

CERTIFICATE OF RECORD

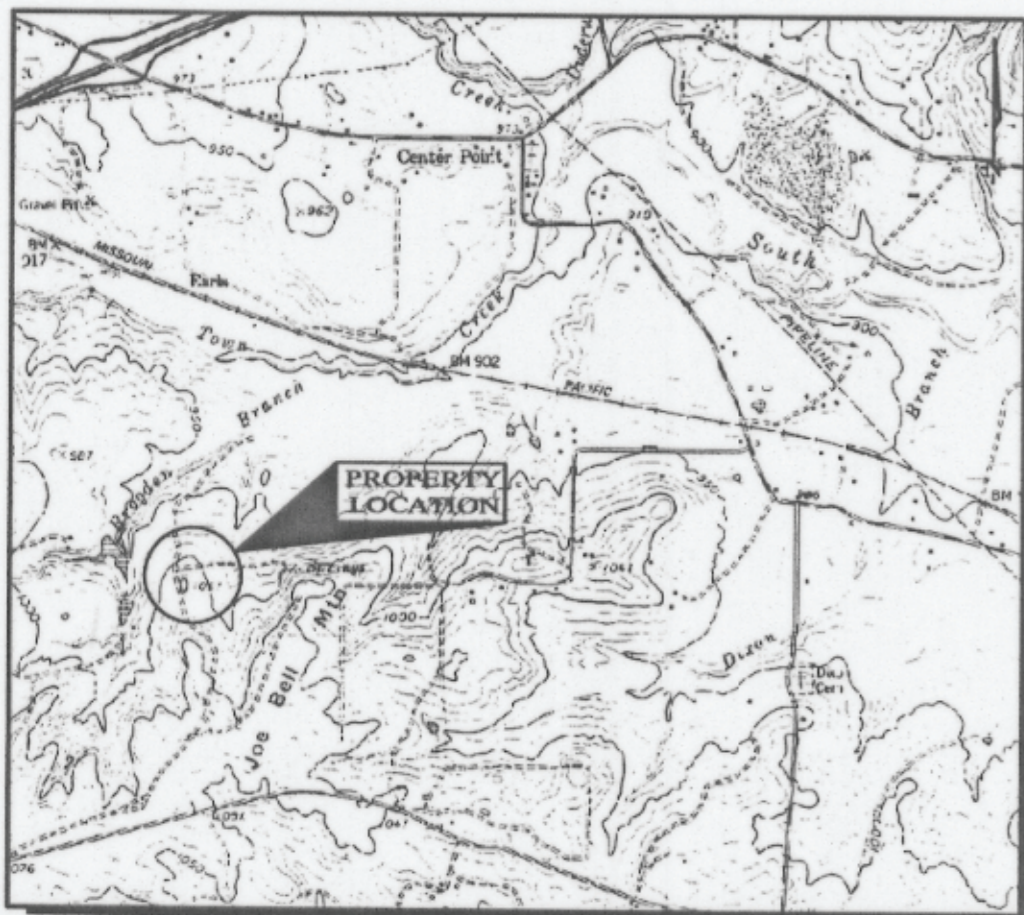
STATE OF TEXAS }
COUNTY OF PARKER }

I, JEANE BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF 2007 AT O'CLOCK M., AND DULY RECORDED THE DAY OF 2007 AT O'CLOCK M., IN RECORDS OF SAID COUNTY IN PLAT CABINET, PAGES

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE DAY OF 2007

JEANE BRUNSON, COUNTY CLERK
PARKER COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP
SCALE: 1"=2000'

STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE DAY OF 2007

MARK RILEY, COUNTY JUDGE

COMMISSIONER #1 COMMISSIONER #2

COMMISSIONER #3 COMMISSIONER #4

NOTE: THIS SUBDIVISION WILL HAVE INDIVIDUAL SEPTIC SYSTEMS. CITY WATER WILL BE FURNISHED AT SITE.

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS, BILL SALLEE, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE J ABSOLOM SPARKS SURVEY (A-1195), ACCORDING TO THE DEED RECORDED IN VOLUME 280, PAGE 273, DEED RECORDS OF PARKER COUNTY TEXAS, APRIL 12, 1993, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF A 64.012-ACRE TRACT, SITUATED IN THE ABSOLOM SPARKS SURVEY (A-1195), PARKER COUNTY, TEXAS, AND COMMENCING AT A STEEL ROD AT THE NORTHEAST CORNER OF ARAPAHOE RIDGE PHASE III ADDITION RECORDED IN PLAST CABINET B, SLIDE 575, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF ABOVE MENTIONED 33.03 ACRE TRACT;

