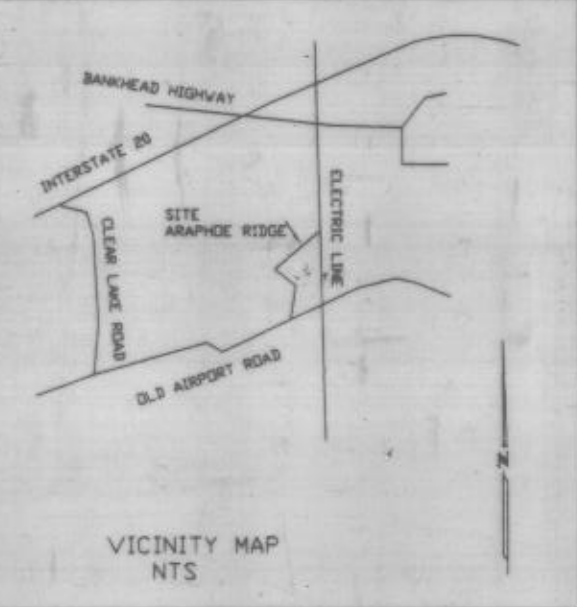


PCB 4016 370718

RECEIVED AND FILED FOR RECORD 9:50 O'clock A.M. AUG 30 1999 Jean Brunson, Co. Clerk PARKER COUNTY, TEXAS by Amelia Gore Deputy

STATE OF TEXAS COUNTY OF PARKER I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me. RECORDED AUG 30 1999 SEAL James Brunson County Clerk, Parker County, Tex.

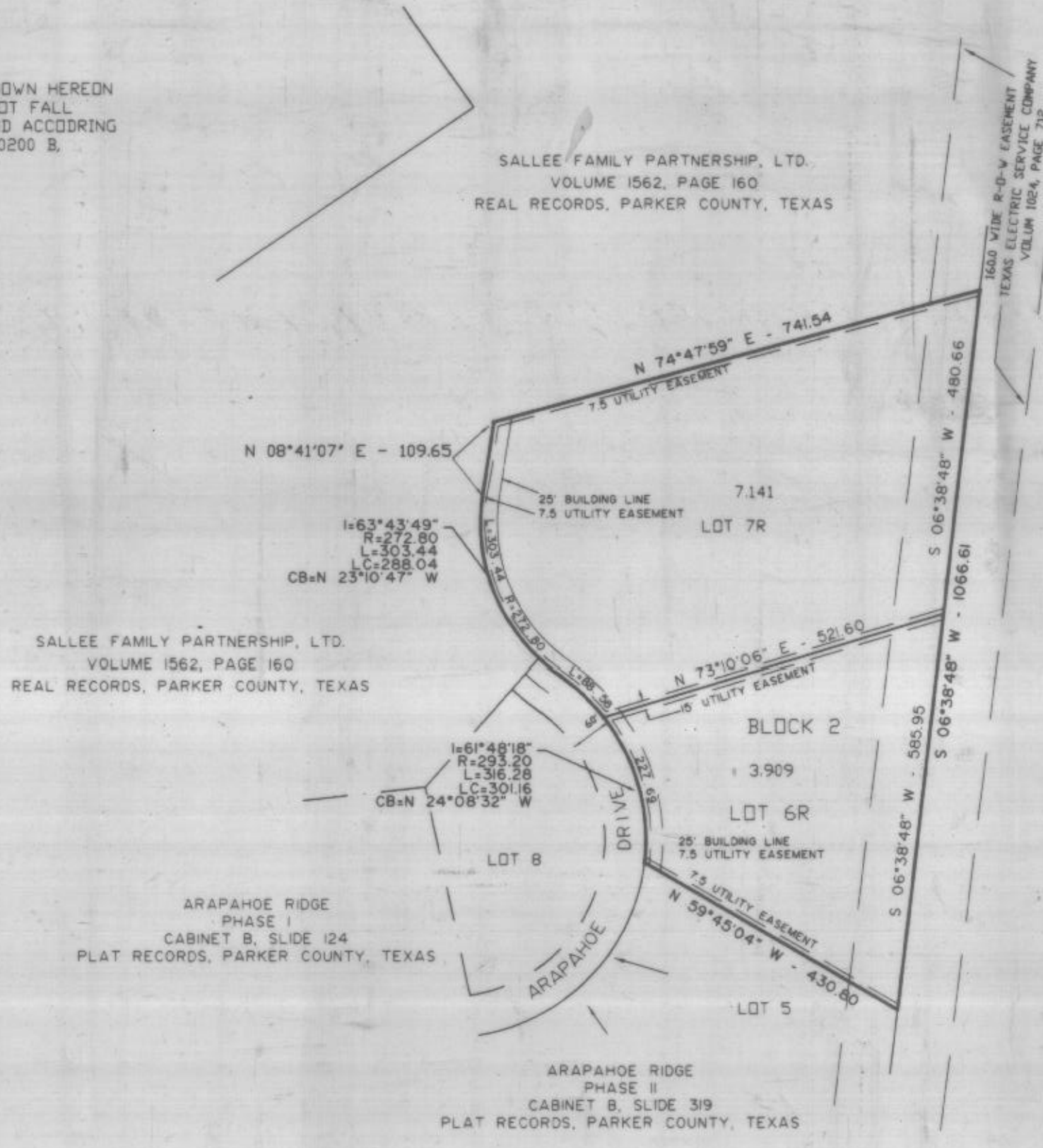
REVISIONS	REPLAT LOTS
DATE	6 8 7
SALLEEPHZ	GLC TDD
PROJECT NO.	DATE
DRAWN BY	APPROVED BY
	06/10/99



