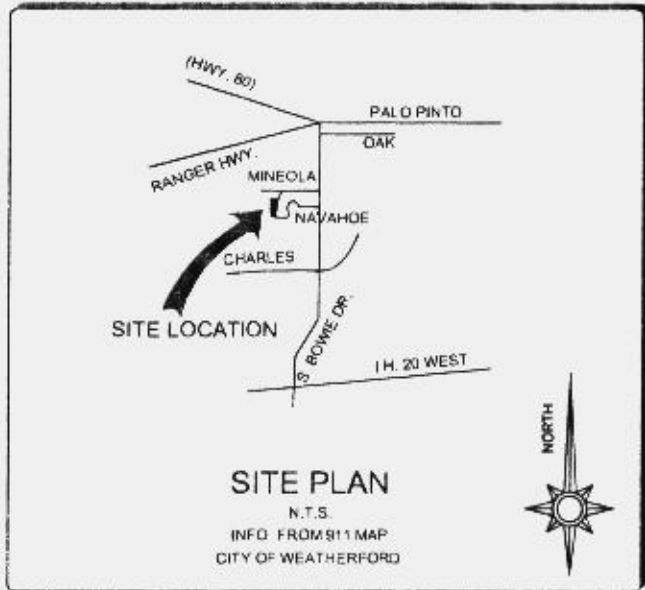


ACCT. NO: 16294
 SCH. DIST: WE
 CITY: WE
 MAP NO.: H-15

FINAL PLAT
LOTS 1 - 4, BLOCK 1
PLEASANT VALLEY, PHASE IV
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS



STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, PLEASANT VALLEY 2001, LLP, by and through the undersigned, its general partner, being the sole owners of 0.893 Acres situated in and being a portion of the J. F. BANDY SURVEY, ABSTRACT No. 182, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Ridgeway Boulevard at the southeast corner of Block 11R, PLEASANT VALLEY, PHASE I, on addition to the city of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet B, Slide 694, Plat Records, Parker County, Texas; THENCE with the west right of way line of said Ridgeway Boulevard the following courses and distances: S 12° 52' 55" W, 285.52 feet to an iron rod found at the beginning of a curve to the left with a radius of 100.0 feet and whose chord bears S 08° 30' 42" W, 15.07 feet; with said curve to the left through a central angle of 06° 38' 33" and a distance of 15.08 feet to an iron rod found; THENCE N 89° 26' 39" W, 99.58 feet to an iron rod found; THENCE North, 295.38 feet to an iron rod set in the south line of said Pleasant Valley, Phase I; THENCE S 88° 55' 33" E, with the south line of said Phase I, 165.49 feet to the POINT OF BEGINNING and containing 0.893 acres (38901 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PLEASANT VALLEY 2001, LLP, by and through the undersigned, its general partner, does hereby adopt this plat designating the hereinabove described real property as PLEASANT VALLEY, PHASE IV, AN ADDITION TO THE CITY OF WEATHERFORD, 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 14 day of November, 2003.

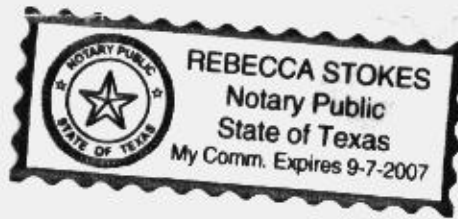
Thomas R. Regmund
 Thomas Regmund, President
 Pleasant Valley 2001, LLP. By: Regmund Enterprises, Inc., General Partner

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Thomas R. Regmund, 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 14th day of November, 2003.

Rebecca Stokes
 Notary Public in and for the State of 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.

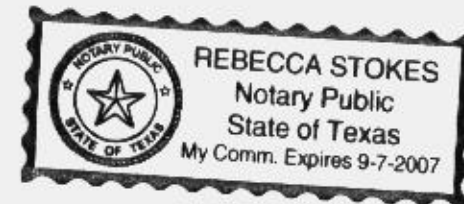
OWNER
Thomas R. Regmund
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF November, 2003.
Rebecca Stokes
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 1.5, 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.

11-19-03
 DATE
Angela Winkle
 ANGELA WINKLE, CITY SECRETARY, CITY OF WEATHERFORD, TEXAS

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.

Con F. Bin Jr.
 President, First National Bank
 TITLE

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Conrad Bearden Sr., 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 14th day of November, 2003.

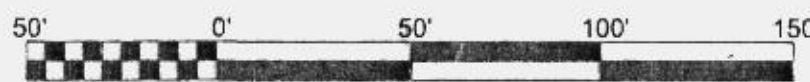
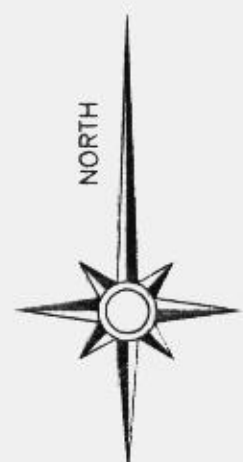
LeeAnn Neal
 Notary Public in and for the State of Texas



OWNER/DEVELOPER:
 Pleasant Valley 2001, LLP,
 P O Box 177
 Aledo, TX 76008
 Contact: Thomas Regmund
 817-441-7812

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted 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.
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 September, 2003



GRAPHIC SCALE: 1" = 50'

SCALE: 1" = 50'

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