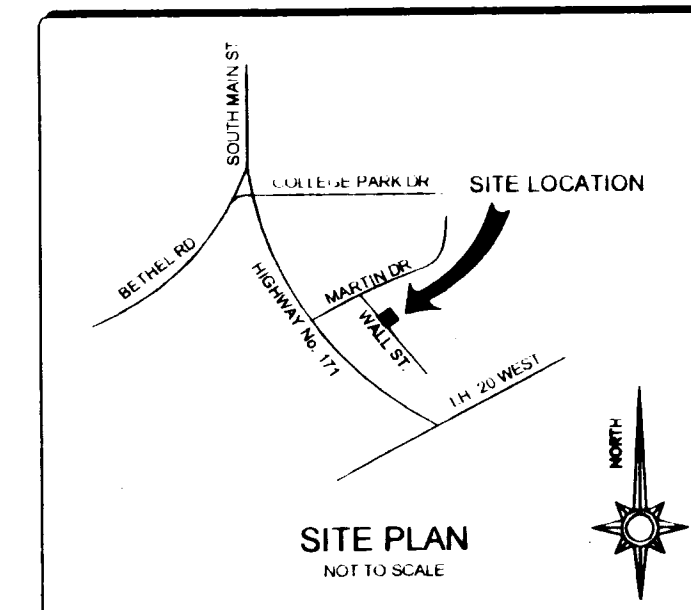


FINAL PLAT
LOT 2-B-1 AND LOT 2-B-2, BLOCK 4
SOUTHPARK ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
BEING A REPLAT OF LOT 2-B, BLOCK 4, SOUTHPARK
ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS



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

COOT. NO.: 17580
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: H-11a

OWNER/DEVELOPER:
 J. Kevin Mangum
 1847 Wall Street
 Weatherford, TX 76086
 817-596-3472

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared J. Kevin Mangum, 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 23 day of March, 2005
Joyce Leatherwood
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, J. KEVIN MANGUM being the sole owner of 0.931 Acres situated in and being all of Lot 2-B, Block 4, SOUTHPARK ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 322, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a large nail found in the north right of way line of Wall Street, said nail being the most westerly southwest corner of said Lot 2-B; THENCE N 47°28'49" E, 210.0 feet to a large nail found at the most northerly corner of said Lot 2-B; THENCE S 55°52'08" E, 186.48 feet to a large nail found at the most easterly corner of said Lot 2-B; THENCE S 48°13'16" W, 222.83 feet to the most southerly southeast corner of said Lot 2-B in the north right of way line of said Wall Street in a non-tangent curve to the right with a radius of 430.0 feet and whose chord bears N 65°30'50" W, 4.17 feet; THENCE with the north right of way line of said Wall Street the following courses and distances:
 With said curve to the right through a central angle of 00°33'20" and a distance of 4.17 feet to a point at the beginning of a curve to the right with a radius of 370.0 feet and whose chord bears N 54°16'45" E, 147.69 feet;
 With said curve to the right through a central angle of 23°01'30" and a distance of 148.69 feet to a point;
 N 42°46'00" W 33.97 feet to the POINT OF BEGINNING and containing 0.931 acres (40561 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, J. KEVIN MANGUM does hereby adopt this plat designating the herein above described real property as LOT 2-B-1 AND LOT 2-B-2, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS BEING A REPLAT OF LOT 2-B, BLOCK 4, SOUTHPARK ADDITION, 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 23 day of March, 2005.

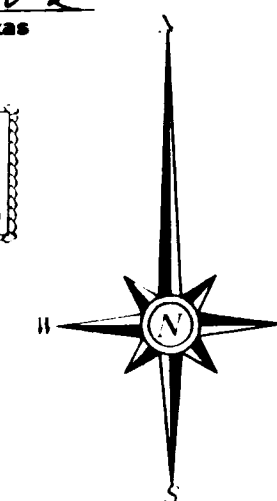
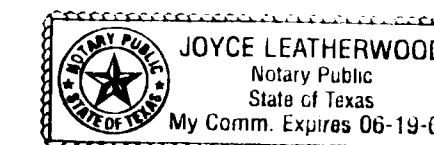
J. Kevin Mangum
 J. Kevin Mangum

STATE OF TEXAS)
 COUNTY OF PARKER)

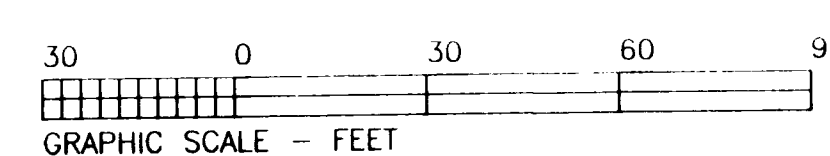
BEFORE ME, the undersigned authority, on this day personally appeared J. Kevin Mangum, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of March, 2005.

Joyce Leatherwood
 Notary Public in and for the State of Texas



SCALE: 1" = 30'



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

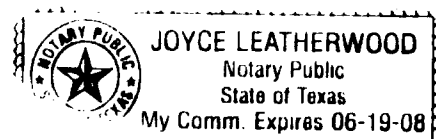
DEED RESTRICTION CERTIFICATION STATEMENT

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.

