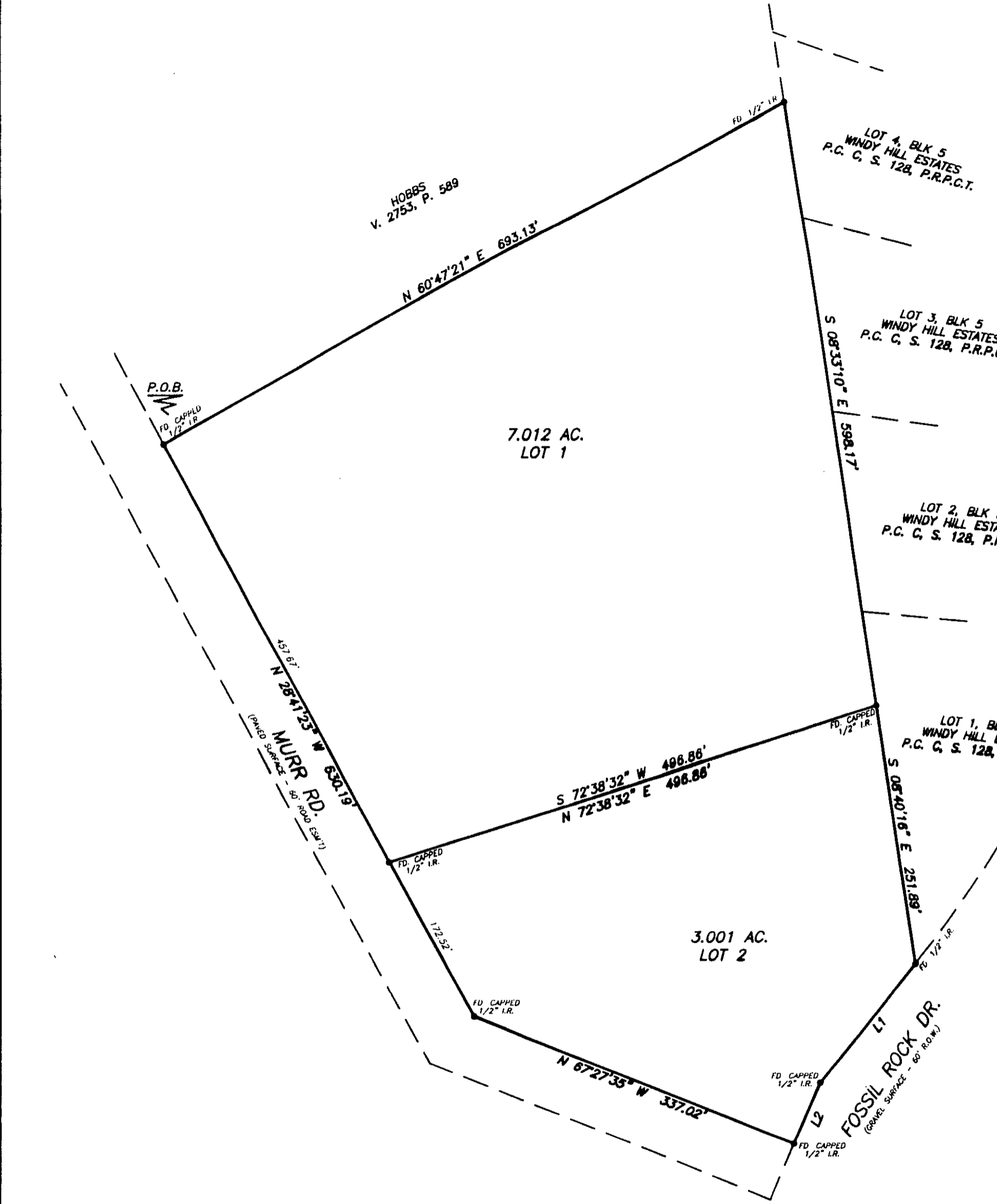


LINE	BEARING	DISTANCE
L1	S 38°03'28" W	150.06'
L2	S 22°34'34" W	66.70'

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Book 2783 Page 371

D 68



STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF Parker County, Texas.

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS
CITY PLANNER: [Signature] DATE OF RECOMMENDATION: 5-14-10
APPROVED BY: CITY OF WEATHERFORD, TEXAS
CITY MANAGER: [Signature] DATE OF APPROVAL: 5-19-10
MAYOR: [Signature] DATE OF APPROVAL: 5-19-10
CITY SECRETARY: [Signature] DATE: 5-19-10

- NOTES
- SANITARY SEWER SERVICE WILL BE PROVIDED EXISTING/ONSITE FACILITIES.
 - WATER SERVICE TO BE PROVIDED BY EXISTING/ONSITE FACILITIES.
 - THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 48367C0325E, dated September 26, 2008.
 - PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.

THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

APPROVED by the Commission Court of Parker County, Texas, this the day of [Signature] 2010.
COUNTY JUDGE: [Signature]
Commissioner Precinct #1: [Signature]
Commissioner Precinct #2: [Signature]
Commissioner Precinct #3: Absent
Commissioner Precinct #4: [Signature]

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commission Court of Parker County, Texas, this the day of [Signature] 2010.
COUNTY JUDGE: [Signature]
Commissioner Precinct #1: [Signature]
Commissioner Precinct #2: [Signature]
Commissioner Precinct #3: Absent
Commissioner Precinct #4: [Signature]

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.

ACCT. NO.: 15278
SCH. DIST.: AZ
CITY: CO
MAP NO.: M-11

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.

