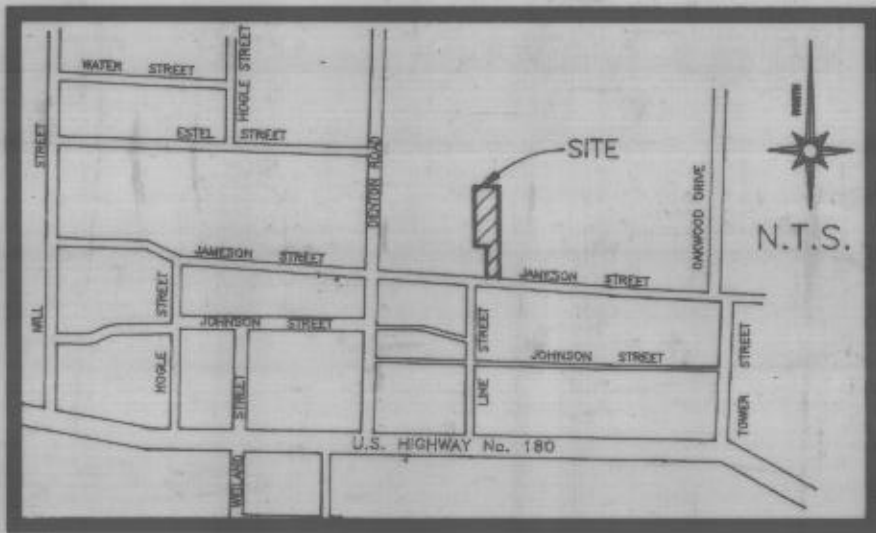


B-445



SITE MAP

PIONEER SETTLEMENT
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF BLOCK 1, OF THE SMALLER SUBDIVISION OF THE SARAH MONK SURVEY, ABSTRACT No. 906, PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, DAVID CARTER CUSTOM HOMES, INC. acting by and through the undersigned, its duly authorized officer, David Carter is the sole owner of 0.87 Acres situated in and being a portion of BLOCK 1, OF THE SMALLER SUBDIVISION OF THE SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, Texas dated November 12, 1999 as recorded in Volume 1842, Page 366, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at a fence corner, said iron being called by deed to be South, 90.0 feet and East, 311.98 feet from the northwest corner of said Block 1; THENCE N 87°18'59" E, on or about a fence line, 108.57 feet to an iron rod found at a fence corner; THENCE South, on or about a fence, 413.11 feet to an iron rod found in the north right of way line of Jameson Street; THENCE N 88°14'25" W, with the north right of way line of said Jameson Street, 2.63 feet at the beginning of a curve to the right with a radius of 595.0 feet and whose chord bears N 85°28'11" W, 57.52 feet; THENCE continuing with the north right of way line of said Jameson Street and said curve to the right through a central angle of 05°32'28" and a distance of 57.54 feet; THENCE N 00°01'28" W, on or about a fence line, 143.64 feet to an iron rod found; THENCE S 89°58'38" W, on or about a fence line, 53.62 feet to an iron rod found; THENCE N 01°08'46" E, on or about a fence line, 259.84 feet to the POINT OF BEGINNING and containing 0.87 acres (37911 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DAVID CARTER CUSTOM HOMES, INC. acting by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as PIONEER SETTLEMENT, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF BLOCK 1, OF THE SMALLER SUBDIVISION OF THE SARAH MONK SURVEY, ABSTRACT No. 906, 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 7 day of Feb., 2000. David Carter



STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared DAVID CARTER 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 7 day of Feb., 2000. Rebecca Stokes, Notary Public in and for the State of Texas

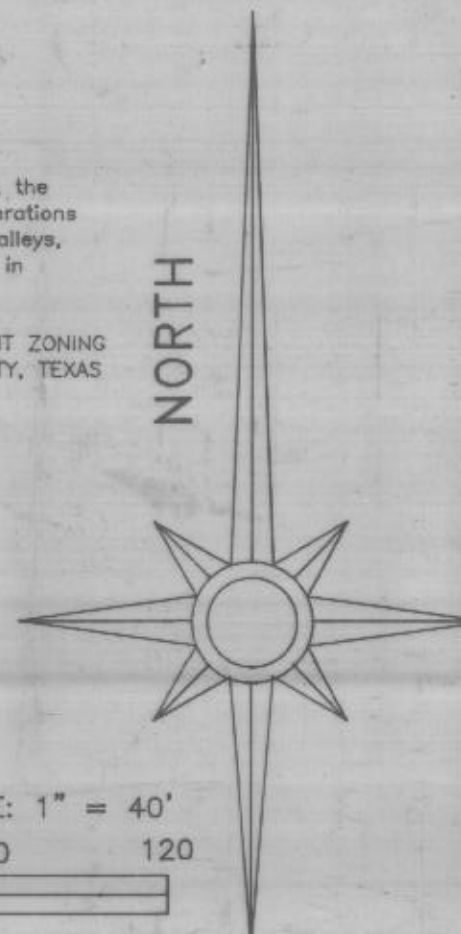


STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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."

