



STATE OF TEXAS)
 COUNTY OF PARKER)
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
 THIS THE 8 DAY OF Jan, 1995.

Ben Long
 BEN LONG, COUNTY JUDGE

Mack Dobbs
 COMMISSIONER #2
 MACK DOBBS

Rena Peson
 COMMISSIONER #4
 MIKE REEST
 rena peson

Waymon Wright
 COMMISSIONER #1
 WAYMON WRIGHT

Coy Carter
 COMMISSIONER #3
 COY CARTER

VOLUME 1535, PAGE 1400
 REAL RECORDS, PARKER COUNTY, TEXAS

SALLEE FAMILY PARTNERSHIP
 VOLUME 1535, PAGE 1400
 REAL RECORDS, PARKER COUNTY, TEXAS

285072

PC B-100

RECEIVED AND FILED
 FOR RECORD
 10:45 O'clock A.M.

JAN 8 1995

Jeanne Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 By *gle* Deputy

STATE OF TEXAS) COUNTY OF PARKER)
 I hereby certify that this instrument was filed on
 the date and in a stamped heretofore by me and
 was duly recorded in the volume and page of
 the record records of Parker County as
 stamped heretofore by me.

RECORDED JAN 08 1995

SEAL
 Jeanne Brunson
 County Clerk, Parker County, Tex.

STATE OF TEXAS)
 COUNTY OF PARKER)

KNOWN ALL MEN BY THESE PRESENTS, THAT, SALLEE FAMILY PARTNERSHIP, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

BEING 00.000 ACRES OF LAND SITUATED IN THE JOHNSON BROCK SURVEY, ABSTRACT NO. 2813, PARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DEEDED TO SALLEE FAMILY PARTNERSHIP AS RECORDED IN VOLUME 1535, PAGE 1400, REAL RECORDS, PARKER COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD AND BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, OF THE REPLAT OF HIDDEN ACRES AS RECORDED IN VOLUME 363-A, PAGE 27, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF SAID HIDDEN ACRES;

THENCE N 37°23'06" W, ALONG THE EAST LINE OF SAID HIDDEN ACRES 969.73 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE N 16°03'59" W, CONTINUING ALONG SAID EAST LINE, 489.48 FEET TO A 1/2 INCH IRON ROD SET;

THENCE N 83°41'32" E, 802.87 FEET TO A 1/2 INCH IRON ROD SET;

THENCE N 41°24'34" E, 251.96 FEET TO A 1/2 INCH IRON ROD SET AND BEING IN THE PROPOSED EASTERLY LINE OF ARAPAHOE DRIVE AND AT THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 272.80 FEET AND WHOSE LONG CORD BEARS S 50°48'01" E, 40.38 FEET;

THENCE ALONG THE SAID PROPOSED EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE AN ARC DISTANCE OF 40.42 FEET AND THROUGH A CENTRAL ANGLE OF 08°29'20" TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE AND BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WHOSE RADIUS IS 293.20 FEET AND WHOSE LONG CORD BEARS S 13°08'56" W, 544.44 FEET;

ALONG SAID CURVE AN ARC DISTANCE OF 697.93 FEET AND THROUGH A CENTRAL ANGLE OF 136°23'14" TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE AND BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT WHOSE RADIUS IS 213.99 FEET AND WHOSE LONG CORD IS S 28°03'56" W, 343.04 FEET;

ALONG SAID CURVE AN ARC DISTANCE OF 397.96 FEET THROUGH A CENTRAL ANGLE OF 106°33'14" TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE;

S 25°12'41" E, 654.70 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF OLD AIRPORT ROAD, COUNTY ROAD NO. 4014;

THENCE S 75°45'34" W, ALONG SAID NORTH RIGHT-OF-WAY LINE 273.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.555 ACRE OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT, SALLEE FAMILY PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT OF THE HERINAbove DESCRIBED REAL PROPERTY AS

LOTS 1-8, BLOCK 1
 ARAPAHOE RIDGE
 PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN HERON.

WITNESS MY HAND THIS 4th DAY OF July, 1995

BY: *Bill Sallee*

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, *Bill Sallee*, of *Sallee Family Partnership*, A CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 5th DAY OF July, 1995.

Bette J. Jarris
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:

