



STATE OF TEXAS )  
 COUNTY OF PARKER )  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,  
 THIS THE 15 DAY OF April, 1996.

*Ben Long*  
 COUNTY JUDGE

*Wynn Wright*  
 COUNTY COMMISSIONER  
 PRECINCT #1

*Mark Dohle*  
 COUNTY COMMISSIONER  
 PRECINCT #2

*Rena Helen*  
 COUNTY COMMISSIONER  
 PRECINCT #3

Plat Cabinet B  
 Slide 124

292652

STATE OF TEXAS )  
 COUNTY OF PARKER )

RECORDED  
 MAY 17 1996

RECEIVED AND FILED  
 FOR RECORD  
 4:30 O'Clock P.M.

MAY 17 1996

*D Brooks*

STATE OF TEXAS )  
 COUNTY OF PARKER )

KNOWN ALL MEN BY THESE PRESENTS, THAT, SALLEE FAMILY PARTNERSHIP, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

BEING 18.555 ACRES OF LAND SITUATED IN THE JOHATHAN BROCK SURVEY, ABSTRACT NO. 2813, PARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DEEDED TO SALLEE FAMILY PARTNERSHIP AS RECORDED IN VOLUME 1562, PAGE 158, REAL RECORDS, PARKER COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD AND BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, OF THE REPLAT OF HIDDEN ACRES AS RECORDED IN VOLUME 363-A, PAGE 27, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF SAID HIDDEN ACRES;

THENCE N 37°23'06" W, ALONG THE EAST LINE OF SAID HIDDEN ACRES 969.73 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE N 16°03'59" W, CONTINUING ALONG SAID EAST LINE, 489.48 FEET TO A 1/2 INCH IRON ROD SET;

THENCE N 83°41'32" E, 802.87 FEET TO A 1/2 INCH IRON ROD SET;

THENCE N 41°24'34" E, 251.96 FEET TO A 1/2 INCH IRON ROD SET AND BEING IN THE PROPOSED EASTERLY LINE OF ARAPAHOE DRIVE AND AT THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 272.80 FEET AND WHOSE LONG CORD BEARS S 50°48'19" E, 40.38 FEET;

THENCE ALONG THE SAID PROPOSED EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE AN ARC DISTANCE OF 40.42 FEET AND THROUGH A CENTRAL ANGLE OF 08°29'20" TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE AND BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WHOSE RADIUS IS 293.20 FEET AND WHOSE LONG CORD BEARS S 13°08'56" W, 544.44 FEET;

ALONG SAID CURVE AN ARC DISTANCE OF 697.93 FEET AND THROUGH A CENTRAL ANGLE OF 136°23'14" TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE AND BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT WHOSE RADIUS IS 213.99 FEET AND WHOSE LONG CORD IS S 28°03'56" W, 343.04 FEET;

ALONG SAID CURVE AN ARC DISTANCE OF 397.96 FEET THROUGH A CENTRAL ANGLE OF 106°33'14" TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE;

S 25°12'41" E, 654.70 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF OLD AIRPORT ROAD, COUNTY ROAD NO. 4014;

THENCE S 75°45'34" W, ALONG SAID NORTH RIGHT-OF-WAY LINE 273.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.555 ACRE OF LAND MORE OR LESS.

DEED RESTRICTION CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THE AREA OF THIS PLAT DOES NOT INCLUDE ANY LOTS OF A PIROR SUBDIVISION LIMITED BY DEED RESTRICTION TO RESIDENTIAL DSE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF 1996

