

SURVEYOR'S CERTIFICATE

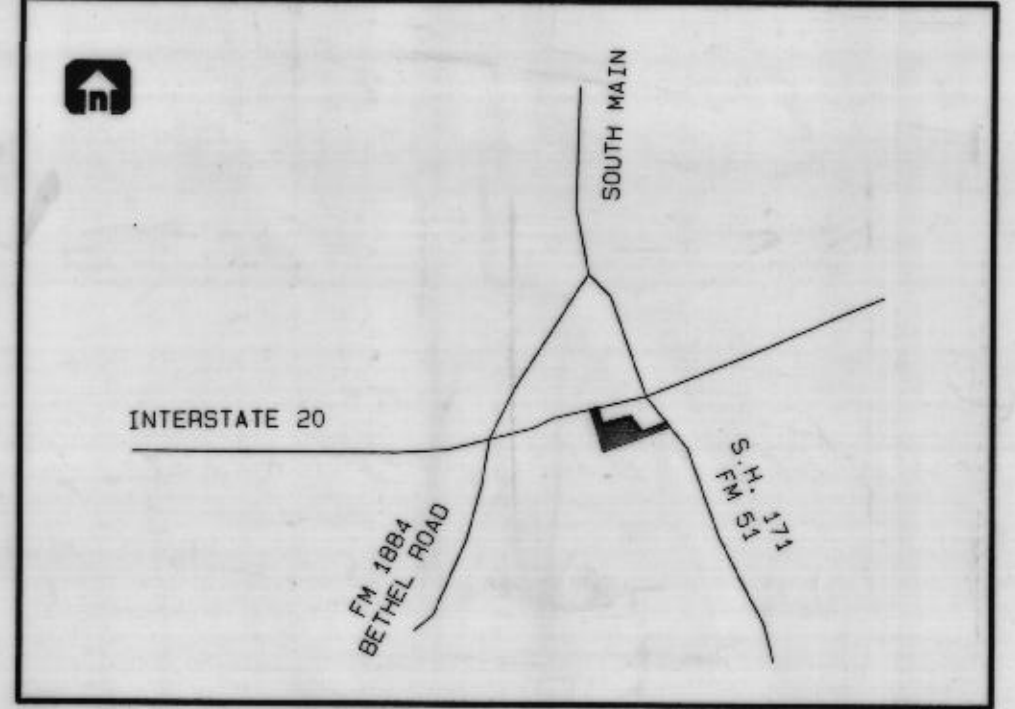
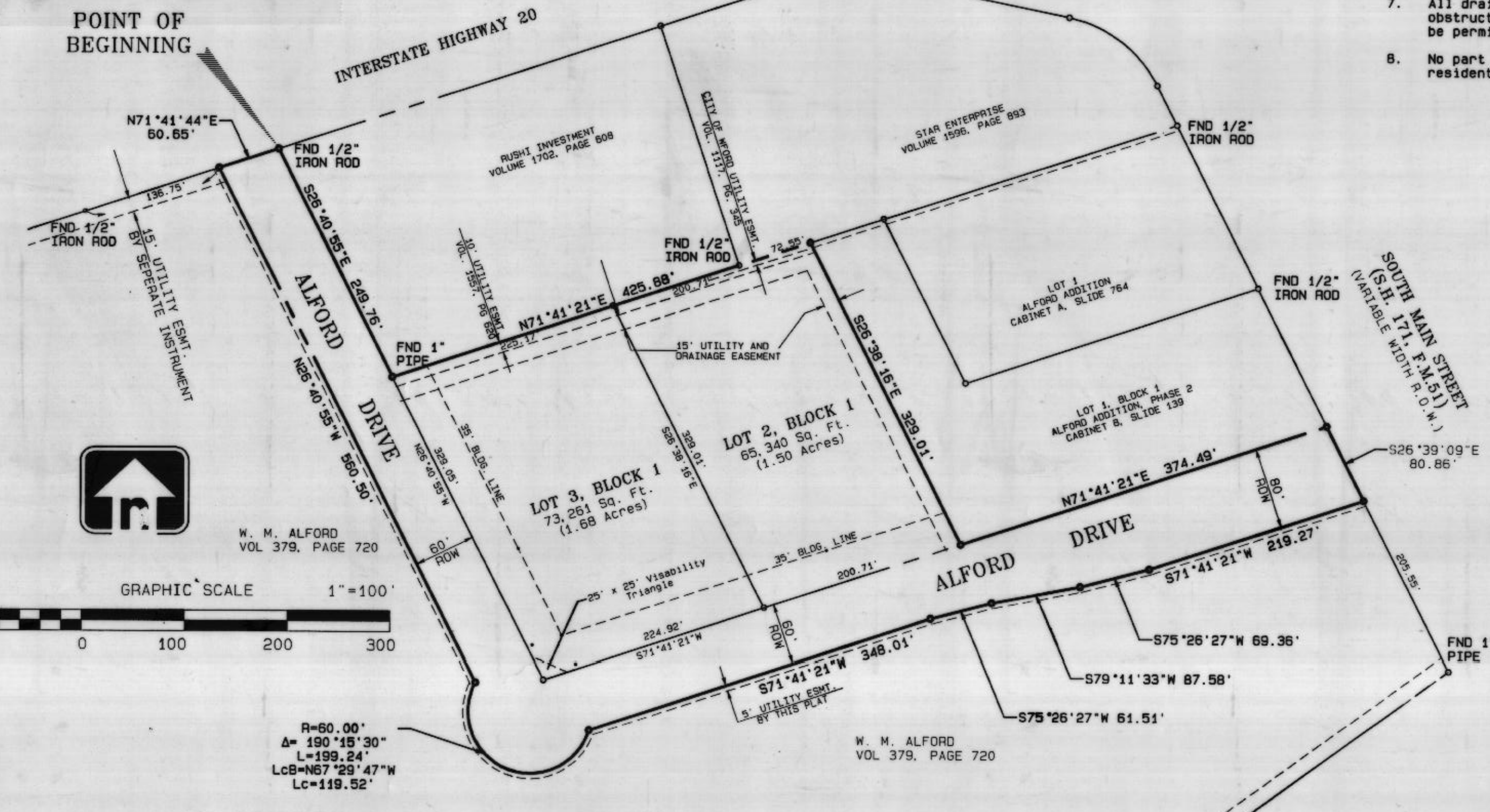
I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

