

**GENERAL NOTES**

1/2" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED

4.217 TOTAL ACRES  
2 LOTS RESIDENTIAL

ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 4806020000-B EFFECTIVE DATE: 08/27/1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc# 594658  
Book 2428 Page 844

OWNERS ACKNOWLEDGMENT AND DEDICATION

C-403

STATE OF TEXAS  
COUNTY OF PARKER

Where as JWS Properties Ltd. and William K. Workman et ux Sharyl L. Workman being the owner of Lots 3 and 4, Block B, Arapahoe Ridge Phase III, Parker County, Texas.

Being Lots 3 and 4, Block B, ARAPAHOE RIDGE, PHASE III, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet B, Slide 575, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT JWS Properties Ltd. and William K. Workman et ux Sharyl L. Workman does hereby adopt this plat as Lots 3R and 4R, Block B, ARAPAHOE RIDGE, PHASE III, being a Replat of Lots 3 and 4, Block B, and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

JWS Properties Ltd.  
K.BDS Properties, L.L.C., General Partner  
Bill Sallee, President

William K. Workman

Sharyl L. Workman

Doc# 594658 Fees: \$66.00  
04/21/2006 12:09PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

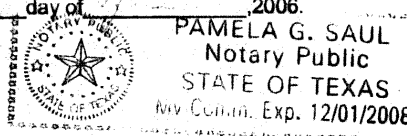
DEED RESTRICTION CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT THE AREA OF THIS PLAT DOES NOT INCLUDE ANY LOTS OF A PRIOR SUBDIVISION LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

JWS PROPERTIES, LTD.  
K.BDS PROPERTIES, L.L.C., GENERAL PARTNER  
BILL SALLEE, PRESIDENT

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Bill Sallee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2006.



Notary Public in and for the State of Texas

GRADING WAIVER STATEMENT  
WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE ADDITION.

STATE OF TEXAS  
COUNTY OF PARKER

JWS Properties Ltd. and William K. Workman et ux Sharyl L. Workman being the dedicator and owner of the attached plat does hereby certify that the aforesaid property is within the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas.

JWS Properties Ltd.  
K.BDS Properties, L.L.C., General Partner  
Bill Sallee, President

William K. Workman

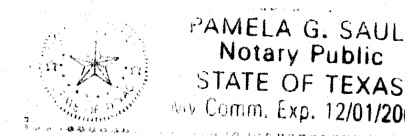
Sharyl L. Workman

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Bill Sallee, known to me by the person whose name is subscribed to the above 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 \_\_\_\_\_, 2006

Notary Public in and for the State of Texas

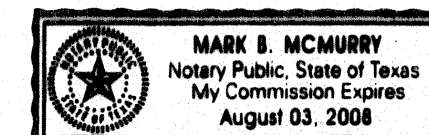


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared William K. Workman, known to me by the person whose name is subscribed to the above 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 4th day of April, 2006

Notary Public in and for the State of Texas

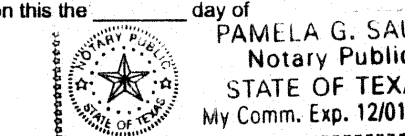


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Sharyl L. Workman, known to me by the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that she 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 \_\_\_\_\_, 2006

