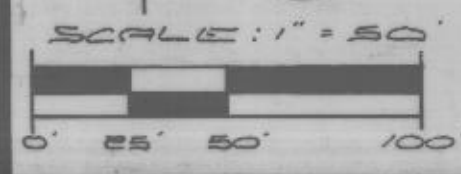
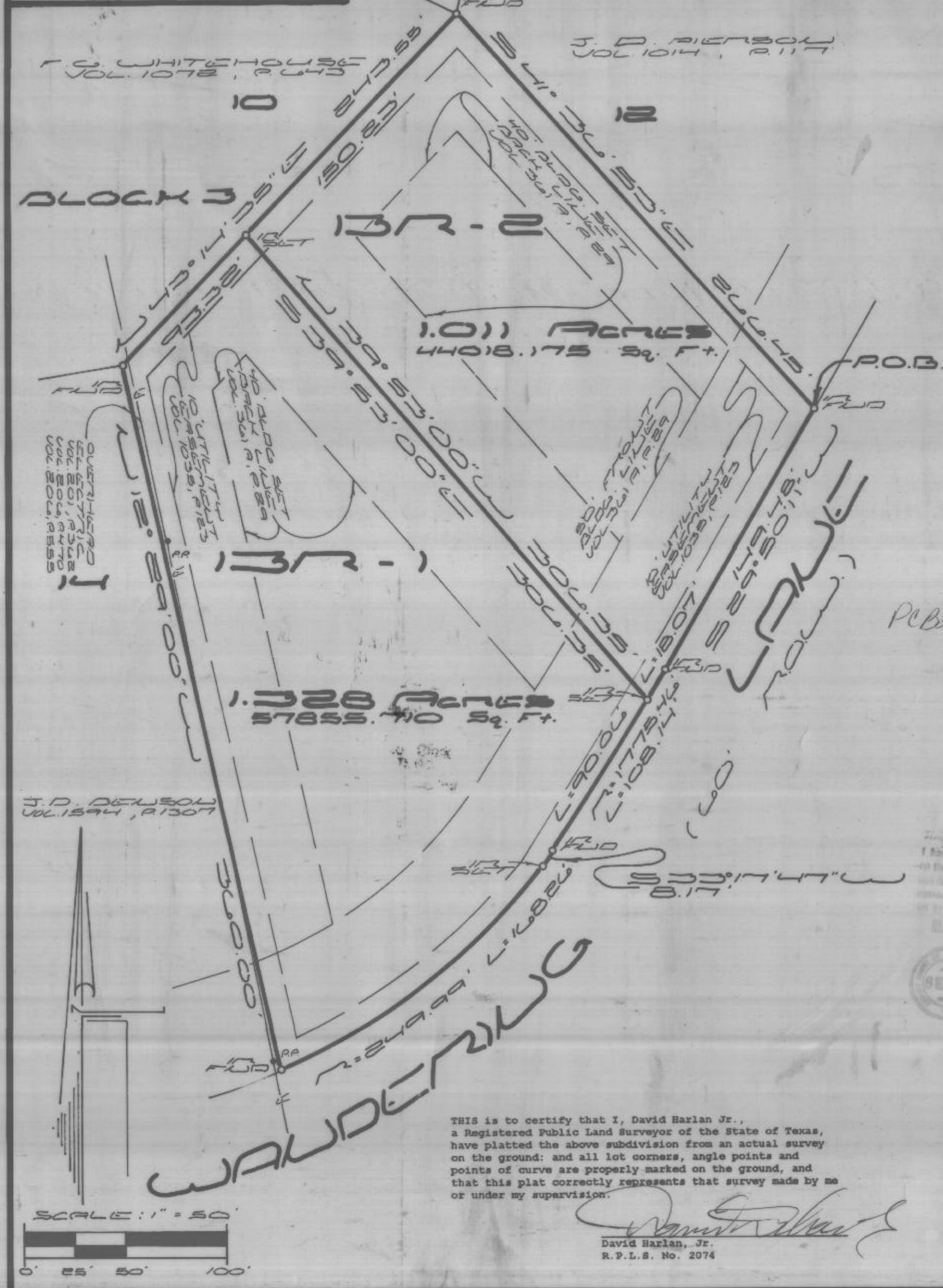
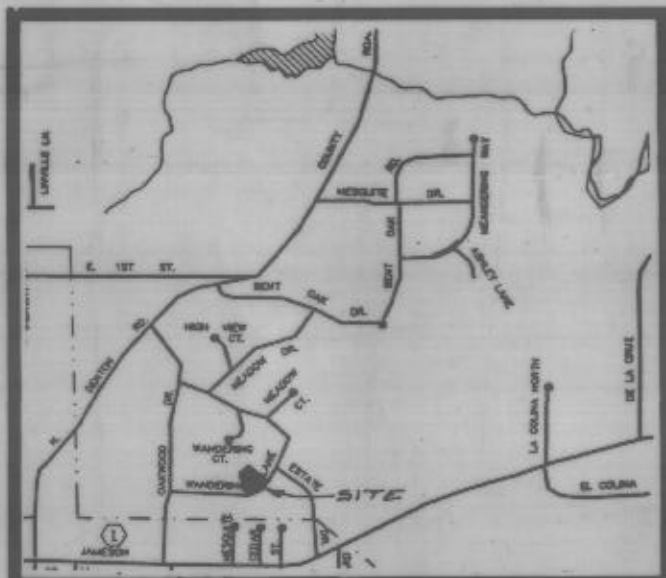


