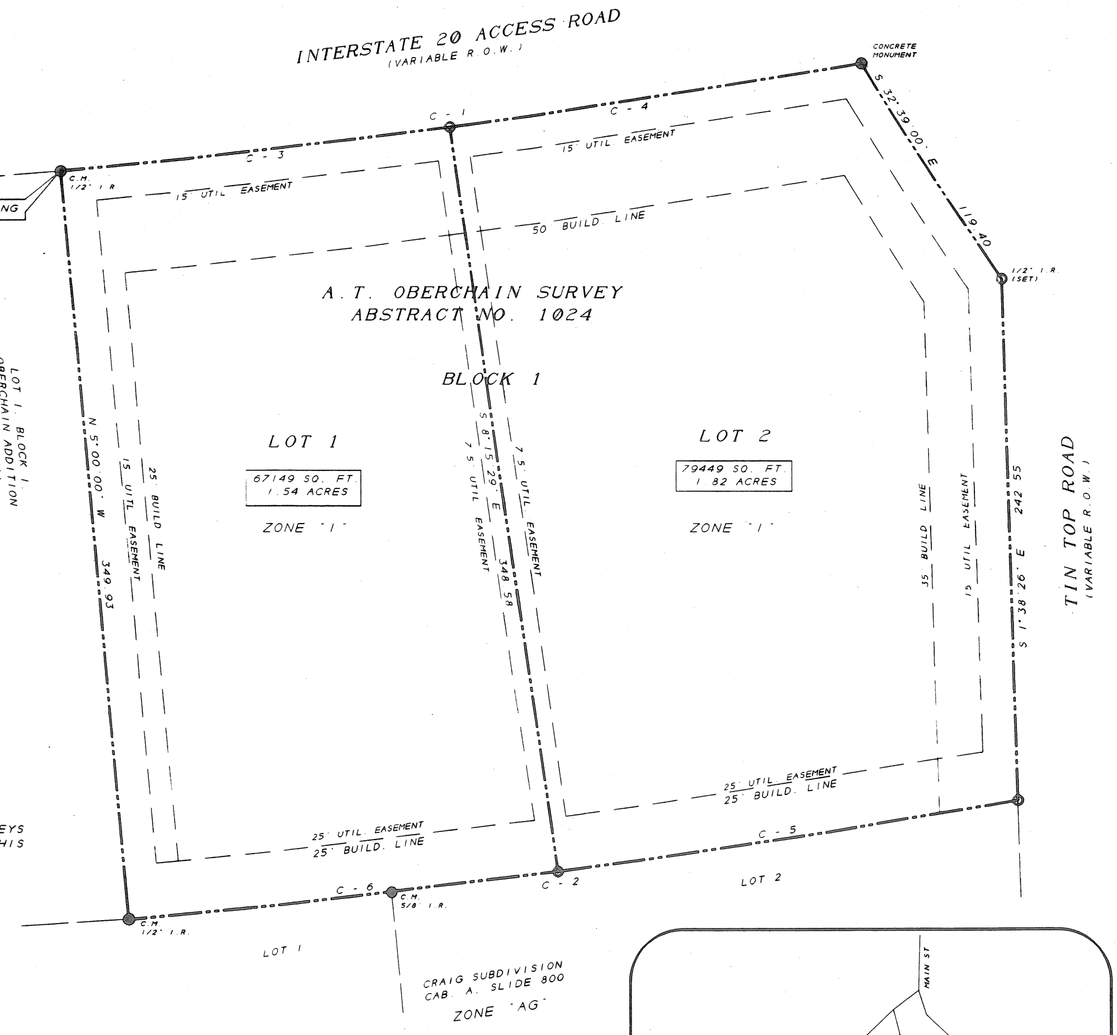
C703

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	4609.66	376.46	188.33	376.35	N 82° 22' 25" E	4° 40' 40"
C-2	4960.33	417.53	208.89	417.40	S 82° 24' 22" W	4° 49' 22"
C-3	4609.66	181.82	90.92	181.80	N 83° 34' 58" E	2° 15' 34"
C-4	4609.66	194.64	97.33	194.63	N 81° 14' 38" E	2° 25' 04"
C-5	4960.33	215.93	107.99	215.92	S 81° 14' 31" W	2° 29' 39"
C-6	4960.33	201.59	100.81	201.58	S 83° 39' 12" W	2° 19' 44"



SCALE: 1" = 50'

GRAPHIC SCALE

50 0 50 100

(IN FEET)

THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG THE SUBDIVISION PERIMETER AND ALL STREETS. A 15' UTIL. EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (CENTERED ON LOT LINE - 7.5' EACH LOT).