*Charles F. Stark 7/12/01*  
Charles F. Stark, R.P.L.S. No. 5084

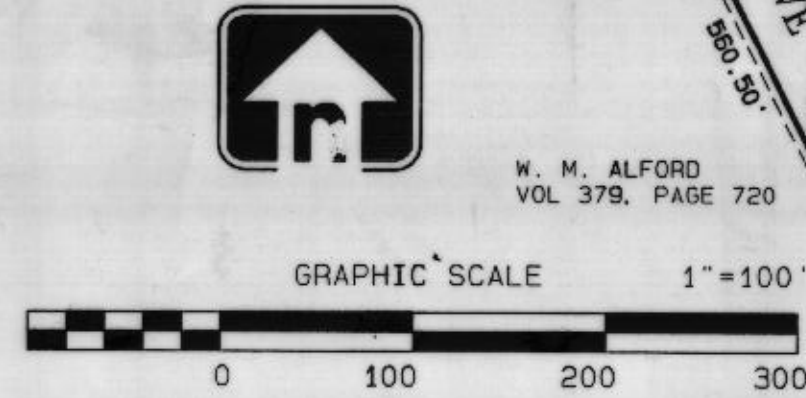


GENERAL NOTES

- All lot corners are 1/2 inch iron rods with red GAI cap unless otherwise noted. Lot corners to be set upon completion of paving.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum.
- Rear Yard: 25'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.



LOCATION MAP



LEGAL DESCRIPTION

BEING a 5.39 acre tract of land situated in the A.M. Krouse Survey, Abstract No. 785, City of Weatherford, Parker County, Texas and being a portion of the W.M. Alford Tract as evidenced by deed recorded in Volume 379, Page 720, Deed Records Parker County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod in the south line of Interstate Highway 20 for the northwest corner of the Rushi Investment tract as recorded in Volume 1702, Page 608, Deed Records Parker County, Texas;

THENCE South 26°40'55" East, a distance of 249.76 feet to a found 1" pipe for the southwest corner of said Rushi tract;

THENCE North 71°41'21" East, a distance of 425.88 feet to a set 1/2" iron rod for the northwest corner of Lot 1, Block 1, Alford Addition, an addition to the City of Weatherford, Texas as recorded in Cabinet B, Slide 139, Plat Records Parker County, Texas;

THENCE South 26°38'16" East, a distance of 329.01 feet to a set 1/2" iron rod for the southwest corner of said Lot 1, Block 1;

THENCE North 71°41'21" East, a distance of 374.49 feet to a set 1/2" iron rod in the west line of State Highway 171 for the southeast corner of said Lot 1, Block 1;

THENCE South 26°39'09" East with said west line a distance of 80.86 feet to a set 1/2" iron rod;

THENCE South 71°41'21" West a distance of 219.27 feet to a set 1/2" iron rod;

THENCE South 75°26'27" West a distance of 69.36 feet to a set 1/2" iron rod;

THENCE South 79°11'33" West a distance of 87.58 feet to a set 1/2" iron rod;

THENCE South 75°26'27" West a distance of 61.51 feet to a set 1/2" iron rod;

THENCE South 71°41'21" West, a distance of 348.01 feet to a set 1/2" iron rod for the beginning of a non-tangent curve to the right having a radius of 60.00 feet, a central angle of 190°15'30" and a long chord which bears North 67°29'47" West, 119.52 feet;

THENCE along said curve to the right an arc distance of 199.24 feet to a set 1/2" iron rod;

THENCE North 26°40'55" West, a distance of 560.50 feet to a set 1/2" iron rod in the south line of Interstate 20;

THENCE North 71°41'44" East, a distance of 60.65 feet to the POINT OF BEGINNING and CONTAINING 234,741 square feet of land, 5.39 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Helen Alford Fuller, co-executrix of the W. M. Alford Estate, does hereby adopt this plat designating the hereinabove described real property as LOTS 2 & 3, BLOCK 1, ALFORD ADDITION, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets and easements shown thereon.

WITNESS MY HAND this 16th day of July, 2001.

W. M. ALFORD ESTATE  
*Helen Alford Fuller*  
Helen Alford Fuller, Co-Executrix

STATE OF GEORGIA  
COUNTY OF Muscogee  
Before me, the undersigned authority, on this day appeared HELEN ALFORD FULLER, known by me to be the person whose name is subscribed to the foregoing instrument.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16th day of July, 2001.  
*Frederick W. White*  
Notary Public in and for the State of Georgia

RECOMMENDED FOR APPROVAL  
*Annie Anderson*  
Chairman, Planning and Zoning Commission  
APPROVED: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS  
July 24 2001  
Mayor  
*Waymon Hamilton* City Council  
*Kami Boyea* City Council  
*Shirley Hester* City Council  
*City Council* City Council

**FINAL PLAT**  
**LOTS 2 & 3, BLOCK 1**  
**ALFORD ADDITION**  
A.M. KROUSE SURVEY  
ABSTRACT NO. 785  
CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
616 SIX FLAGS DRIVE, SUITE 400  
ARLINGTON, TEXAS 76011 (817) 640-8335

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