

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
215 E. EUREKA
WEATHERFORD, TEXAS
(817)599-0880, METRO (817)596-9700

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, we, John J. Nykaza and wife, Marilyn C. Nykaza, are the owners by deed dated February 25, 1994 and recorded in Volume 1591, Page 620, Real Records, Parker County, Texas of Lot 11, Block 3, Clear Lake Country, 2nd Increment, an Addition to Parker County, Texas, according to the plat of record in Volume 363-A, Page 87, Plat Records, Parker County, Texas and we, Thomas F. Strauss and wife, Patricia Ann Strauss, are the owners by deed dated August 4, 1993 and recorded in Volume 1570, Page 1709, Real Records, Parker County, Texas of Lot 8, Block 2; Clear Lake Country, Phase 1, an Addition in the City of Weatherford, Parker County, Texas, according to the plat of record in Volume 362-A, Page 52, Plat Records, Parker County, Texas and more particularly described by metes and bounds as follows:

Beginning at an iron rod found at the common corner of said Lot 9, Block 2 and Lot 9, Block 2, said Clear Lake Country, Phase 1, in the west right of way line of Lake Country Drive (50' R.O.W.); Thence S 37°40'07" W, with the common line of said Lot 8 and said Lot 9, 229.68 feet to a mark set in concrete in the south line of said Clear Lake Country, Phase 1 and the north line of a tract of land conveyed to Drusilla Dare Saller Maritas Trust by deed recorded in Volume 1423, Page 1167, Real Records, Parker County, Texas;

Thence N 89°46'42" W, with the common line of said Clear Lake Country, Phase 1 and said Drusilla Dare Saller Maritas Trust Tract passing and continuing with the south line of Clear Lake Country, 2nd Increment a total distance of 288.51 feet to an iron rod found at the common corner of Lot 12, Block 1 and Lot 11, Block 3, said Clear Lake Country, 2nd Increment;

Thence N 50°00' W, with the common line of said Lot 12 and said Lot 11, 219.18 feet to a mark set on an utility structure in the right of way of Lakeforest Court at the beginning of a non-tangent curve to the left with a radius of 50.0 feet and whose chord bears N 16°34'39" E, 39.76 feet;

Thence with the right of way of said Lakeforest Court, said curve to the left through a central angle of 46°51'00" and a distance of 40.38 feet to an iron rod found at the common corner of said Lot 11, Block 3 and Lot 10, Block 3, said Clear Lake Country, 2nd Increment;

Thence N 83°09' E, with the common line of said Lot 10 and said Lot 11, 215.92 feet to an iron rod set at the common corner of said Lot 9, Block 1, and Lot 7, Block 2, said Clear Lake Country, Phase 1;

Thence N 77°48'35" E, with the common line of said Lot 8 and said Lot 7, 320.0 feet to an iron rod found in the south right of way line of said Lake Country Drive and the beginning of a curve to the left with a radius of 157.0 feet and whose chord bears S 37°11'28" E, 107.67 feet;