THENCE N 83°4'40" W A DISTANCE OF 406.22 FEET TO A STEEL ROD;
THENCE S 84°23'42" W A DISTANCE OF 240.88 FEET TO A STEEL ROD;
THENCE S 67°21'51" W A DISTANCE OF 263.39 FEET TO A STEEL ROD;
THENCE S 14°32'26" W A DISTANCE OF 94.45 FEET TO A STEEL ROD;
THENCE N 89°37'53" W A DISTANCE OF 333.61 FEET TO A STEEL ROD;
THENCE S 85°23'51" W A DISTANCE OF 328.89 FEET TO A STEEL ROD;
THENCE N 0°43'32" W A DISTANCE OF 261.34 FEET TO A STEEL ROD;
THENCE N 59°19'36" E A DISTANCE OF 80.83 FEET TO A STEEL ROD;
THENCE N 85°9'16" E A DISTANCE OF 26.15 FEET TO A STEEL ROD;
THENCE N 42°6'2" E A DISTANCE OF 53.44 FEET TO A STEEL ROD;
THENCE N 13°1'44" E A DISTANCE OF 52.60 FEET TO A STEEL ROD;
THENCE N 24°59'43" E A DISTANCE OF 123.93 FEET TO A STEEL ROD;
THENCE N 26°54'8" E A DISTANCE OF 209.26 FEET TO A STEEL ROD;
THENCE N 78°30'3" E A DISTANCE OF 180.96 FEET TO A STEEL ROD;
THENCE N 54°6'36" E A DISTANCE OF 225.16 FEET TO A STEEL ROD;
THENCE N 40°13'47" E A DISTANCE OF 157.34 FEET TO A STEEL ROD;
THENCE N 66°34'29" E A DISTANCE OF 131.76 FEET TO A STEEL ROD;
THENCE N 52°6'29" E A DISTANCE OF 483.54 FEET TO A STEEL ROD;
THENCE N 73°26'42" E A DISTANCE OF 117.31 FEET TO A STEEL ROD;
THENCE N 41°23'41" E A DISTANCE OF 142.98 FEET TO A STEEL ROD;
THENCE N 58°56'57" W A DISTANCE OF 333.26 FEET TO A STEEL ROD;
THENCE S 6°45'19" W A DISTANCE OF 1463.29 FEET TO A STEEL ROD;
TO A PLACE OF BEGINNING FOR THIS TRACT AND CONTAINING 33.03 ACRES MORE OR LESS TO BE KNOWN AS:

ARAPAHOE RIDGE PHASE IV - LOTS 1-11 (BLOCK 1), LOTS 1-11 (BLOCK 2)

THAT, BILL SALLEE, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS ADDITION TO PARKER COUNTY, TEXAS, AND IT DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND THIS DAY OF 2007

Bill Sallee
BILL SALLEE
JWS PROPERTIES, LTD

SURVEYOR'S FLOOD PLAIN NOTE:

According to the U. S. Department of Housing and Urban Development Federal Insurance Administration Flood insurance Rate Map Community Panel Number 4805200200-B, effective date, SEPTEMBER 27, 1991, Lot 1, Block 2 of this property does lie within a 100 year flood hazard area.

SURVEYOR'S CERTIFICATE

The surveyor responsible for surveying the subdivision area shall attest to the accuracy of same in the following form: THIS is to certify that I, Jerry Robbins, a Registered Public Surveyor of the State of Texas, have platted 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 direction and supervision.

Jerry Robbins
Surveyor Date FEB/07

Texas RPLS No. 5746

SURVEYOR:
Jerry Robbins
Lone Star Surveying LLC
108 Shady Lane
Azle, Texas 76020
817-270-2323



P.O. BOX 2230
WEATHERFORD, TX 76086
(817) 599-4278
(817) 341-4242 METRO
(817) 599-4279 FAX
www.barnettengineering.com

OWNER:
JWS Properties, LTD
Bill Sallee, President of
K.BDS Properties, L.L.C., General Partner
2600 Clear Lake Rd
Weatherford, TX 76087
(817) 596-9852

OWNER'S DEDICATION STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, I, BILL SALLEE, PRESIDENT OF K.BDS PROPERTIES L.L.C., GENERAL PARTNER OF JWS PROPERTIES, LTD, do hereby adopt this plat designating the herein above described real property as ARAPAHOE RIDGE PHASE IV, AN ADDITION TO PARKER COUNTY, TEXAS and do hereby dedicate to the public's use the easements shown thereon.

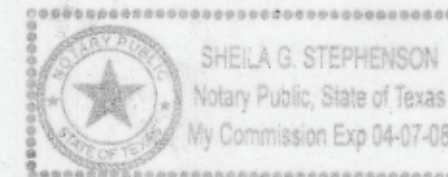
Bill Sallee
JWS Properties, LTD
Bill Sallee, President of K.BDS PROPERTIES, L.L.C.,
General Partner

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Bill Sallee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and who acknowledged that he executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of February, 2007.

Sheila G. Stephenson
NOTARY PUBLIC, in and for the State of Texas



Commission Expiration Date:

WAIVER OF CLAIMS STATEMENT

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.

SPECIAL NOTICE

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State law, and is subject to fines and withholding of utilities and building permits.

PLANNING AND ZONING APPROVAL

By: Joel C. Shively
CHAIRMAN

CITY APPROVAL STATEMENT

APPROVED: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS

By: Joe M. Lane, Mayor

By: C. E. ... Asst. City Secretary
Feb 14, 2007

NOTE:

A 40' wide drainage easement shall be maintained through lots 1-6, Block 2. The location will be 20' each side of the center of the ditch. There shall be no obstructions and water is to flow naturally from one lot to the other.

Section 11.086 of the Texas Water Code states: No person may divert or impair the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue, in a manner that changes the property of another by the overflow of the water diverted or impounded.

The Texas Water Code grants a remedy to any person that suffers damages by such a diversion or impoundment. The Supreme Court has upheld this statute.

FINAL PLAT
OF
ARAPAHOE RIDGE PHASE IV
AN ADDITION TO PARKER COUNTY, TEXAS
BEING 33.03 ACRES OF LAND OUT OF THE
ABSALOM SPARKS SURVEY
ABSTRACT NO. 1195
JANUARY, 2007

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