

C 777



SCALE 1" = 20'

GRAPHIC SCALE

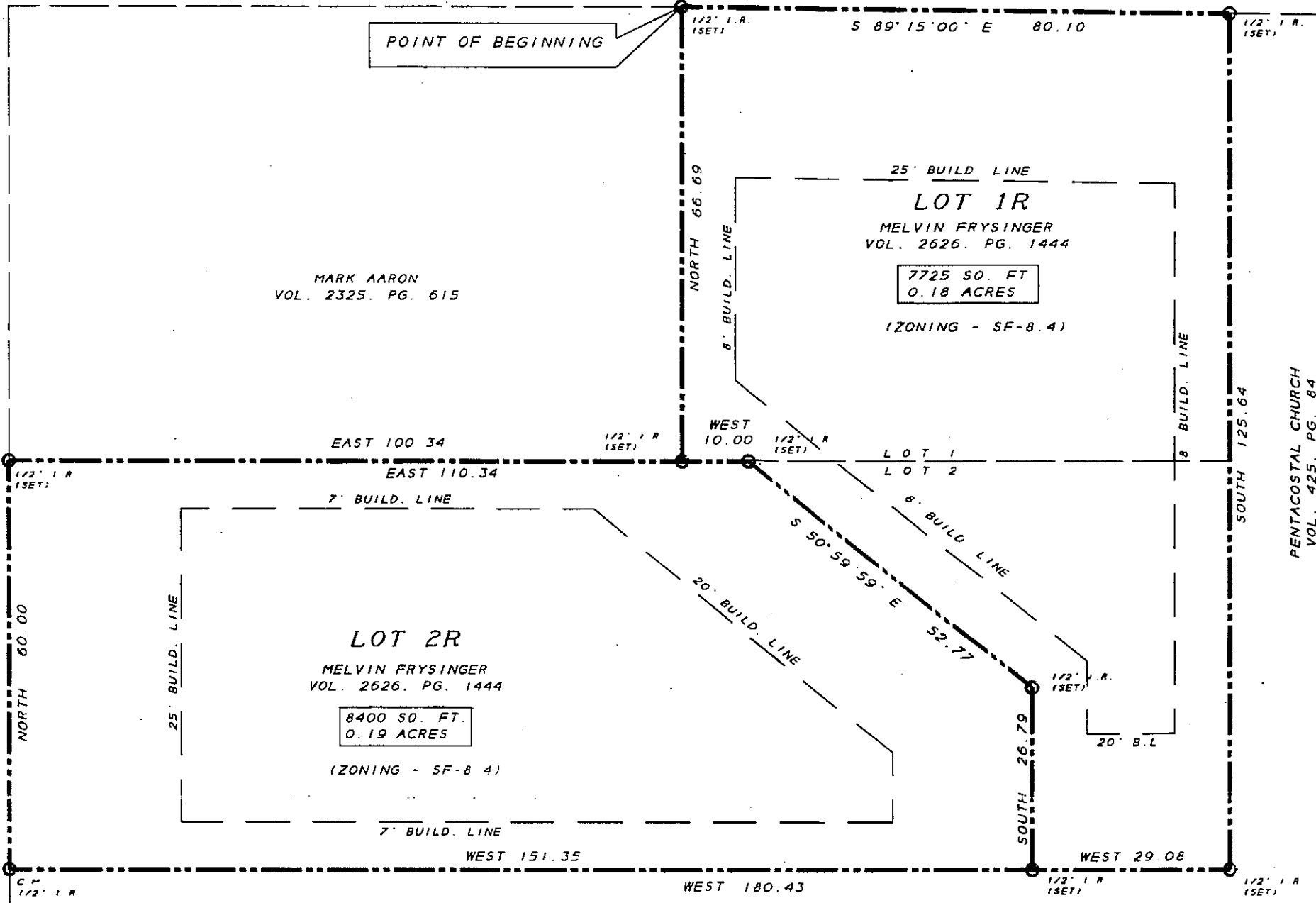


EAST THIRD STREET  
(80' R.O.W. - 34' B/B CURB - ASPH. SURFACE)

AUDREY ADCOX  
VOL. 1582, PG. 64  
(ZONING - SF-8.4)

NORTH ELM STREET  
(80' R.O.W. - 46' B/B CURB - ASPH. SURFACE)

PENTACOSTAL CHURCH  
VOL. 425, PG. 84  
(ZONING - SF-8.4)



MARK AARON  
VOL. 2325, PG. 615

LOT 2R  
MELVIN FRYSSINGER  
VOL. 2626, PG. 1444  
8400 SQ. FT.  
0.19 ACRES  
(ZONING - SF-8.4)

LOT 1R  
MELVIN FRYSSINGER  
VOL. 2626, PG. 1444  
7725 SQ. FT.  
0.18 ACRES  
(ZONING - SF-8.4)

LESTER & MARY HACK  
VOL. 1407, PG. 1520  
(ZONING - SF-8.4)