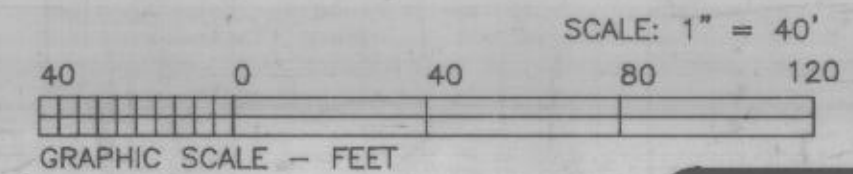
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

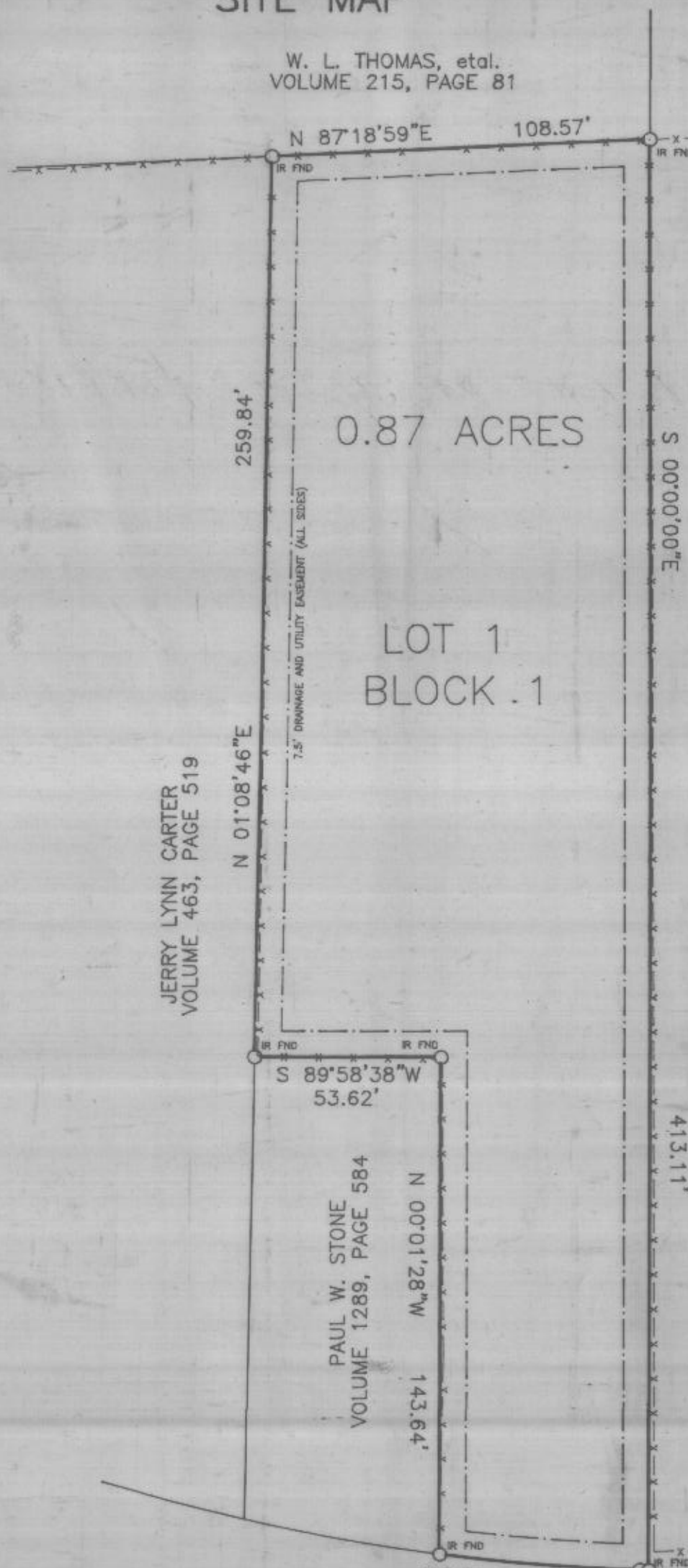


THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents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

David Harlan, Jr. 1/21/2000
Registered Professional Land Surveyor, No. 2074



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833



381578

B-445

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.

TITLE

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared [blank] 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 [blank] day of [blank]. Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on this date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

RECORDED FEB 08 2000
Jeane Brunson, County Clerk, 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.

Owner

SWORN TO AND SUBSCRIBED before me this 7 day of Feb., 2000. Rebecca Stokes, Notary Public in and for the State of Texas



RECEIVED AND FILED FOR RECORD
10:42 O'Clock A.M.
FEB 08 2000

Jeane Brunson, Co. Clerk, Parker County, Texas
By B. Messis, Dept.

ANY PROVISION WHICH RESTRICTS RESIDENTIAL USE OF THIS PLAT IS VOID UNDER FEDERAL LAW.

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 VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

2-7-2000 Bettye Farris, CITY SECRETARY, CITY OF WEATHERFORD, TEXAS

DEVELOPER: David Carter
2410 West White Settlement Road
Weatherford, TX 76087
(817) 596-4202

JAMESON STREET (60' ROW)