STATE OF TEXAS)
 COUNTY OF PARKER)
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
 THIS THE _____ DAY OF _____, 1998.

[Signatures]
 COUNTY JUDGE
 COUNTY COMMISSIONER PRECINCT #1
 COUNTY COMMISSIONER PRECINCT #2
 COUNTY COMMISSIONER PRECINCT #3
 COUNTY COMMISSIONER PRECINCT #4

THE SUBJECT PROPERTY SHOWN HEREON AND BEING PLATED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ACCORDING TO THE FEMA MAP 480520 0200 B, DATED SEPTEMBER 27, 1991



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, BEING KNOWN AS LOTS 6 & 7, BLOCK 2, ARAPAHOE RIDGE PHASE II, AS RECORDED IN CABINET "B", SLIDE 309 PLAT RECORDS, PARKER COUNTY, TEXAS TO WIT:

BEING LOTS 6 & 7, BLOCK 2, ARAPAHOE RIDGE, PHASE II SITUATED IN THE JONATHAN BROCK SURVEY, ABSTRACT NO. 283, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD FOUND AND BEING THE SOUTHWEST CORNER OF LOT 6 OF SAID ARAPAHOE RIDGE PHASE II AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF ARAPAHOE DRIVE AS RECORDED ON THE PLAT OF ARAPAHOE RIDGE, PHASE I, CABINET B, SLIDE 124, SAID PLAT RECORDS AND BEING IN A CURVE TO THE LEFT WHOSE RADIUS IS 292.20 FEET AND WHOSE LONG CHORD BEARS N 24°08'32" W, 301.6 FEET.

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 36.28 FEET THROUGH A CENTRAL ANGLE OF 8°48'18" ALONG THE EASTERLY LINE OF ARAPAHOE DRIVE TO A 1/2 INCH IRON ROD FOUND AT THE END OF SAID CURVE AND BEGINNING OF A REVERSE CURVE TO THE RIGHT WHOSE RADIUS IS 272.80 AND WHOSE LONG CHORD BEARS N 23°10'47" W, 286.04 FEET.

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 303.44 THROUGH A CENTRAL ANGLE OF 63°43'43" TO A 1/2 INCH IRON ROD SET.

THENCE N 74°47'59" E, 741.55 FEET TO A 1/2 INCH IRON ROD SET AND BEING IN THE CENTER OF A 160.00 WIDE R.O.W. EASEMENT TO TEXAS ELECTRIC SERVICE COMPANY AS RECORDED IN VOLUME 1024, PAGE 712, DEED RECORDS, PARKER COUNTY, TEXAS.

THENCE S 06°38'48" E, ALONG THE SAID CENTERLINE 1066.61 FEET TO A 1/2 INCH IRON ROD FOUND AND BEING THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 6 AND BEING THE NORTHEAST CORNER OF LOT 5 OF AFOREMENTIONED ARAPAHOE RIDGE.

THENCE N 59°45'04" W, ALONG THE SOUTH LINE OF SAID LOT 6 AND NORTH LINE OF SAID LOT 5, 430.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.050 ACRES 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 HEREINABOVE DESCRIBED REAL PROPERTY AS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS WITNESS MY HAND THIS 27 DAY OF August 1999

BY: *[Signature]*
 STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, *[Signature]* OF *[Signature]* A CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THE HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 27 DAY OF August 1999, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 25, ARTICLE 2 ORDINANCE, 1994 AND SECTION 22.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE July 21, 1999 *[Signature]* CITY SECRETARY CITY OF WEATHERFORD, TEXAS

PAT CHENAULT NOTARY PUBLIC STATE OF TEXAS My Commission Expires 3-1-2001

A FINAL PLAT OF LOTS 6R - 7R, BLOCK 2 ARAPAHOE RIDGE, PHASE 2 AN ADDITION IN PARKER COUNTY, TEXAS BEING A REVISION OF LOTS 6 - 7, BLOCK 2 ARAPAHOE RIDGE, PHASE II PARKER COUNTY, 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.

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

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

SURVEYOR CERTIFICATION

I hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Surveyed on the ground JUNE 8, 1999

[Signature]
 T.D. DISHEROON, R.P.L.S. No. 1276