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, MELVIN FRYSSINGER IS THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY RECORDED IN VOLUME 2626 PAGE 1444 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS

BEING a part of Lots 1 and 2, Block 1, and the adjacent parts of alleys, Carter's Addition to the City of Weatherford, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, set, on the South line of East Third Street, said point being East 100.34 feet and North 16.96 feet from the Northwest corner of Lot 1, Block 1, Carter's Addition for the most Northerly Northwest corner of this tract:

THENCE S 89D 15' 00" E along and with the South line of said East Third Street a distance of 80.10 feet to a 1/2 inch iron rod, set, at the Northwest corner of that certain tract conveyed to the Pentacostal Church by deed recorded in Volume 425, Page 84 of the Deed Records of Parker County, Texas for the Northeast corner of this tract:

THENCE South, along and with the West line of said Pentacostal Church tract, a distance of 125.64 feet to a 1/2 inch iron rod, set, for the Southeast corner of this tract:

THENCE West, a distance of 180.43 feet to a 1/2 inch iron rod, found in place on the East line of North Elm Street for the Southwest corner of this tract:

THENCE North, along and with the East line of said North Elm Street, a distance of 60.00 feet to a 1/2 inch iron rod, set, at the Southwest corner of said Lot 1, Block 1 and the Northwest corner of said Lot 2 Block 1 for the most Southerly Northwest corner of this tract:

THENCE East, along and with the South line of said Lot 1, Block 1, a distance of 100.34 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE North, a distance of 66.69 feet to the place of beginning and containing 0.37 acres:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MELVIN FRYSSINGER, owner of the property shown hereon, do hereby adopt this plat designating the herein above described PROPERTY as 1-R AND LOT 2-R, BLOCK 1 BEING A REPLAT OF A PART OF LOTS 1 AND 2, BLOCK 1, CARTER'S ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and do hereby DEDICATE IN FEE SIMPLE, to the public use forever, the streets, rights-of-way, easements and other public improvement The Streets and alleys, if any, are dedicated as street purposes. The easements and public use areas, as shown, are dedicated to the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits its use to particular utilities. said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading, meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas

WITNESS my hand this 9th day of February, 2009

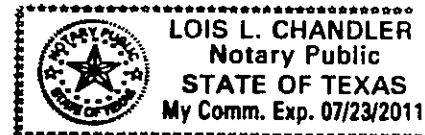
By: Melvin Fryssinger  
MELVIN FRYSSINGER

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MELVIN FRYSSINGER, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations therein expressed

Given under my hand and seal of office, this 9th day of February, 2009

Lois L. Chandler  
Notary Public in and for the State of Texas  
7-23-11  
My Commission Expires On

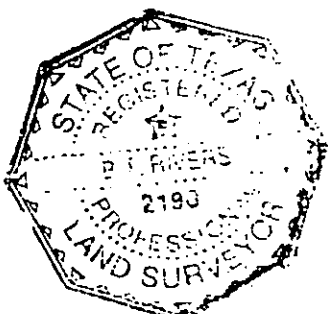


ACCT. NO.: 11020  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-14

KNOW ALL MEN BY THESE PRESENTS

I, B. F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2008 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B. F. RIVERS, M.S. P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS



SURVEYOR

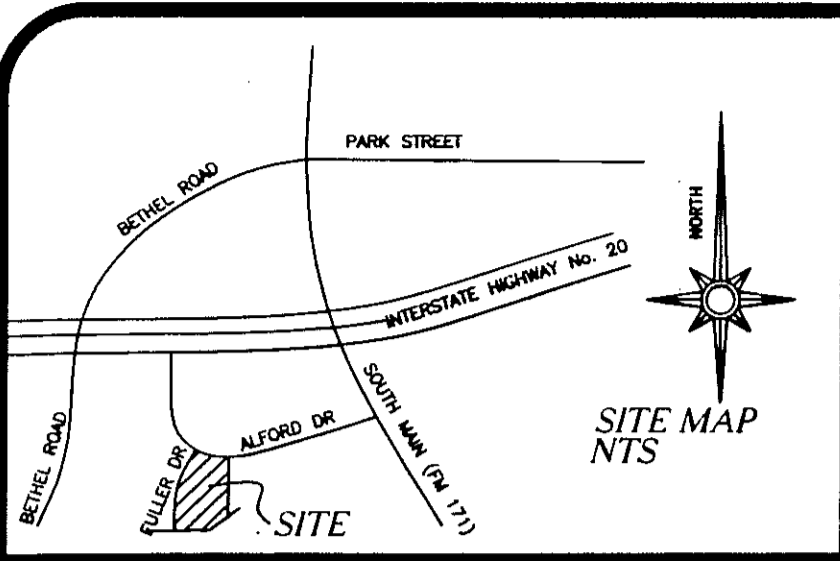
RIVERS SURVEYING, INC.  
LAND SURVEYORS  
P O BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS  
940-325-8613  
FAX 940-325-8028

