

**LOT 1-R THROUGH LOT 6-R, BLOCK 4, WESTVIEW ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 1 THROUGH LOT 7, BLOCK 4, WESTVIEW ADDITION, SECOND FILING, PARKER COUNTY, TEXAS**

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, DON AND NICKIE ALLEN dba WINDSOR HOUSE being the sole owners of Lots 1, 2, 3, 4, 5, 6 and 7, Block 4, WESTVIEW ADDITION, SECOND FILING, an addition in Parker County, Texas, according to the Plat recorded in Volume 300, Pages 335-337, Deed Records, Parker County, Texas dated September 29, 1999 recorded in Volume 1836, Page 1864, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northeast corner of Lot 1, Block 4 and the intersection of the south right of way line of Lake View Terrace and the west right of way line of West Lake Drive;  
THENCE S 11°46'20" E, with the west right of way line of said West Lake Drive, 105.71 feet to a point;  
THENCE S 23°19'11" E, continuing with the west right of way line of said West Lake Drive, 338.57 feet to an iron rod found at the common corner of Lot 7 and Lot 8, said Block 4;  
THENCE S 74°55'02" W, with the common line of said Lot 7 and said Lot 8, 158.14 feet to an iron rod found in the east right of way line of Echo Valley Trail;  
THENCE N 15°05' W, with the east right of way line of said Echo Valley Trail, 471.43 feet to an iron rod found in the south right of way line of said Lake View Terrace;  
THENCE N 89°49'49" E, with the south right of way line of said Lake View Terrace, 119.77 feet to the POINT OF BEGINNING and containing 1.344 acres (58544 square feet) of land.

394870  
PCB-514

RECEIVED AND FILED  
FOR RECORD  
2:00 O'Clock P.M.

AUG 4 2000

Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
By: *[Signature]* Deputy

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DON AND NICKIE ALLEN dba WINDSOR HOUSE does hereby adopt this plat designating the hereinabove described real property as LOT 1-R THROUGH LOT 7, BLOCK 4, WESTVIEW ADDITION, BEING A REPLAT OF LOT 1 THROUGH LOT 7, BLOCK 4, WESTVIEW ADDITION, SECOND FILING, 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 29th day of JULY, 1999, 2000

*[Signatures]*  
Don Allen  
Nickie Allen

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.

*[Signature]*  
Vice President

STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]*, 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 27th day of JULY, 1999, 2000  
*[Signature]*  
Notary Public in and for the State of Texas



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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.  
*[Signature]* 7-2-2000  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074

STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]*, 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 29th day of JULY, 1999, 2000  
*[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 *[Signature]*, 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 29th day of JULY, 1999, 2000  
*[Signature]*  
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 B.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

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 public records of Parker County as stamped herein by me.

RECORDED AUG 4 2000

*[Signature]*  
Jeane Brunson  
County Clerk, Parker County, Tex.

CITY APPROVAL STATEMENT

APPROVED: City Council, City of Weatherford, Texas

By: *[Signature]*  
By: *[Signature]*  
By: *[Signature]*  
By: \_\_\_\_\_  
By: \_\_\_\_\_  
By: \_\_\_\_\_

P & Z APPROVAL STATEMENT

APPROVED: P & Z Board, City of Weatherford, Texas

By: *[Signature]*

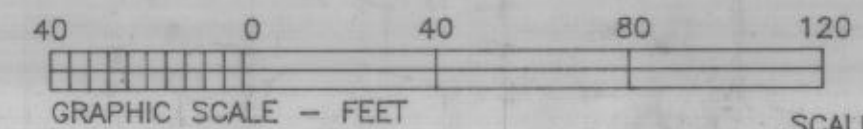
DEED RESTRICTION CERTIFICATION STATEMENT

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: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this \_\_\_\_ day of \_\_\_\_\_, 1999.

Notary Public in and for the State of Texas



SCALE: 1" = 40'

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

DEVELOPER:  
Don and Nickie Allen  
3116 Chinnarron  
Weatherford, TX 76087  
(817) 613-9583

J. Z. SMITH  
VOLUME 1711, PAGE 0009