**LOT 13R-1 AND LOT 13R-2
A SUBDIVISION OF LOT 13, BLOCK 3
OAKWOOD ESTATES, AN ADDITION TO
PARKER COUNTY, TEXAS**



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
 R. P. L. S. No. 2074

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 6-4-96

BETTIE HARRIS
 CITY SECRETARY
 CITY OF WEATHERFORD, 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."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades of 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.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, 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. Excepting restrictions filed in Volume 741, Page 440, Deed Records, Parker County, Texas.

SWORN TO AND SUBSCRIBED before me this 4th day of June, 1996.

Mark Woolsey
 Owner

David L. Faul
 Notary Public in and for the State of Texas

344453

RECEIVED AND FILED FOR RECORD
4:30 P.M.
NOV 14 1997

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

Jeane Brunson
 County Clerk

BEFORE ME, the undersigned authority, on this day personally appeared Mark Woolsey, known to me by the person whose name is subscribed to the above and 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 June, 1996.

David L. Faul
 Notary Public in and for the State of Texas

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this ___ day of ___, 1995.

Ben Long, County Judge

Commissioner Precinct #1 _____
Commissioner Precinct #2 _____
Commissioner Precinct #3 _____
Commissioner Precinct #4 _____



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, MARK WOOLSEY AND WIFE, DIANA WOOLSEY are the sole owners of a tract of land being situated in and being all of Lot 13, Block 3, Oakwood Estates, an addition to Parker County, Texas, according to the plat of record in Volume 361-A, Page 29, Plat Records, Parker County, Texas in the City of Weatherford, Parker County, Texas and being all that certain Lot, Tract or Parcel of land conveyed to Mark Woolsey and wife, Diana Woolsey by deed dated June 20, 1995 and recorded in Volume 1637, Page 1242, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of Wandering Lane at the common corner of Lot 12 and Lot 13, Block 3, said Oakwood Estates, said iron being the southeast corner of a tract of land conveyed to J. D. Pierson by deed recorded in Volume 1014, Page 117, Real Records, Parker County, Texas;

THENCE with the north right of way line of said Wandering Lane the following courses and distances:

S 29°50'11" W, 149.48 feet to an angle iron found at the beginning of a curve to the right with a radius of 1775.46 feet and whose chord bears S 31°33'18" W, 108.21 feet;

With said curve to the right through a central angle of 03°29'23" and a distance of 108.14 feet to an iron rod set at the end of said curve;

S 33°17'47" W, 8.17 feet to an iron rod found at the beginning of a curve to the right with a radius of 249.99 feet and whose chord bears S 52°15'14" W, 165.11 feet;

With said curve to the right through a central angle of 38°33'56" and a distance of 168.26 feet to an iron rod found at the southwest corner of Lot 14 conveyed to J. D. Benson by deed recorded in Volume 1594, Page 1307, Real Records, Parker County, Texas;

THENCE N 12°29' W, with the east line of Lot 14, 360.00 feet to an iron rod found in the south line of Lot 10 conveyed to F. G. Whitehouse by deed recorded in Volume 1072, Page 643, Real Records, Parker County, Texas;

THENCE N 43°14'35" E, with the south line of said Lot 10, 243.55 feet to the northwest corner of said Lot 12;

THENCE S 41°36'53" E, with the west line of said Lot 12, 266.45 feet to the POINT OF BEGINNING and containing 2.339 acres (101874 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Mark Woolsey and wife, Diana Woolsey, do hereby adopt this plat designating the hereinabove described real property as Lot 13R-1 and 13R-2, Block 3, Oakwood Estates, an addition to Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 4th day of June, 1996.

Mark Woolsey
 Mark Woolsey

Diana Woolsey
 Diana Woolsey

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Mark Woolsey, known to me by the person whose name is subscribed to the above and 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 June, 1996.

David L. Faul
 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 Mark Woolsey, known to me by the person whose name is subscribed to the above and 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 June, 1996.

David L. Faul
 Notary Public in and for the State of Texas



HARLAN LAND SURVEYING
 215 E. EUREKA
 WEATHERFORD, TEXAS
 (817) 599-0880, METRO (817) 596-9700