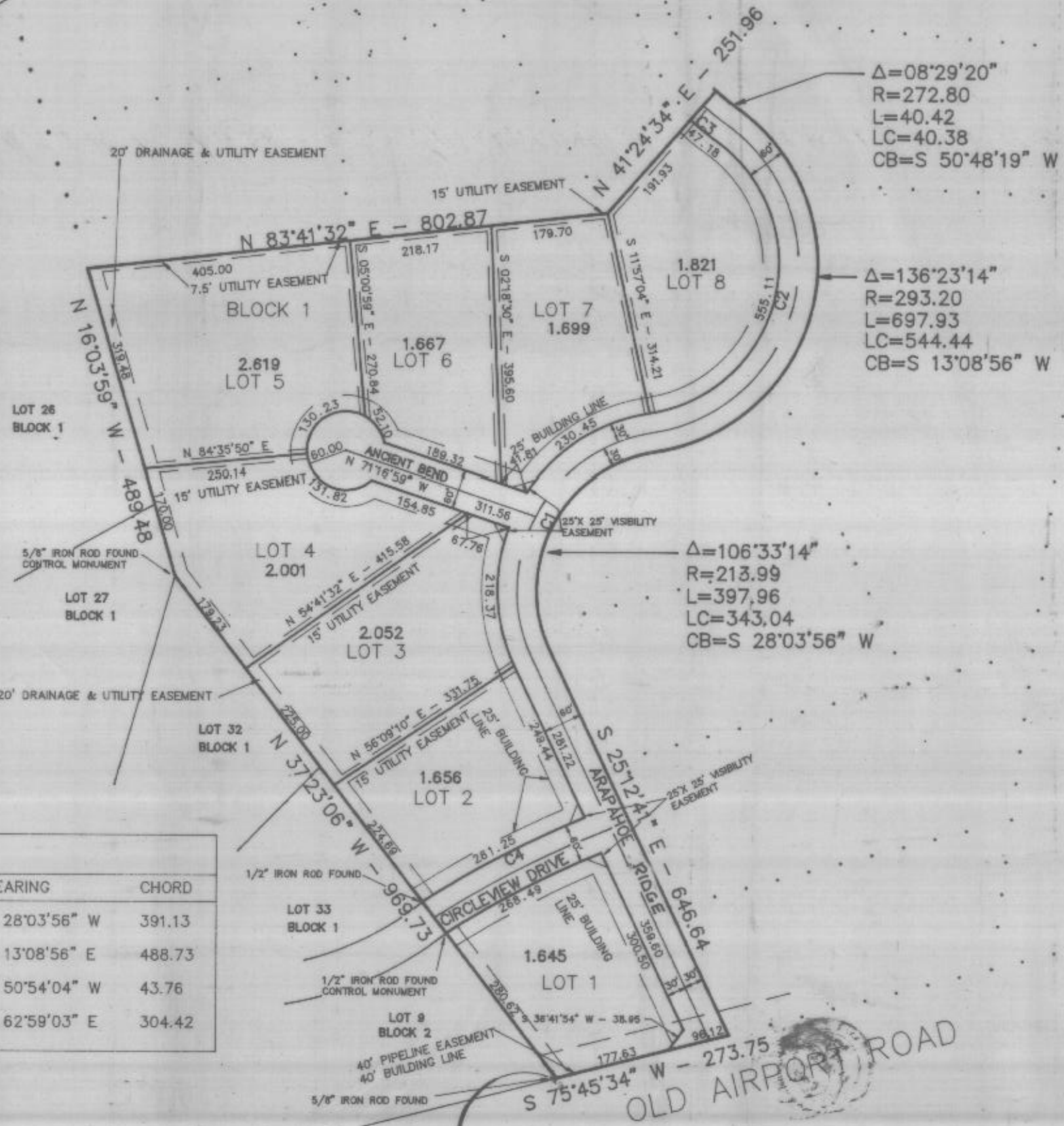
"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 8.7 OF THE SUBDIVISION ORDINANCE OF THE CITY."

GRADING WAIVER:

Note: WE DO HEREBY WAIVER 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.

SCALE 1" = 200'

HIDDEN ACRES
 BOOK 363A PAGE 27



CENTERLINE CURVE DATA					
CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	106°33'14"	243.99	453.75	S 28°03'56" W	391.13
C2	136°23'14"	263.20	626.52	N 13°08'56" E	488.73
C3	08°17'14"	302.80	43.80	N 50°54'04" W	43.76
C4	11°25'07"	1530.00	304.92	N 62°59'03" E	304.42

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, T.D. DISHEROON A REGISTERED PROFESSIONAL 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 SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.



T.D. Disheroon
 T.D. DISHEROON
 TEXAS REGISTRATION NO. 1276

OWNER & DEVELOPER:
 SALLEE FAMILY PARTNERSHIP
 P.O. BOX 1644
 WEATHERFORD, TEXAS 76086
 PHONE 871-596-9852

RECOMMENDED FOR APPROVAL:
Waymon Hamilton
 CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS
 July 11, 1995

BY: *Sherry Hester* MAYOR
Joe W. Harper CITY COUNCIL
Warren Nelson CITY COUNCIL
Waymon Carter CITY COUNCIL

PROJECT NO.	SALLEE	DATE	REVISIONS
1	GLC		
2	TDD		
3		12/01/94	

FINAL PLAT
 LOTS 1-8, BLOCK 1
 ARAPAHOE RIDGE, PHASE 1
 AN ADDITION IN PARKER COUNTY, TEXAS
 BEING 18.555 ACRES OF LAND SITUATED IN THE
 JOHNATHAN BROCK SURVEY
 ABSTRACT NO. 2813
 PARKER COUNTY, TEXAS

T.D. DISHEROON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 6717 CALMONT AVENUE
 FORT WORTH, TEXAS 76116
 PHONE 817-731-0587 FAX 817-732-2014

DATE 7-5-95