Notary Public in and for the State of Texas

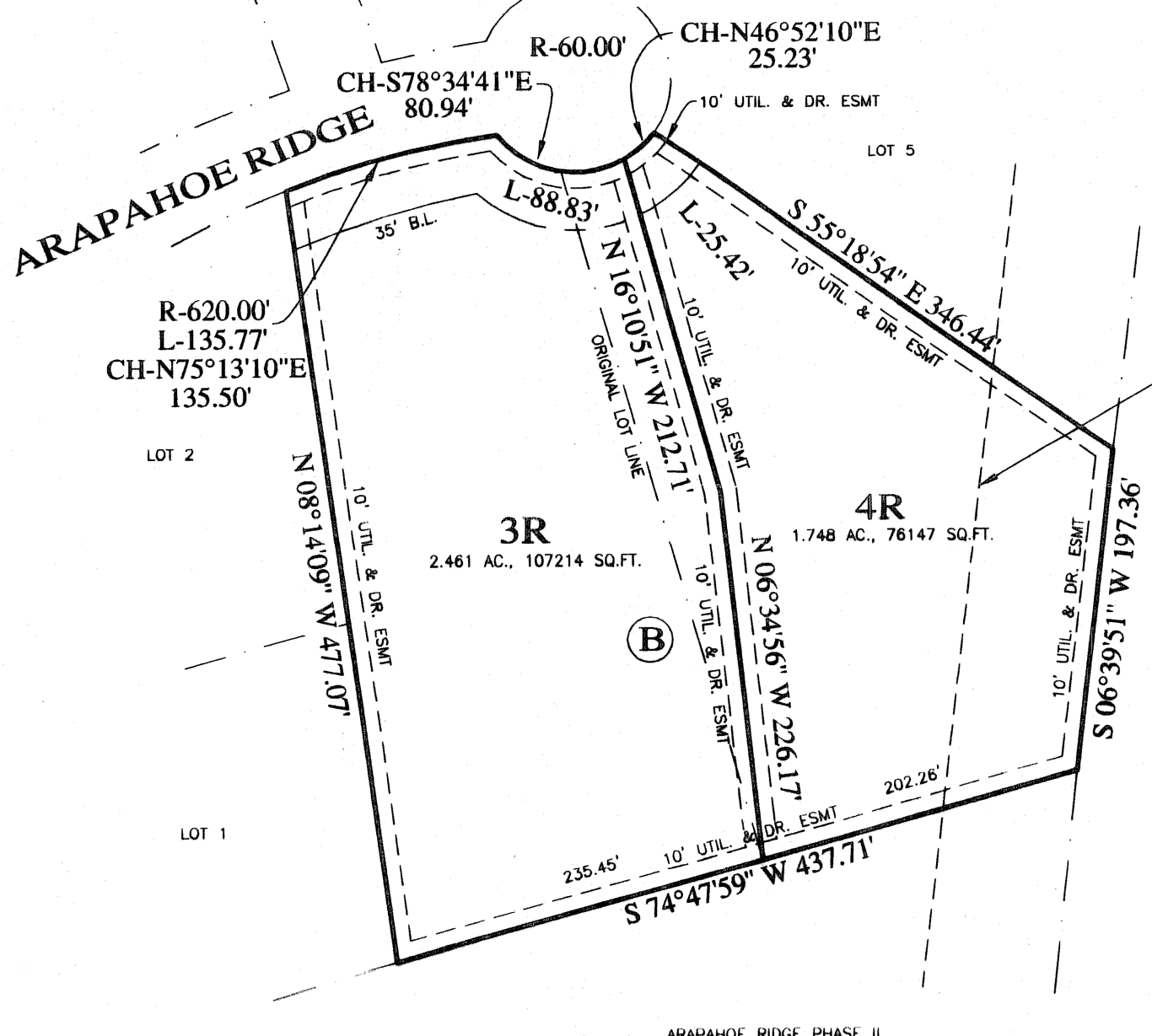


NOTE: WILLIAM K. WORKMAN ET UX SHARYL L. WORKMAN OWNS LOT 3, BLOCK B  
NOTE: JWS PROPERTIES LTD. OWNS LOT 4 BLOCK B  
NOTE: PURPOSE OF THIS REPLAT IS TO REDEFINE THE DIVIDING LINE BETWEEN LOTS 3 & 4, BLOCK B

**FINAL PLAT**  
**ARAPAHOE RIDGE PHASE III**  
**LOTS 3R & 4R, BLOCK B**  
AN ADDITION TO PARKER COUNTY, TEXAS  
BEING A REPLAT OF LOTS 3 & 4  
BLOCK B, ARAPAHOE RIDGE PHASE III  
PARKER COUNTY, TEXAS

ACCT. NO: 10145  
SCH. DIST: WE  
CITY: CO  
MAP NO: I-16

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_



160' T.E.S.C.O. EASEMENT  
VOLUME 1042, PAGE 712

**W CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**

WHEREAS THE PLANNING AND ZONING COMMISSION OF WEATHERFORD, TEXAS VOTED AFFIRMATIVELY ON THIS 22 DAY OF March 2006 TO APPROVE THIS PLAT.

BY: Bill Sallee CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

**W CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**

WHEREAS THE CITY COUNCIL OF THE WEATHERFORD, TEXAS VOTED AFFIRMATIVELY ON THIS 28 DAY OF March 2006 TO APPROVE THIS PLAT.

BY: Joe M. Jason MAYOR  
BY: Angela Winkler SECRETARY

**COMMISSIONERS COURT**  
**PARKER COUNTY, TEXAS**

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: April 12, 2006

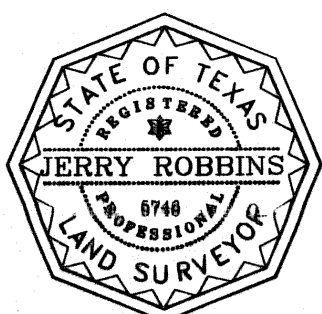
MARK WILEY COUNTY JUDGE  
ABSENT

DANNY CHOATE COMMISSIONER PRECINCT #1  
JOE BRINKLEY COMMISSIONER PRECINCT #2  
JOHN ROTH COMMISSIONER PRECINCT #3  
JIM WEBSTER COMMISSIONER PRECINCT #4

OWNER/DEVELOPER:  
JWS PROPERTIES, LTD.  
K.BDS PROPERTIES, L.L.C., GENERAL PARTNER  
2600 CLEARLAKE  
WEATHERFORD, TEXAS 76086

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

JERRY ROBBINS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5746  
02/MAR/2006



**LONE STAR SURVEYING LLC**  
108 SHADY LANE  
AZLE, TEXAS 76020  
OFFICE 817-270-2323  
FAX 817-270-4181  
06010