

ACCT. NO.: 10020
 SCH. DIST.: 10020
 CITY: W.F.
 MAP NO.: 10020
 ALL OF 15475-10020-10020

FINAL PLAT LOT 1, BLOCK 1 A L & L ADDITION AN ADDITION TO THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS

Being 1.157 Acres situated in and being a portion of
 BLOCK 1, MILLSAP'S REVISED ADDITION, an addition to the City of
 Weatherford, Parker County, Texas, according to the plat recorded in
 Volume 53, Page 1, Plat Records, Parker County, Texas and
 Lots 1, 2 and a portion of an alley in Block 1, VAN BRUSH ADDITION
 an addition to the City of Weatherford, according to the plat recorded in
 Volume 254, Page 649, Plat Records, Parker County, Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, KSTF ENTERPRISES, INC by and through the undersigned through its duly authorized officer being the sole owners of 1.157 Acres situated in and being a portion of Block 1, MILLSAP'S REVISED ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 53, Page 1, Plat Records, Parker County, Texas and Lots 1, 2 and a portion of an alley in Block 1, VAN BRUSH ADDITION, an addition to the City of Weatherford, according to the plat recorded in Volume 254, Page 649, Plat Records, Parker County and being more particularly described by metes and bounds as follows:

BEGINNING at an chain link fence post, said post being called by deed to be East, 540.70 feet from the southwest corner of said Block 1, Millsap's Revised Addition;
 THENCE N 00°19'00" E, on or about a fence, 302.74 feet to an iron rod set in the south line of East Bankhead Drive, as it exist;
 THENCE S 55°23'44" E, with the south line of said East Bankhead Drive, at 147.99 feet passing an iron rod found, in all 319.41 feet to an iron rod set at the intersection of the south line of said East Bankhead Drive with the east line of Cherry Street, as it exist, from which an capped iron rod found bears N 12°16'58" W, 8.21 feet;
 THENCE South, with the east line of said Cherry Street, 82.0 feet to an iron rod set;
 THENCE West, 141.30 feet to an iron rod set;
 THENCE S 00°04'11" W, 38.43 feet to an iron rod set;
 THENCE S 89°34'43" W, on or about a fence, 123.34 feet to the POINT OF BEGINNING and containing 1.157 acres (50399 square feet) of land of which 0.05 acres lies in a portion of an alley not under deed, said alley being a portion of said Block 1, Van Brush Addition.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT KSTF ENTERPRISES, INC. by and through the undersigned through its duly authorized officer does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, A L & L 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 5th day of April, 2005.
 Kathryn A. Schneider, President

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.