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, RONALD MAC MORGAN and MICHAEL LEATHERWOOD, being the sole owners of a certain 10.013 acres tract of land out of the Francis Haller Survey, Abstract No. 567, Parker County, Texas; being a portion of that certain tract of land conveyed to Morgan in Volume 1664, Page 865, Real Records, Parker County, Texas and all of that certain tract of land conveyed to Leatherwood in Volume 2753, Page 1278, Real Records, Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a found capped 1/2" iron rod in the east right of way line of a 60 foot road easement, also known as Murr Rd. (a paved surface) and at the southwest corner of that certain tract of land conveyed to Hobbs in Volume 2753, Page 589, R.R.P.C.T., for the northwest and beginning corner of this tract. WHENCE the most westerly northwest corner of said Francis Haller Survey is called to bear N 28°41'23" W 517.81 feet and S 60°48'38" W 618.01 feet.

THENCE N 60°47'21" E 693.13 feet along the common boundary line of said Morgan tract and said Hobbs tract to a found 1/2" iron rod in the west boundary line of Lot 4, Block 5, Windy Hill Estates, as recorded in Plat Cabinet C, Slide 128, Plat Records, Parker County, Texas, for the northeast corner of this tract.

THENCE S 08°33'10" E 598.17 feet to a found capped 1/2" iron rod for a corner of this tract.

THENCE S 08°40'16" E 251.89 feet to a found 1/2" iron rod in the north right of way line of Fossil Rock Dr. (a gravel surface) and at the south corner of Lot 1, Block 5, of said Windy Hill Estates for the southeast corner of this tract.

THENCE S 38°03'28" W 150.06 feet along the north right of way line of said Fossil Rock Dr. to a found capped 1/2" iron rod for a corner of this tract.

THENCE S 22°34'34" W 66.70 feet to a found capped 1/2" iron rod in the east right of way line of said Murr Rd. for the southwest corner of this tract.

THENCE N 67°27'35" W 337.02 feet along the east boundary line of said Murr Rd. to a found capped 1/2" iron rod for a corner of this tract.

THENCE N 28°41'23" W along the east right of way line of said Murr Rd. passing a found capped 1/2" iron rod at 172.52 feet and in all 630.19 feet to the POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT RONALD MAC MORGAN (Lot 1) and MICHAEL LEATHERWOOD (Lot 2), do hereby adopt this plat designating the herein above described real property as Lot 1 and Lot 2, MORGAN ACRES, an addition to the E.T.J. of the City of Weatherford, Parker County, Texas and do hereby dedicate to the public's use the easements and rights of way as shown hereon.

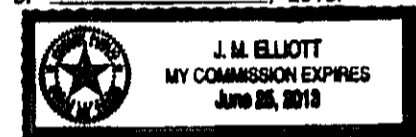
this the [Signature] day of [Signature] 2010.

[Signature]
RONALD MAC MORGAN
[Signature]
MICHAEL LEATHERWOOD

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28TH DAY OF APRIL 2010.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-21-2013



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28TH DAY OF April 2010.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-21-2013



SURVEYORS CERTIFICATE

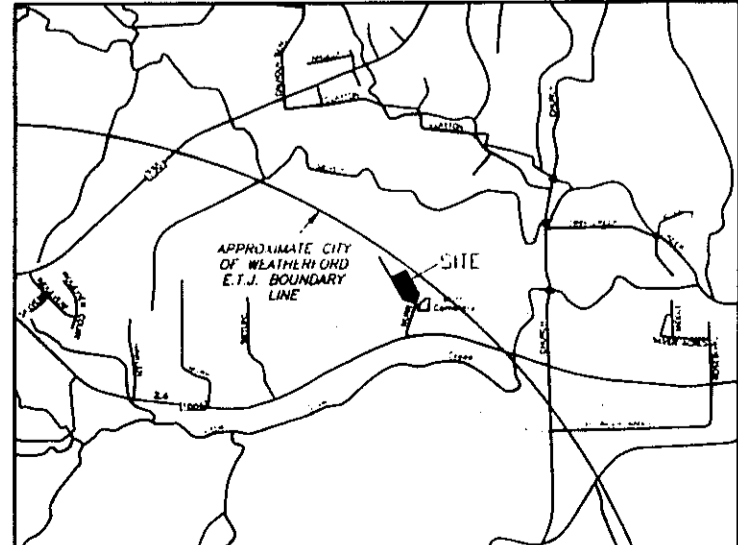
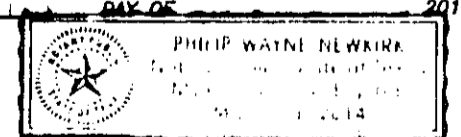
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086.
JN091227 - JANUARY 4, 2010

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE [Signature] DAY OF [Signature] 2010.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: [Signature]



MINOR PLAT
LOT 1 & LOT 2
MORGAN ACRES SUBDIVISION
AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS BEING A 10.013 ACRES SUBDIVISION OUT OF THE FRANCIS HALLER SURVEY ABSTRACT NO. 567, PARKER COUNTY, TEXAS JANUARY 2010

CARTER SURVEYING & MAPPING
110A PALO PINTO WEATHERFORD, TX 76086
817.554.0400
FAX 817.594.0403

OWNER/DEVELOPER: SURVEYOR:
(LOT 1) RONALD MAC MORGAN PATRICK CARTER, R.P.L.S.
360 MURR RD. 110 A PALO PINTO
AZLE, TX, 76020 WEATHERFORD, TX 76086
817-444-5332 817-594-0400
(LOT 2) MICHAEL LEATHERWOOD
271 FOSSIL ROCK DR. 817-270-3255
AZLE, TX, 76020



Doc# 742910 Fees: \$66.00
06/09/2010 10:11AM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS
JEANNE BRUNSON, COUNTY CLERK