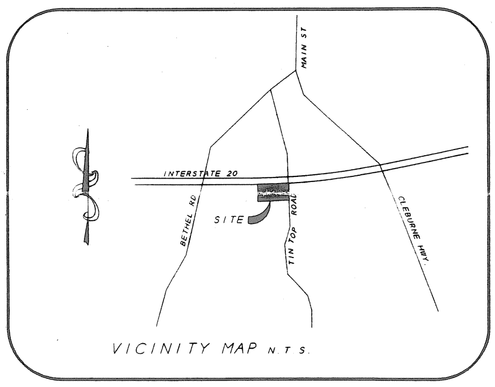
THIS PROPERTY IS LOCATED WITHIN THE CITY OF WEATHERFORD, TEXAS

FLOODPLAIN NOTE:

ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS" PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

I DO HEREBY WAIVER 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 STREET AND ALLEYS OR NATURAL CONTOURS TO CONFORM TO THE GRADE ESTABLISHED IN THIS SUBDIVISION.

BOB NUTTALL



VICINITY MAP N.T.S.

STATE OF TEXAS }

COUNTY OF PARKER }

I, BOB NUTTALL, BEING THE OWNER OF THE HEREON DESCRIBED REAL PROPERTY (VOLUME 1264, PG. 40 OF THE REAL RECORDS OF PARKER COUNTY TEXAS)

BEING 3.36 ACRES OUT OF THE A.T. OBERCHAIN SURVEY, ABSTRACT NO. 1024 AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO BOB NUTTALL BY DEED RECRDED IN VOLUME 1264, PG. 40 OF THE REAL RECORDS OF PARKER COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE SOUTH LINE OF INTERSTATE 20, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OBERCHAIN ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 028 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTHEASTERLY, ALONG AND WITH THE SOUTH LINE OF SAID INTERSTATE 20 AND ALONG AND WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04D 40' 40" AND A RADIUS OF 4609.66 FEET, THE CHORD OF WHICH BEARS N 82D 22' 25" E 376.35 FEET, AN ARC DISTANCE OF 376.46 FEET TO A CONCRETE MONUMENT, FOUND IN PLACE, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 32D 39' 00" E, ALONG AND WITH THE WEST LINE OF TIN TOP ROAD, A DISTANCE OF 119.40 FEET TO A 1/2 INCH IRON ROD, SET, FOR A CORNER OF THIS TRACT;

THENCE S 01D 38' 26" E, CONTINUING ALONG AND WITH THE WEST LINE OF SAID TIN TOP ROAD, A DISTANCE OF 242.55 FEET TO A 1/2 INCH IRON ROD, SET, AT THE NORTHEAST CORNER OF LOT 2, CRAIG SUBDIVISION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SLIDE 800 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTHWESTERLY, ALONG AND WITH THE NORTH LINE OF SAID CRAIG SUBDIVISION AND ALONG AND WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04D 49' 22" AND A RADIUS OF 4960.33 FEET, THE CHORD OF WHICH BEARS S 82D 24' 22" W 417.40 FEET, AN ARC DISTANCE OF 417.53 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, OBERCHAIN ADDITION FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 05D 00' 00" W, ALONG AND WITH THE EAST LINE OF SAID LOT 1, BLOCK 1, OBERCHAIN ADDITION, A DISTANCE OF 349.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.36 ACRES.

THEREFORE, I, BOB NUTTALL, DO HEREBY ADOPT THIS PLAT AS:

LOTS 1 AND 2, BLOCK 1, NUTTALL ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS SHOWN HEREON.

BY: _____ DATE: 6-25-08
BOB NUTTALL

STATE OF TEXAS
COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BOB NUTTALL known to me to be the persons whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 25th day of June 2008

Laura Nichols
Notary Public in and for the State of Texas

03/01/2009
My Commission Expires On:

LAURA NICHOLS
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/01/2009

Doc# 684901
Book 2647 Page 605

Doc# 684901 Fees: $66.00
07/09/2008 9:17AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
IRENE BRUNSON, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN JANUARY, 2008 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

OWNER/DEVELOPER
BOB NUTTALL
3301 I-20 WEST
WEATHERFORD, TEXAS 76086
817-341-8581

SURVEYOR
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
940-325-8613
FAX 940-325-8028

DEED RESTRICTION CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THE AREA ON 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.

BOB NUTTALL (OWNER)

CITY APPROVAL OF FINAL PLAT

RECOMMENDED BY:
Signature of Chairperson
Planning & Zoning Commission
City of Weatherford, Texas
7-8-08
Date of Recommendation

APPROVED BY:
Signature of Mayor
City Council
City of Weatherford, Texas
7-8-08
Date of Approval

ATTEST:
City Secretary
7-8-08
Date

Recorded on this _____ day of _____, 200__
in Vol. (Cab.) _____, Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.

County Clerk, Parker County, Texas.

ACCT. NO.: 15683
SCH. DIST.: WE
CITY: WE
MAP NO.: H-16

FINAL PLAT
LOTS 1 AND 2
NUTTALL ADDITION
BEING 3.36 ACRES OUT OF
THE A.T. OBERCHAIN SURVEY
ABSTRACT NO. 1024
PARKER COUNTY, TEXAS

SHEET 1 OF 1