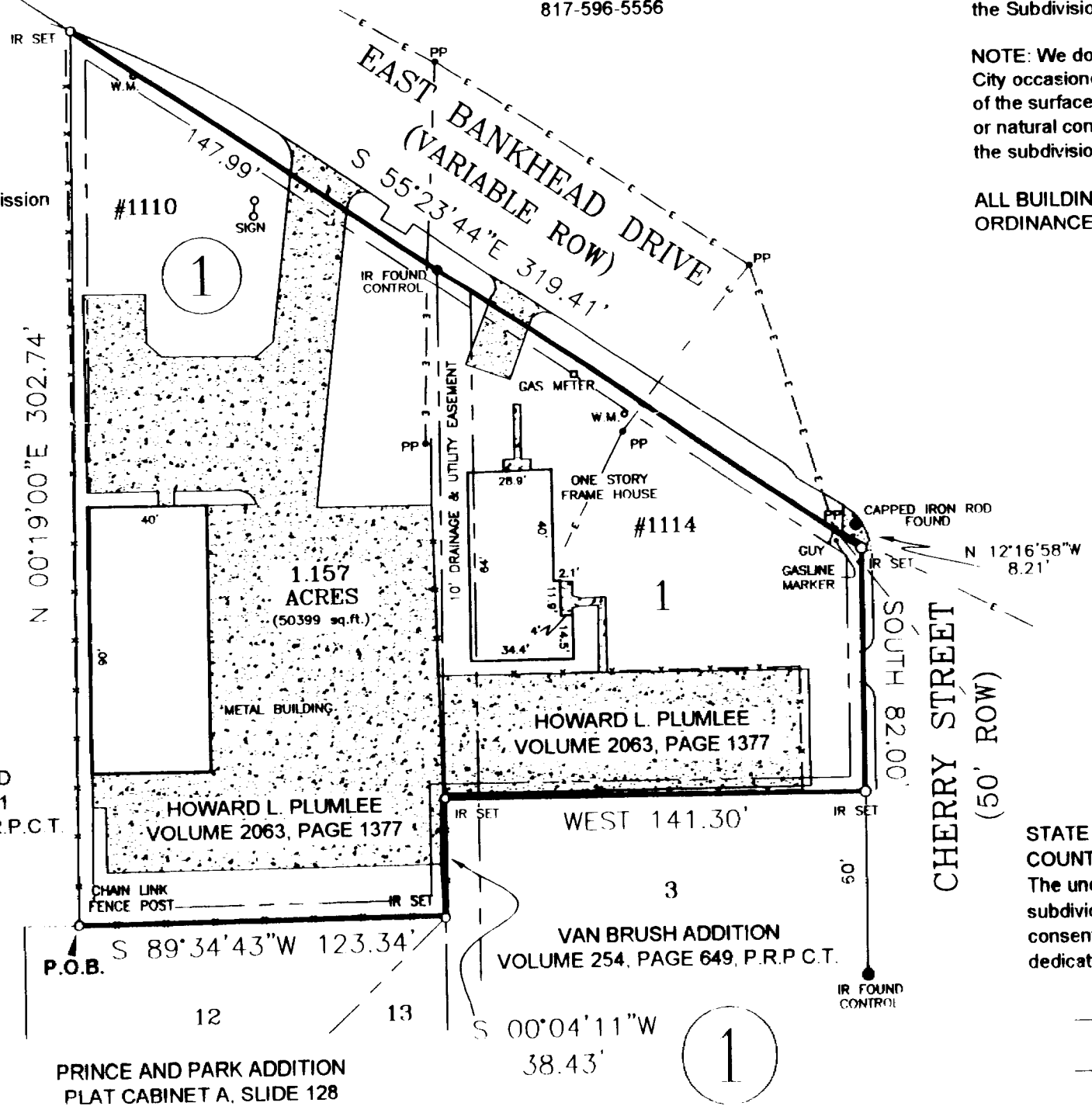
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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
 Signature of Chairperson: *Kathy Schneider*
 Date of Recommendation: 4-27-05

APPROVED BY: City Council
 City of Weatherford, Texas
 Signature of Mayor: *Joe M. Jones*
 Date of Approval: 5-16-05

ATTEST: *Angela Winkle*
 City Secretary
 Date: 5-16-05



* NOTE:
 5' DRAINAGE EASEMENT
 ALL INTERIOR LOT LINES

Doc 00556998 Bk OR Vol 2329 Pg 1819

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Date May 23, 2005 at 02:10P
 Record Number: 00556998
 Sheet: 16.00
 By: Monica Castro

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped herein by me and is duly recorded in the volume and page of the same records of Parker County as stated herein by me.

May 23, 2005

JANE WILSON, COUNTY CLERK
 PARKER COUNTY

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Kathy Schneider, 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 5th day of April, 2005.
Jane Nicole Spain
 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.

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 _____, 2005.

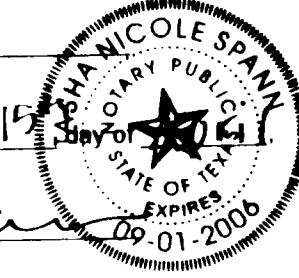
Notary Public in and for the State of Texas

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.

Kathy Schneider
 Owner

SWORN TO AND SUBSCRIBED before me this 15th day of April, 2005.
Jane Nicole Spain
 Notary Public in and for the State of Texas



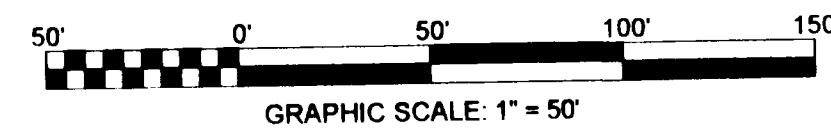
THIS is to certify that I, David Harlan, Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.



David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074

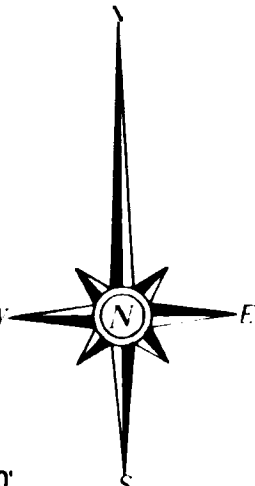
JANUARY, 2005

C260



SCALE: 1" = 50'

HARLAN LAND SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)598-0880
 FAX: METRO(817) 341-2833



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