OWNER/DEVELOPER  
MELVIN FRYSSINGER  
817-613-7441

REPLAT OF  
A PART OF LOTS 1 & 2, BLOCK 1  
AND THE ADJACENT ALLEYS  
CARTER'S ADDITION TO THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS  
INTO  
LOT 1-R AND LOT 2-R, CARTER'S ADDITION  
TO THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS

BOA 0805-0002 APPROVED 11.06.06

SHEET 1 OF 2



OWNER ACROSS ALFORD DRIVE  
R M D P R, LTD.  
VOLUME 1951, PAGE 1512

C778

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 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

**FIRE LANES**

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

**Access Easement**

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

**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: NA

SWORN TO AND SUBSCRIBED before me this \_\_\_ day of \_\_\_, 2008.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

Doc# 705718  
Book 2694 Page 1692

FOR DEPARTMENT USE ONLY  
PROJECT #:  
SUBMITTAL DATE:  
ACCEPTED BY:  
FILED BY:  
FILED DATE:  
VOLUME & PAGE:  
DOC# & PLAT CABINET:

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.

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

RECOMMENDED BY: Planning and Zoning Commission  
City of Weatherford, Texas  
[Signature] 2-24-09  
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
City of Weatherford, Texas  
[Signature] 2-24-09  
Signature of Mayor Date of Approval

ATTEST: [Signature] 2-24-09  
City Secretary Date

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.  
NA  
TITLE

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_, 2008.  
Notary Public in and for the State of Texas  
My Commission Expires On: \_\_\_\_\_

Doc# 705718 Fees: \$66.00  
02/25/2008 10:49AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thakorbhai Panchal, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12th day of November, 2008.  
[Signature]  
Notary Public in and for the State of Texas  
7-23-11  
My Commission Expires On: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF PARKER )  
WHEREAS, THAKORBHAI PANCHAL AND POPATLAL PATEL, are the Owners of a tract of land situated in and being all of Lot 3, Block 2, ALFORD ADDITION, PHASE 2, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 713, Plat Records, Parker County, Texas and being all of a 2.12 Acre tract (Lot 3) conveyed to SAPEA recorded in Volume 2481, Page 448 and being more particularly described as follows:

BEGINNING at an iron rod set in the south right of way line of Alford Drive, as it exist, said iron being the northeast corner of said Lot 3 and the northwest corner of Lot 2, Block 2, said Alford Addition, Phase 2; THENCE S 28°21'31" E, with the common line of said Lot 2 and 3, 409.14 feet to an iron rod set in the south line of said Phase 2; THENCE with the south line of said Phase 2 the following courses and distances:  
S 54°01'12" W, 173.84 feet to an iron rod set;  
S 89°38'16" W, 61.11 feet to an iron rod set in the east right of way line of Fuller Drive;  
THENCE with the east right of way line of said Fuller Drive the following courses and distances:  
N 30°50'27" W, 126.37 feet to an iron rod set at the beginning of a curve to the right with a radius of 470.0 feet and whose chord bears N 14°20'16" W, 267.02 feet;  
With said curve to the right through a central angle of 33°00'19" and a distance of 270.75 feet to an iron rod set;  
N 02°09'47" E, 24.43 feet to an iron rod set in the south right of way line of said Alford Drive in a non-tangent curve to the left with a radius of 60.0 feet and whose chord bears N 39°46'12" E, 45.72 feet;  
THENCE with the south right of way line of said Alford Drive the following course and distances:  
With said curve to the left through a central angle of 44°47'27" and a distance of 46.91 feet to an iron rod set;  
N 71°41'22" E, 113.95 feet to the POINT OF BEGINNING and containing 2.12 acres (92158 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, THAKORBHAI PANCHAL AND POPATLAL PATEL, does hereby adopt this plat designating the herein above described property as LOT 3R AND LOT 3R1, BLOCK 2, ALFORD ADDITION, PHASE 2, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 3, Block 2, Alford Addition, Phase 2, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the 12th day of November, 2008.  
BY: [Signature] THAKORBHAI PANCHAL ACCT. NO.: 10090  
BY: [Signature] POPATLAL PATEL SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-16

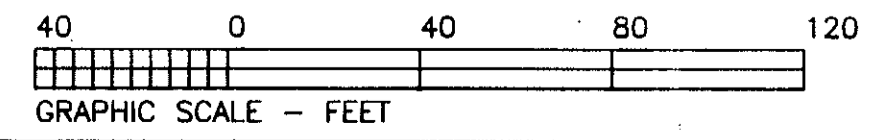
STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of November, 2008.  
[Signature]  
Notary Public in and for the State of Texas  
3-2-09  
My Commission Expires On: \_\_\_\_\_



KNOW ALL MEN BY THESE PRESENTS:  
That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.  
Registration No. 2074  
REVISED SEPTEMBER, 2008  
REVISED OCTOBER, 2008