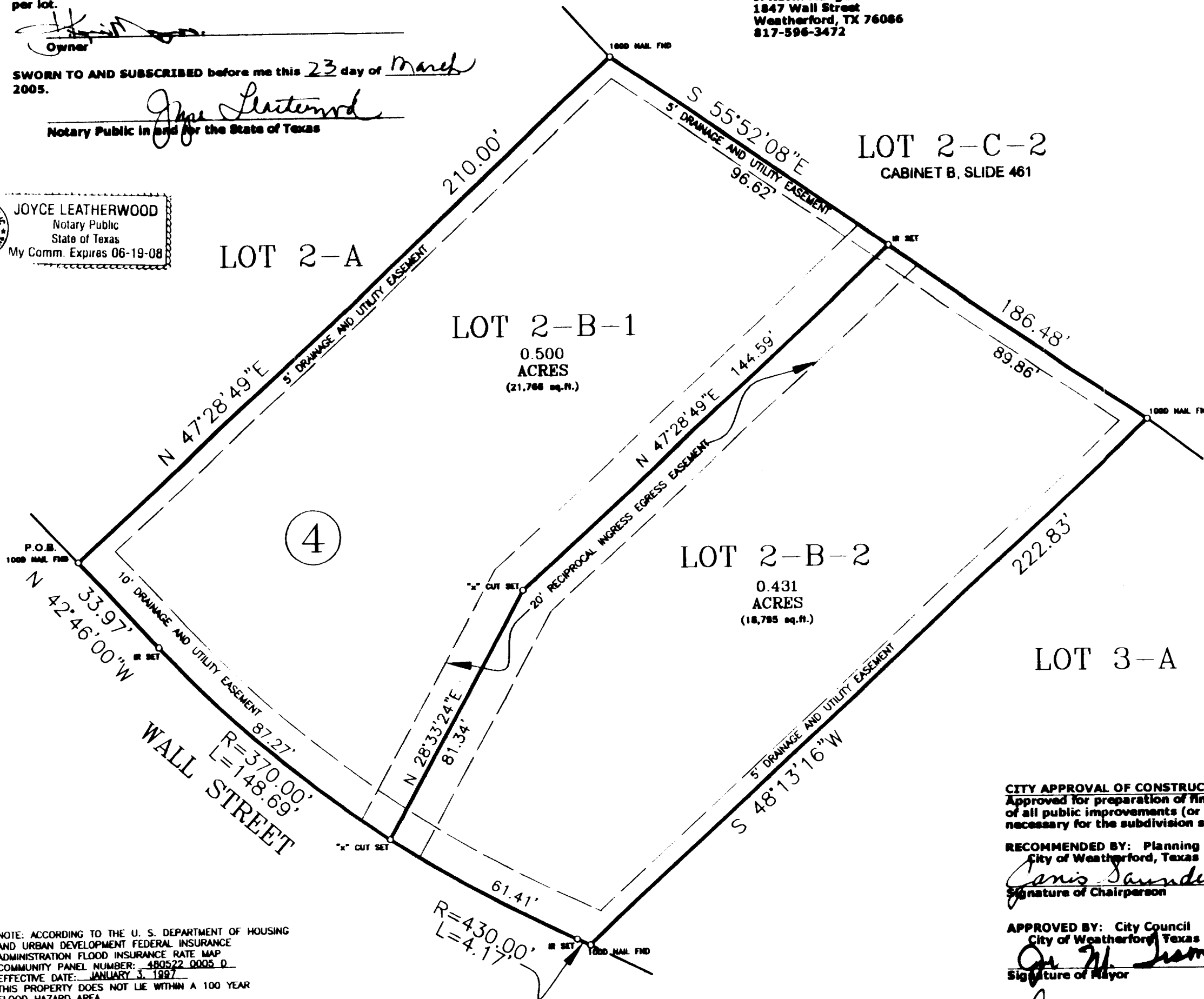
J. Kevin Mangum
 Owner

SWORN TO AND SUBSCRIBED before me this 23 day of March, 2005.

Joyce Leatherwood
 Notary Public in and for the State of Texas



JOYCE LEATHERWOOD
 Notary Public
 State of Texas
 My Comm. Expires 06-19-08



LOT 2-C-2
 CABINET B, SLIDE 461

LOT 2-B-2
 0.431 ACRES
 (18,785 sq. ft.)

LOT 3-A

CITY APPROVAL OF CONSTRUCTION PLAT
 Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
 City of Weatherford, Texas
Janis Saunders 3-22-05
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
 City of Weatherford, Texas
Dee Ann Dean 3/22/05
 Signature of Mayor Date of Approval

ATTEST:
Angela Winkle 3/22/05
 City Secretary Date

Doc: 00550522 Bk: OR Vol: 2311 Pg: 1124

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Mar 28, 2005 at 10:20A

Record Number: 0050522
 Instrument: 06-19-08
 by: Monica Castro

STATE OF TEXAS)
 COUNTY OF PARKER)
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was only recorded in the volume and page of the named records of: Parker County as stamped herein by me.
 Mar 28, 2005

JANE MORGAN, COUNTY CLERK
 PARKER COUNTY

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: JANUARY 1, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



THIS is to certify that J. 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 under my supervision.
David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 MARCH, 2005

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