

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

DEED RESTRICTION CERTIFICATION STATEMENT

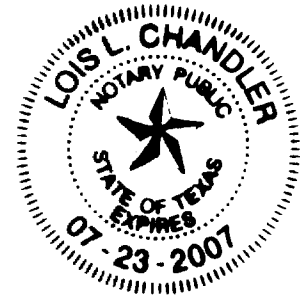
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: [Signature]

SWORN TO AND SUBSCRIBED before me this 26th day of May, 2005.

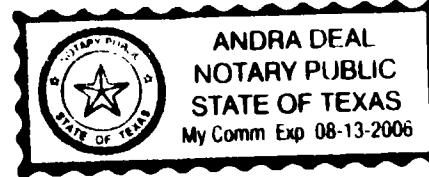
Notary Public in and for the State of Texas

ACCT. NO.: 17530
SCH. DIST.:
CITY:
MAP NO.:



FINAL PLAT
LOT 3A-1 AND LOT 3A-2, BLOCK 4
SOUTHPARK ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
BEING A REPLAT OF LOT 3A AND LOT 2-B-2, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0008 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], 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 26th day of May, 2005.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby comments to such subdivision and joins in the dedication of the streets and easements.

[Signature]
Title

Doc 00557703 Bk DR Vol 2331 Pg 1649

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On May 27, 2005 at 11:26A

Instrument Number: 0802/05
Index: 35.04
By: Jody Green

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 duly recorded in the volume and page of the same records of Parker County as stamped herein by me.

May 27, 2005

J. ANDRE HARRIS, COUNTY CLERK
PARKER COUNTY

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

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas
[Signature] 5-26-05
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas
[Signature] 5/26/05
Signature of Mayor Date of Approval

ATTEST:
[Signature] 5/26/05
City Secretary Date

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, J. KEVIN MANGUM being the sole owner of 1.477 Acres situated in and being all of Lot 3A, 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 all of Lot 2-B-2, Block 4, SOUTHPARK ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 241, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut in concrete at the most westerly southwest corner of said Lot 2-B-2 in the north right of way line of Wall Street; THENCE N 28°33'24" E, 81.34 feet to an "X" cut in concrete; THENCE N 47°28'49" E, 144.59 feet to an iron rod set at the most westerly northwest corner of said Lot 2-B-2; THENCE S 55°52'08" E, with the east line of said Lot 2-B-2, 89.86 feet to a large nail found at the most northerly corner of said Lot 3A; THENCE S 54°09'09" E, 128.14 feet to a large nail found; THENCE S 39°31'53" E, 100.32 feet to a large nail found at the most easterly corner of said Lot 3A; THENCE S 54°06'30" W, 211.21 feet to a large nail found in the north right of way line of said Wall Street in a non-tangent curve to the left with a radius of 430.0 feet and whose chord bears N 51°52'05" W, 206.94 feet; THENCE with the north right of way line of said Wall Street the following Courses and distances:

With said curve to the left through a central angle of 27°50'51" and a distance of 208.99 feet to an iron rod set at the beginning of a curve to the right with a radius of 370.0 feet and whose chord bears N 61°02'12" W, 61.34 feet; With said curve to the right through a central angle of 09°30'36" and a distance of 61.41 feet to the POINT OF BEGINNING and containing 1.477 acres (64368 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J. KEVIN MANGUM does hereby adopt this plat designating the hereinabove described real property as LOT 3A-1 AND LOT 3A-2, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 3A, AND LOT 2-B-2, 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 [Signature], Parker County, Texas this [Signature] day of [Signature], 2005.

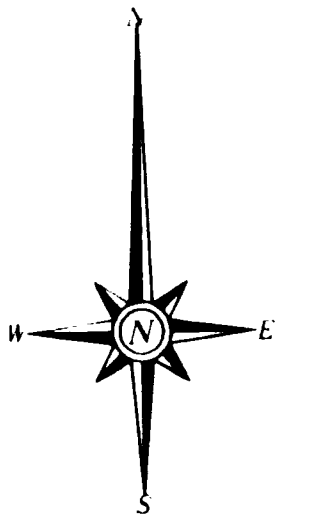
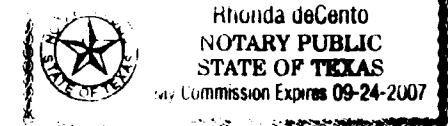
[Signature]
J. Kevin Mangum

STATE OF TEXAS
COUNTY OF PARKER

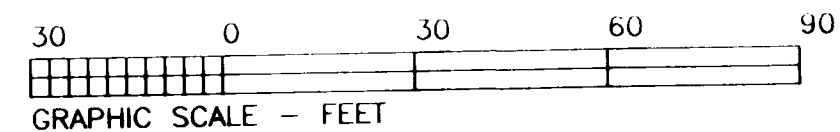
BEFORE ME, the undersigned authority, on this day personally appeared [Signature], known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the [Signature] day of [Signature], 2005.

[Signature]
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

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