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

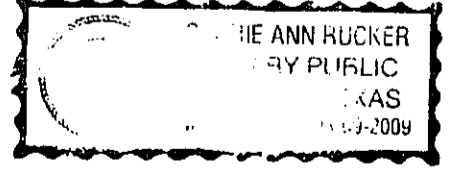
OWNER ACROSS FULLER DRIVE  
ALFORD INVESTMENTS  
VOLUME 1899, PAGE 1026

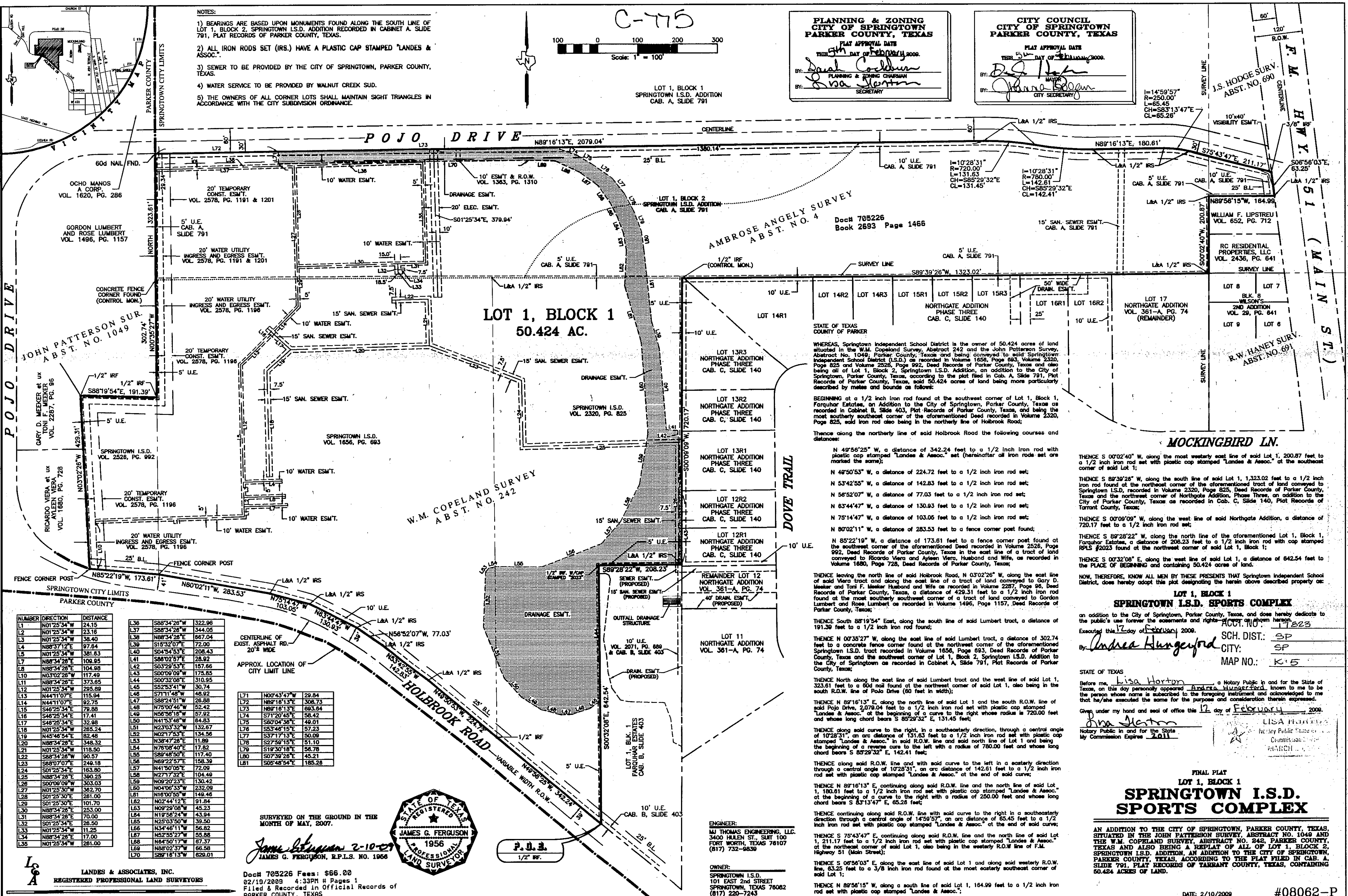
OWNERS/DEVELOPER:  
Thakorbhai Panchal  
2501 East Interstate 20  
Eastland, TX 76448  
817-680-7335 and  
Popatlal Patel  
2001 Woodland Hill  
Weatherford, TX 76087

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833

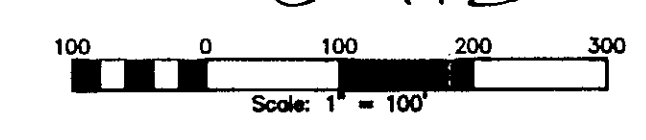
ZONING AG, AGRICULTURAL

**REPLAT**  
**LOT 3R AND LOT 3R1, BLOCK 2**  
**ALFORD ADDITION, PHASE 2**  
**AN ADDITION TO THE CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**  
**Being a replat of Lot 3, Block 2, Alford Addition, Phase 2, an addition to the City of Weatherford, Parker County, Texas**





- NOTES:
- 1) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE SOUTH LINE OF LOT 1, BLOCK 2, SPRINGTOWN I.S.D. ADDITION RECORDED IN CABINET A, SLIDE 791, PLAT RECORDS OF PARKER COUNTY, TEXAS.
  - 2) ALL IRON RODS SET (IRS.) HAVE A PLASTIC CAP STAMPED "LANDES & ASSOC."
  - 3) SEWER TO BE PROVIDED BY THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
  - 4) WATER SERVICE TO BE PROVIDED BY WALNUT CREEK SUD.
  - 5) THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.



