76088  
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