Legal Description Willow Creek Phase 3

Being a 9.39 acre tract of land situated in the Hamilton District, Abstract No. 826, in the City of Weatherford, Parker County, Texas, and being a portion of the F.E. Walker Ranch, consisting of all that part of the NE 1/4 of the NW 1/4 of Section 27, Township 4 North, Range 7 West, Parker County, Texas, more particularly described as follows:

Beginning at a point 1/2 inch iron rod with G.I. cap for the Southeast corner point of Willow Creek Phase 3, the point of beginning and at the east edge of the north line of U.S. Highway 59, thence North 50°38'16" West, along the east line of said Willow Creek Phase I, a distance of 106.00 feet to the beginning of a curve tangent to said line:

Thence along said curve to the right having a radius of 1040.25 feet and a chord bearing and distance of North 50°38'16" East, 15.17 feet.

Thence along said curve to the right a distance of 175.42 feet to a point 1/2 inch iron rod with G.I. cap:

Thence North 5°21'13" East tangent to said curve, a distance of 205.23 feet to a point 1/2 inch iron rod with G.I. cap and for the beginning of a curve tangent to said line:

Thence along a curve to the right having a radius of 600.00 feet and a chord bearing and distance of North 5°21'13" East, 15.17 feet.

Thence along said curve to the left a distance of 200.00 feet to a point 1/2 inch iron rod with G.I. cap:

Thence South 45°00'15" East, leaving the next line of said Willow Creek Phase I, a distance of 106.00 feet to a point 1/2 inch iron rod with G.I. cap:

Thence South 10°06'13" West, a distance of 370.01 feet to a point 1/2 inch iron rod with G.I. cap:

Thence South 03°30'45" West, a distance of 421.21 feet to a point 1/2 inch iron rod with G.I. cap in the north line of U.S. Highway 59.

Thence South 89°29'54" West, with said U.S. Highway 59, a distance of 277.20 feet to the point of beginning and containing 164,000 square feet, 3.94 acres of land, more or less.

Note: This plat was filed with the County Clerk of Parker County, Texas, on the 1st day of May, 2002, for recording. The plat was recorded in Volume 183, page 000, in the office of the County Clerk of Parker County, Texas.

Surveyor's Certificate

I, Charles P. Stengel, Registered Professional Land Surveyor in the State of Texas, hereby certify that the plat of Willow Creek Phase 3 Lots 1-6, Block H was prepared and surveyed by me, Charles P. Stengel, Registered Professional Land Surveyor, in accordance with the laws of the State of Texas.

DATE:

FEBRUARY 2002

SHEET 1 OF 1

FINAL PLAT

WILLOW CREEK PHASE 3

LOTS 1-6, BLOCK H

Hannibal Good Survey, Abstract No.535
Weatherford, Parker County, Texas

NOTE: WASTE OF RECORDING FOR THIS PLAT IS THE CITY OF WEATHERFORD GIS COORDINATE SYSTEM

MINIMUM FINISH FLOOR = 284.00
FOR ALL LOTS IN THIS SUBDIVISION

LOCATION MAP

GRAPHIC SCALE 1"=100'

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