**PLANNING & ZONING CITY OF SPRINGTOWN PARKER COUNTY, TEXAS**

PLAT APPROVAL DATE: FEB 10 DAY OF FEBRUARY 2009.

BY: *Sarah Colburn* PLANNING & ZONING CHAIRMAN

BY: *Lisa Horton* SECRETARY

**CITY COUNCIL CITY OF SPRINGTOWN PARKER COUNTY, TEXAS**

PLAT APPROVAL DATE: FEB 10 DAY OF FEBRUARY 2009.

BY: *John H. ...* MAYOR

BY: *...* CITY SECRETARY

LOT 1, BLOCK 1  
SPRINGTOWN I.S.D. ADDITION  
CAB. A, SLIDE 791

Doc# 705226  
Book 2693 Page 1466

**LOT 1, BLOCK 1  
50.424 AC.**

WHEREAS, Springtown Independent School District is the owner of 50.424 acres of land situated in the W.M. Copeland Survey, Abstract 242 and the John Patterson Survey, Abstract No. 1049, Parker County, Texas, and being conveyed to said Springtown Independent School District (I.S.D.) as recorded in Volume 1656, Page 983, Volume 2320, Page 825 and Volume 2526, Page 992, Deed Records of Parker County, Texas and also being all of Lot 1, Block 2, Springtown I.S.D. Addition, an addition to the City of Springtown, Parker County, Texas, according to the plat filed in Cab. A, Slide 791, Plat Records of Parker County, Texas, said 50.424 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of Lot 1, Block 1, Farquhar Estates, an Addition to the City of Springtown, Parker County, Texas as recorded in Cabinet B, Slide 403, Plat Records of Parker County, Texas, and being the most southerly southeast corner of the aforementioned Deed recorded in Volume 2320, Page 825, said iron rod also being in the northerly line of Holbrook Road;

THENCE along the northerly line of said Holbrook Road the following courses and distances:

- N 49°56'25" W, a distance of 342.24 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." set (hereinafter all iron rods set are marked the same);
- N 49°50'53" W, a distance of 224.72 feet to a 1/2 inch iron rod set;
- N 53°42'55" W, a distance of 142.83 feet to a 1/2 inch iron rod set;
- N 56°52'07" W, a distance of 77.03 feet to a 1/2 inch iron rod set;
- N 63°44'47" W, a distance of 130.93 feet to a 1/2 inch iron rod set;
- N 75°14'47" W, a distance of 103.05 feet to a 1/2 inch iron rod set;
- N 80°02'11" W, a distance of 283.53 feet to a fence corner post found;
- N 85°22'10" W, a distance of 173.61 feet to a fence corner post found at the southwest corner of the aforementioned Deed recorded in Volume 2526, Page 992, Deed Records of Parker County, Texas in the east line of a tract of land conveyed to Ricardo Vera and Ayleen Vera, Husband and Wife, as recorded in Volume 1680, Page 728, Deed Records of Parker County, Texas;

THENCE leaving the north line of said Holbrook Road, N 03°02'26" W, along the east line of said Vera tract and along the east line of a tract of land conveyed to Gary D. Meeker and Toni F. Meeker, Husband and Wife as recorded in Volume 2287, Page 98, Deed Records of Parker County, Texas, a distance of 429.31 feet to a 1/2 inch iron rod found at the most southerly southwest corner of a tract of land conveyed to Gordon Lambert and Rose Lambert as recorded in Volume 1496, Page 1157, Deed Records of Parker County, Texas;

THENCE South 88°19'54" East, along the south line of said Lambert tract, a distance of 191.39 feet to a 1/2 inch iron rod found;

THENCE N 00°35'27" W, along the east line of said Lambert tract, a distance of 302.74 feet to a concrete fence corner found at the northwest corner of the aforementioned Springtown I.S.D. tract recorded in Volume 1656, Page 983, Deed Records of Parker County, Texas and the southwest corner of Lot 1, Block 2, Springtown I.S.D. Addition to the City of Springtown as recorded in Cabinet A, Slide 791, Plat Records of Parker County, Texas;

THENCE North along the east line of said Lambert tract and the west line of said Lot 1, 323.61 feet to a 60d nail found at the northwest corner of said Lot 1, also being in the south R.O.W. line of Pojo Drive (60 feet in width);