VOLUME 1535, PAGE 1400  
 REAL RECORDS, PARKER COUNTY, TEXAS

SALLEE FAMILY PARTNERSHIP  
 VOLUME 1562, PAGE 158  
 REAL RECORDS, PARKER COUNTY, TEXAS

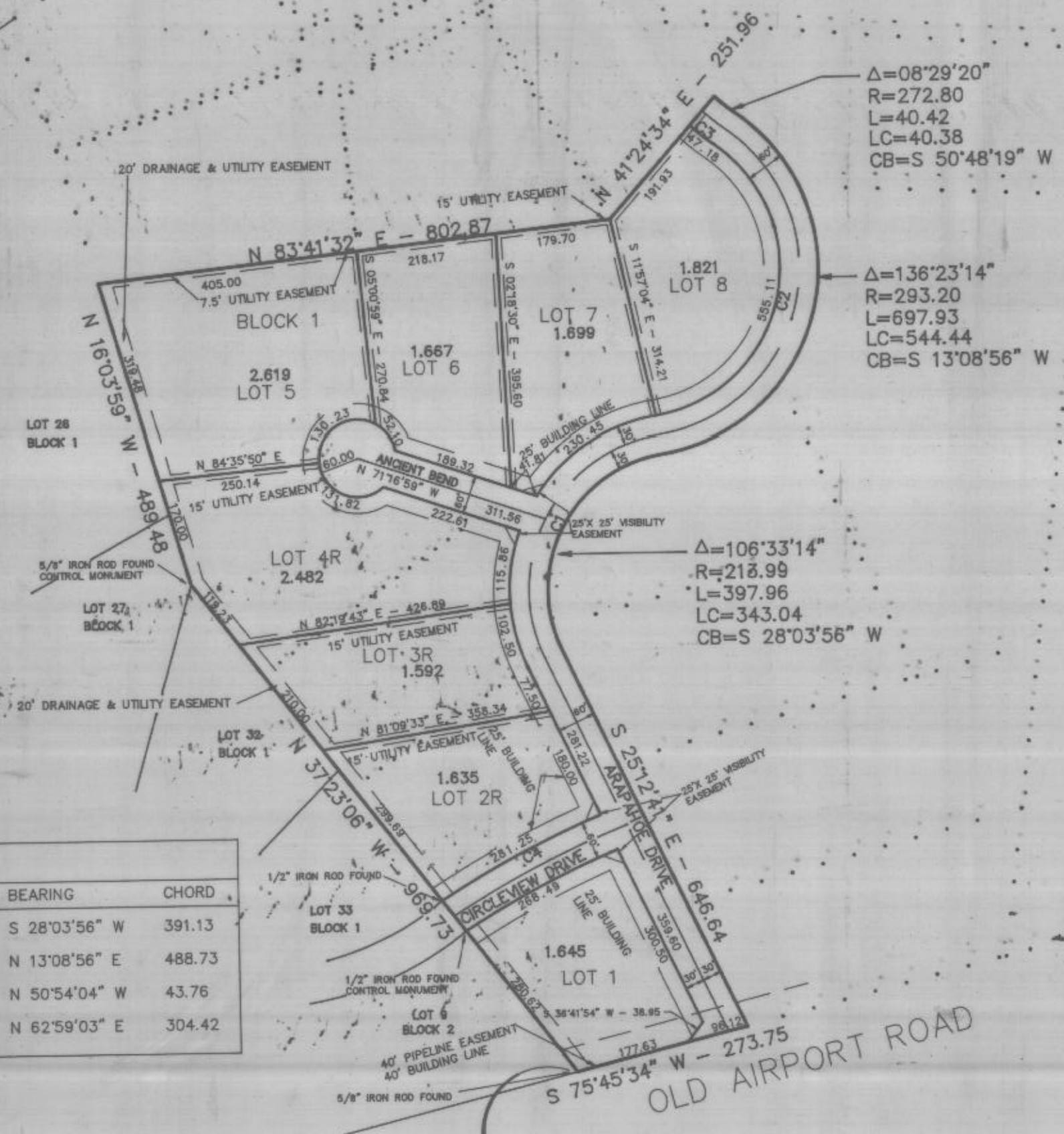
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

TITLE  
 STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 DAY OF 1996.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	106°33'14"	243.99	453.75	327.06	S 28°03'56" W	391.13
C2	136°23'14"	263.20	626.52	657.84	N 13°08'56" E	488.73
C3	08°17'14"	302.80	43.80	21.94	N 50°54'04" W	43.76
C4	11°25'07"	1530.00	304.92	152.97	N 62°59'03" E	304.42

- NOTE:
1. THERE IS A 15' BUILDING LINE ALONG ALL SIDE LOT LINES.
  2. ALL EASEMENTS 15' EXCEPT AS SHOWN
  3. ALL CORNERS TO 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.

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."

GRADING WAIVER:  
 Note: WE DO HEREBY WAIVER 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.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,  
 THAT, SALLEE LAND CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT OF THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 1,2R,3R,4R,5-8, BLOCK 1, ARAPAHOE RIDGE, PARKER COUNTY, TEXAS AND DOSE HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT *Weatherford*, PARKER COUNTY, TEXAS  
 THIS 10th DAY OF *April*, 1996

SALLEE FAMILY PARTNERSHIP BY: *Jim Sum*

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, *Bill Baker*, OF *Sallee Family Partnership* A CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 10th DAY OF April, 1996.

*Cathy L. Owen*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY APPROVAL STATEMENT  
 APPROVAL BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 4-10-96  
*Betty Farris*  
 BETTY FARRIS  
 CITY SECRETARY  
 CITY OF WEATHERFORD, TEXAS

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, T.D. DISHEROON A REGISTERED PROFESSIONAL LAND 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 SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

DATE 4-8-96  
*T.D. Disheroon*  
 T.D. DISHEROON  
 TEXAS REGISTRATION NO. 1276

OWNER & DEVELOPER:  
 SALLEE FAMILY PARTNERSHIP  
 P.O. BOX 1644  
 WEATHERFORD, TEXAS 76086  
 PHONE 871-596-9852

A PLAT OF  
 LOTS 1,2R,3R,4R,5 - 8, BLOCK 1  
 ARAPAHOE RIDGE, PHASE 1  
 AND BEING A REPLAT  
 LOTS 1 - 8, BLOCK 1  
 ARAPAHOE RIDGE, PHASE 1  
 AN ADDITION IN PARKER COUNTY, TEXAS  
 BEING 18.555 ACRES OF LAND SITUATED IN THE  
 JOHNATHAN BROCK SURVEY  
 ABSTRACT NO. 2813  
 PARKER COUNTY, TEXAS

PROJECT NO.	SALLEE	DATE	REVISIONS
	GLC		REVISED LOTS 2,3,4
	TDD		
		12/01/94	

A PLAT OF  
 LOTS 1,2R,3R,4R,5 - 8, BLOCK 1  
 ARAPAHOE RIDGE, PHASE 1  
 AND BEING A REPLAT  
 LOTS 1 - 8, BLOCK 1  
 ARAPAHOE RIDGE, PHASE 1  
 AN ADDITION IN PARKER COUNTY, TEXAS  
 BEING 18.555 ACRES OF LAND SITUATED IN THE  
 JOHNATHAN BROCK SURVEY  
 ABSTRACT NO. 2813  
 PARKER COUNTY, TEXAS

T.D. DISHEROON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 6717 CALMONT AVENUE  
 FORT WORTH, TEXAS 76116  
 PHONE 817-731-0587 FAX 817-732-2014

