

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

ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 4805200200—B EFFECTIVE DATE: SBPT_27_1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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

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

STATE OF TEXAS COUNTY OF PARKER

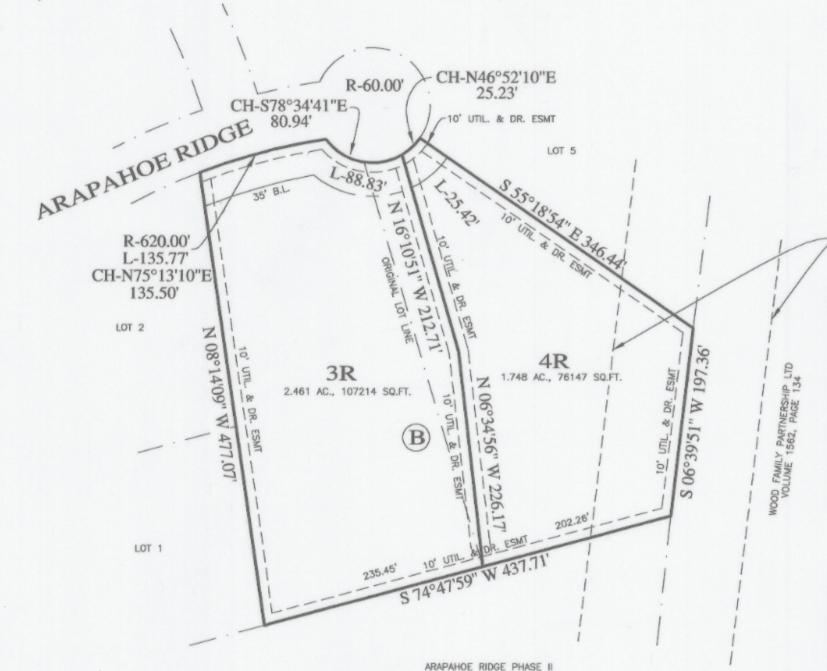
160' T.E.S.C.O. EASEMENT

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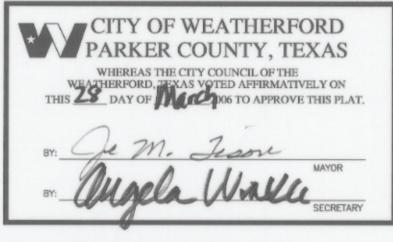
BEFORE ME, the undersigned authority on this day personally appeared, Bill Sallee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the day of PAMELA G. SAUL Notary Public STATE OF TEXAS Notary Public in and for the State of Texas My Comm. Exp. 12/01/2008

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.



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. CHAIRMAN



COMMISSIONERS COURT PARKER COUNTY, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS
AFTER DATE OF APPROVAL

PLAT APPROVAL DATE:

MARK RILEY COUNTY JUDGE

DANNY CHOATE COMMISSIONER PRECINCT #1

JOE BRINKLEY COMMISSIONER PRECINCT #2

SECRETARY

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



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

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having platted 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 drection and supervision.

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



OWNERS ACKNOWLEDGMENT AND DEDICATION

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.

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

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

STATE OF TEXAS COUNTY OF PARKER

COUNTY OF PARKER

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 _

Notary Public in and for the State of Texas

STATE OF TEXAS



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 _

Notary Public in and for the State of Texas

PAMELA G. SAUL Notary Public STATE OF TEXAS My Comm. Exp. 12/01/2008

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 , 2006

PAMELA G. SAUL Notary Public STATE OF TEXAS My Comm. Exp. 12/01/2008

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

THIS PLAT FILED IN CABINET_

, SLIDE