THENCE N 89°16'13" E, along the north line of said Lot 1 and the south R.O.W. line of said Pojo Drive, 2,079.04 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the beginning of a curve to the right whose radius is 720.00 feet and whose long chord bears S 85°29'32" E, 131.45 feet;

THENCE along said arc curve to the right in a southeasterly direction, through a central angle of 10°28'31", an arc distance of 131.63 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." in said R.O.W. line and said north line of Lot 1 and being the beginning of a reverse curve to the left with a radius of 780.00 feet and whose long chord bears S 85°29'32" E, 142.41 feet;

THENCE along said R.O.W. line and with said curve to the left in a westerly direction through a central angle of 10°28'31", an arc distance of 142.61 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the end of said curve;

THENCE N 89°16'13" E, continuing along said R.O.W. line and the north line of said Lot 1, 180.81 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the beginning of a curve to the right with a radius of 250.00 feet and whose long chord bears S 83°13'47" E, 65.26 feet;

THENCE continuing along said R.O.W. line with said curve to the right in a southeasterly direction through a central angle of 14°59'57", an arc distance of 85.45 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the end of said curve;

THENCE S 75°43'47" E, continuing along said R.O.W. line and the north line of said Lot 1, 211.17 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the northeast corner of said Lot 1, also being in the westerly R.O.W. line of F.M. Highway 51 (Main Street);

THENCE S 09°56'03" E, along the east line of said Lot 1 and along said westerly R.O.W. line, 63.25 feet to a 3/8 inch iron rod found at the most easterly southeast corner of said Lot 1;

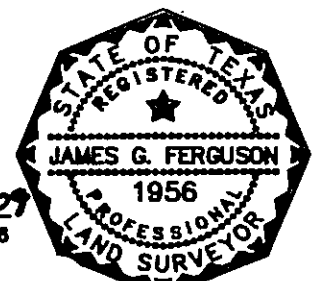
THENCE N 89°56'15" W, along a south line of said Lot 1, 164.99 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc.;"

NUMBER	DIRECTION	DISTANCE	L36	S88°34'26"W	322.96
L1	N01°25'34"W	24.15	L37	S88°34'26"W	344.05
L2	N01°25'34"W	38.40	L38	N88°34'26"E	667.04
L3	N01°25'34"W	97.64	L39	S15°32'07"E	72.00
L4	N88°34'26"E	381.63	L40	S04°54'53"E	208.43
L5	N88°34'26"E	109.95	L41	S86°02'57"E	28.92
L6	N88°34'26"E	104.98	L42	S03°29'53"E	167.66
L7	N88°34'26"E	117.49	L43	S00°09'09"W	175.85
L8	N88°34'26"E	373.65	L44	S00°32'08"E	310.95
L9	N01°25'34"W	295.89	L45	S02°53'41"W	50.74
L10	N01°25'34"W	115.94	L46	S71°11'48"W	48.92
L11	N44°11'07"E	92.75	L47	S88°34'26"W	26.88
L12	S46°25'34"E	78.88	L48	N75°00'46"W	52.42
L13	S46°25'34"E	17.41	L49	N56°56'18"W	57.92
L14	S46°25'34"E	32.98	L50	N41°53'48"W	64.83
L15	N01°25'34"W	285.24	L51	N23°03'32"W	132.67
L16	N45°46'54"E	82.48	L52	N02°17'53"E	134.56
L17	N88°34'26"E	348.32	L53	N38°47'28"E	11.99
L18	N01°25'34"W	118.50	L54	N76°08'40"E	117.82
L19	S88°34'26"W	90.57	L55	S89°48'50"E	45.23
L20	S89°07'07"E	249.18	L56	N89°22'57"E	158.39
L21	N01°25'34"W	183.90	L57	N41°50'05"E	72.09
L22	N88°34'26"E	390.25	L58	N27°17'32"E	104.49
L23	S00°09'09"W	303.03	L59	N09°20'23"E	130.42
L24	N01°25'34"W	362.70	L60	N04°06'33"W	232.09
L25	S01°25'30"E	281.00	L61	N16°00'55"W	148.46
L26	S01°25'30"E	101.70	L62	N02°44'12"E	91.84
L27	N88°34'26"E	253.00	L63	N69°29'08"W	45.23
L28	N88°34'26"E	70.00	L64	N19°58'24"W	43.94
L29	S01°25'34"E	28.50	L65	N25°03'50"W	39.50
L30	N01°25'34"W	11.25	L66	N34°48'11"W	56.82
L31	N88°34'26"E	17.00	L67	N42°35'27"W	55.58
L32	N01°25'34"W	281.00	L68	N84°50'17"W	67.37
L33	N88°34'26"E	17.00	L69	N88°02'37"E	66.58
L34	N01°25'34"W	281.00	L70	S99°18'13"W	829.01

SURVEYED ON THE GROUND IN THE MONTH OF MAY, 2007.