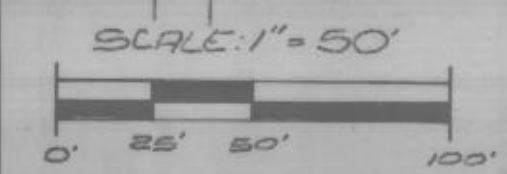
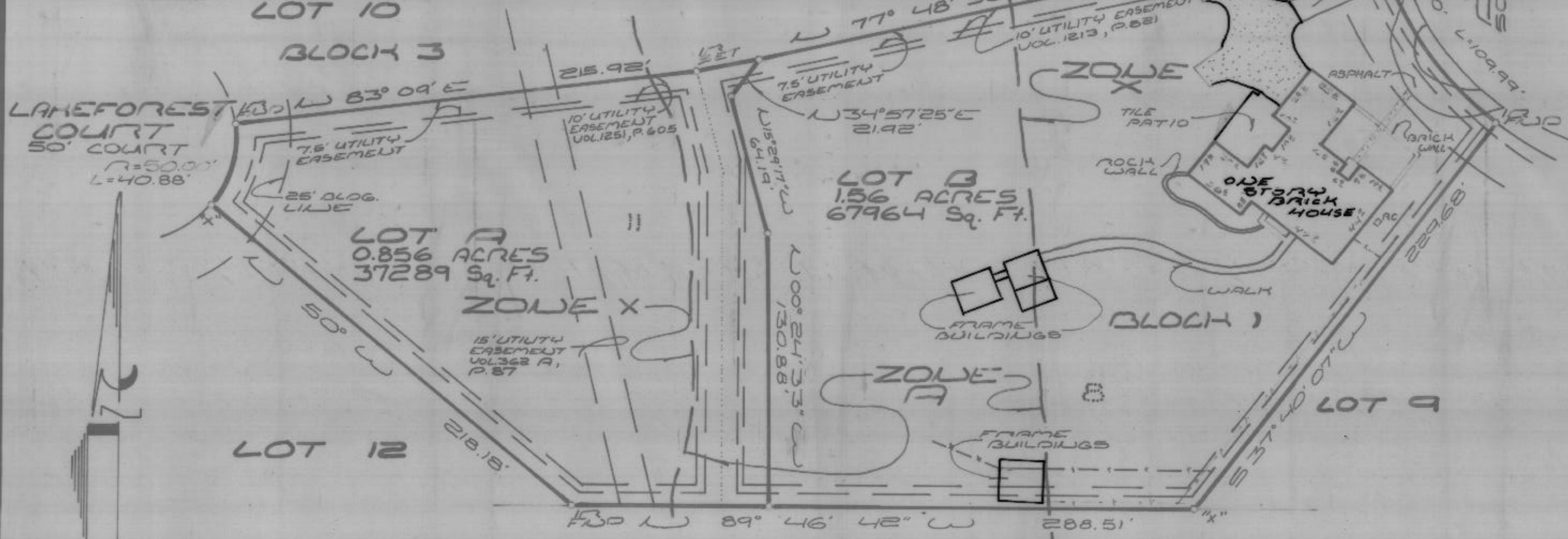
Thence with the south right of way line of said Lake Country Drive and said curve to the left through a central angle of 40°05'21" and a distance of 103.99 feet to the Point of Beginning and containing 2.416 acres (105254 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, John J. Nykaza and wife, Marilyn C. Nykaza, and Thomas F. Strauss and wife, Patricia Ann Strauss being all the owners do hereby adopt this plat designating the hereinabove property as JOHN'S ADDITION to the city of Weatherford, Texas, and we do hereby dedicate to the public's use the streets (alleys and parks) and easements shown thereon.

WITNESS our hands this 19th day of April, 1994.

John J. Nykaza
John J. Nykaza
Marilyn C. Nykaza
Marilyn C. Nykaza
Thomas F. Strauss
Thomas F. Strauss
Patricia Ann Strauss
Patricia Ann Strauss



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.

Patricia Ann Strauss
Patricia Ann Strauss
BEFORE ME, the undersigned authority, on this day personally appeared **Patricia Ann Strauss**, 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 19th day of June, 1994.

[Signature]
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.

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 _____, 199__.

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

JOHN'S ADDITION

A SUBDIVISION OF LOT 8, BLOCK 2
CLEAR LAKE COUNTRY, PHASE I
AND LOT 11, BLOCK 3
CLEAR LAKE COUNTRY, 2ND INCREMENT
TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

CITY APPROVAL STATEMENT
APPROVED: City Secretary, City of Weatherford, Texas

6/30/1994
Olivia C. Wood
Olivia C. Wood
City Clerk

257111
Plat Certified by [Signature]
RECEIVED AND FILED FOR RECORD
4:30 O'clock P.M.
JUL 1 1994
Jeanne Brunson
Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed in the public records of the State of Texas and that the same is a true and correct copy of the original as the same appears in the public records of the State of Texas.

RECORDED JUL 1 1994
[Signature]
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 **Thomas F. Strauss**, 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 24 day of June, 1994.

Randall L. Shuck
Randall L. Shuck
Notary Public in and for the State of Texas
My Comm. Exp. Sept. 26, 1996

NOTE: ZONE A, SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED. ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FLOOD AREAS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 480520 0200. EFFECTIVE DATE: SEPTEMBER 27, 1991.

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.
David Harlan Jr.
R.P.L.S. No. 2074

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared **John J. Nykaza**, 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 19 day of April, 1994.

Karen A. Kern
Karen A. Kern
Notary Public in and for the State of Texas
My Comm. Exp. Sept. 26, 1996

BEFORE ME, the undersigned authority, on this day personally appeared **Marilyn C. Nykaza**, 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 19th day of April, 1994.

Karen A. Kern
Karen A. Kern
Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of June, 1994.

Randall L. Shuck
Randall L. Shuck
Notary Public in and for the State of Texas