*James G. Ferguson* 2-10-09

JAMES G. FERGUSON, E.P.L.S. NO. 1956



Doc# 705226 Fees: \$66.00  
02/19/2009 4:33PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

ENGINEER:  
M.J. THOMAS ENGINEERING, LLC.  
3400 HULEN ST., SUITE 100  
FORT WORTH, TEXAS 76107  
(817) 732-9839

OWNER:  
SPRINGTOWN I.S.D.  
101 EAST 2ND STREET  
SPRINGTOWN, TEXAS 76082  
(817) 220-7243

**MOCKINGBIRD LN.**

THENCE S 00°02'40" W, along the most westerly east line of said Lot 1, 200.87 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the southeast corner of said Lot 1;

THENCE S 89°39'28" W, along the south line of said Lot 1, 1,323.02 feet to a 1/2 inch iron rod found at the northeast corner of the aforementioned tract of land conveyed to Springtown I.S.D., recorded in Volume 2320, Page 825, Deed Records of Parker County, Texas and the northeast corner of Northgate Addition, Phase Three, an addition to the City of Springtown, Texas as recorded in Cab. C, Slide 140, Plat Records of Tarrant County, Texas;

THENCE S 00°09'09" W, along the west line of said Northgate Addition, a distance of 720.17 feet to a 1/2 inch iron rod set;

THENCE S 89°28'22" W, along the north line of the aforementioned Lot 1, Block 1, Farquhar Estates, a distance of 208.23 feet to a 1/2 inch iron rod with cap stamped RPLS #2023 found at the northeast corner of said Lot 1, Block 1;

THENCE S 00°32'08" E, along the west line of said Lot 1, a distance of 642.54 feet to the PLACE OF BEGINNING and containing 50.424 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Springtown Independent School District, does hereby adopt this plat designating the herein above described property as:

**LOT 1, BLOCK 1  
SPRINGTOWN I.S.D. SPORTS COMPLEX**

in addition to the City of Springtown, Parker County, Texas, and does hereby dedicate to the public's use forever the easements and rights therein shown hereon.

Executed this 12 day of February 2009.

By: *Andrea Hungerford* SCH. DIST.: SP  
CITY: SP  
MAP NO.: K-5

STATE OF TEXAS

Before me, *Lisa Horton*, a Notary Public in and for the State of Texas, on this day personally appeared *Andrea Hungerford* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 12 day of February, 2009.

*Lisa Horton* Notary Public in and for the State of Texas  
My Commission Expires 2011

FINAL PLAT  
LOT 1, BLOCK 1  
**SPRINGTOWN I.S.D.  
SPORTS COMPLEX**

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, SITUATED IN THE JOHN PATTERSON SURVEY, ABSTRACT NO. 1049 AND THE W.M. COPELAND SURVEY, ABSTRACT NO. 242, PARKER COUNTY, TEXAS, AND ALSO BEING A REPLAT OF ALL OF LOT 1, BLOCK 2, SPRINGTOWN I.S.D. ADDITION AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN CAB. A, SLIDE 791, PLAT RECORDS OF TARRANT COUNTY, TEXAS, CONTAINING 50.424 ACRES OF LAND.

DATE: 2/10/2009 #08062-P



C-774

**PLANNING & ZONING CITY OF SPRINGTOWN PARKER COUNTY, TEXAS**  
PLAT APPROVAL DATE  
THIS 5th DAY OF FEBRUARY 2009.  
BY: *Sarah Cochran* PLANNING & ZONING CHAIRMAN  
BY: *Eric Stator* SECRETARY

**CITY COUNCIL CITY OF SPRINGTOWN PARKER COUNTY, TEXAS**  
PLAT APPROVAL DATE  
THIS 5th DAY OF FEBRUARY 2009.  
BY: *Donald F. Taliaferro* MAYOR  
BY: *Shanna Broad* CITY SECRETARY

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Springtown Independent School District is the owner of 18.063 acres of land situated in the T&P RR Co. Survey, Abstract No. 1461, the J. W. Graham Survey, Abstract No. 2811 and the James Sprowls Survey, Abstract No. 1209, Parker County, Texas and being conveyed to the Springtown Independent School District as recorded in Volume 2424, Page 288, Deed Records of Parker County, Texas, said 18.063 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the most easterly southeast corner of the aforementioned Springtown Independent School District tract and the northeast corner of a tract of land conveyed to Jim E. Guthrie and wife Sylvia A. Guthrie as recorded in Volume 1485, Page 400, Deed Records of Parker County, Texas;

THENCE North 89 Degrees 06 Minutes 15 Seconds West, along the common line of said School tract and said Guthrie tract, a distance of 390.00 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Associates" set (hereinafter all iron rods set are marked the same);

THENCE South 00 Degrees 55 Minutes 04 Seconds West, continuing along said common line, a distance of 189.25 feet to a 5/8 inch iron rod found at the northeast corner of a tract of land conveyed to Ruby Hardwick as recorded in Volume 1217, Page 86, Deed Records of Parker County, Texas;

THENCE North 88 Degrees 11 Minutes 09 Seconds West, along the common line of said Hardwick tract and said Springtown Independent School District tract, a distance of 756.88 feet to a 1/2 inch iron rod set in the easterly line of a 8.74 acre tract of land conveyed to Parker County, Texas as recorded in Volume 2530, Page 1287, Deed Records of Parker County, Texas;

THENCE North 01 Degree 50 Minutes 02 Seconds East, along the easterly line of said 8.74 acre tract, a distance of 180.00 feet to a 1/2 inch iron rod set at the beginning of a tangent curve to the right with a radius of 565.00 feet and whose long chord bears North 24 Degrees 15 Minutes 52 Seconds East, 431.17 feet;

THENCE Northeast along said curve, through a central angle of 44 Degrees 51 Minutes 41 Seconds, an arc distance of 442.38 feet to a 1/2 inch iron rod set at the end of said curve;

THENCE North 46 Degrees 41 Minutes 42 Seconds East continuing along said easterly line, a distance of 400.00 feet to a 1/2 inch iron rod set at the beginning of a tangent curve to the left with a radius of 1331.71 feet and whose long chord bears North 42 Degrees 36 Minutes 35 Seconds East, 189.76 feet;

THENCE Northeast along said curve, through a central angle of 08 Degrees 10 Minutes 15 Seconds, an arc distance of 189.91 feet to the end of said curve in Walnut Creek;

THENCE along Walnut Creek the following courses and distances:

- South 42 Degrees 30 Minutes 14 Seconds East, a distance of 105.97 feet;
- South 57 Degrees 54 Minutes 11 Seconds East, a distance of 125.99 feet;
- South 72 Degrees 30 Minutes 40 Seconds East, a distance of 129.25 feet;
- South 74 Degrees 03 Minutes 22 Seconds East, a distance of 106.28 feet;

South 81 Degrees 00 Minutes 01 Seconds East, a distance of 180.48 feet to the northeast corner of said Springtown Independent School District tract in the northeast line of a tract of land conveyed to Patrick Glen Stoker and wife Nancy Lynne Stoker as recorded in Volume 1681, Page 435, Deed Records of Tarrant County, Texas;

THENCE leaving said Creek, South 01 Degree 27 Minutes 45 Seconds West, along the easterly line of said School tract, a distance of 272.11 feet to a 1/2 inch iron rod set;

THENCE South 01 Degree 30 Minutes 08 Seconds West continuing along said easterly line, a distance of 255.30 feet to the PLACE OF BEGINNING and containing 18.063 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Springtown Independent School District, does hereby adopt this plat designating the herein above described property as:

**LOT 1, BLOCK 1  
SPRINGTOWN I.S.D. ELEMENTARY ADDITION**

an addition to the City of Springtown, Parker County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this 11 day of February 2009.

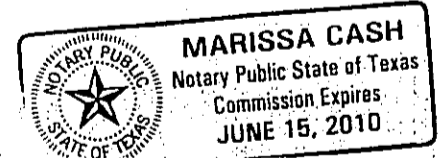
By: *Andrea Hungerford*

STATE OF TEXAS

Before me, *Marissa Cash*, a Notary Public in and for the State of Texas, on this day personally appeared *Andrea Hungerford* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 11 day of February 2009.

*Marissa Cash*  
Notary Public in and for the State  
My Commission Expires 2010



ACCT. NO.: 17822  
SCH. DIST.: 3P  
CITY: 3P  
MAP NO.: J-5

**FINAL PLAT  
LOT 1, BLOCK 1  
SPRINGTOWN I.S.D.  
ELEMENTARY ADDITION**

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, SITUATED IN THE T&P RR CO. SURVEY, ABSTRACT NO. 1461, THE J. W. GRAHAM SURVEY, ABSTRACT NO. 2811 AND THE JAMES SPROWLS SURVEY, ABSTRACT NO. 1209, PARKER COUNTY, TEXAS AND CONTAINING 18.063 ACRES OF LAND.

DATE: 2/10/2009

#08059-P

NUMBER	DIRECTION	DISTANCE
L1	S44°28'53"E	76.79
L2	S00°31'07"W	112.18
L3	N00°31'07"E	80.00
L4	N00°31'07"E	32.18
L5	S89°28'53"E	433.00
L6	N89°28'53"W	74.55
L7	N00°31'07"E	17.00
L8	S00°31'07"W	461.00
L9	S00°31'07"W	276.62
L10	S00°31'07"W	25.47
L11	S00°31'07"W	158.91
L12	S89°28'53"E	57.82
L13	S89°28'53"E	15.12
L14	N89°28'53"W	354.61
L15	N44°28'53"W	19.80
L16	N89°28'53"W	43.51
L17	N89°28'53"W	255.37
L18	S89°28'53"E	298.88
L19	N01°50'02"E	24.47
L20	N00°31'07"E	128.50

Doc# 705225 Fees: \$66.00  
02/19/2009 4:17PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS.

SURVEYED ON THE GROUND IN THE  
MONTH OF MAY, 2007.

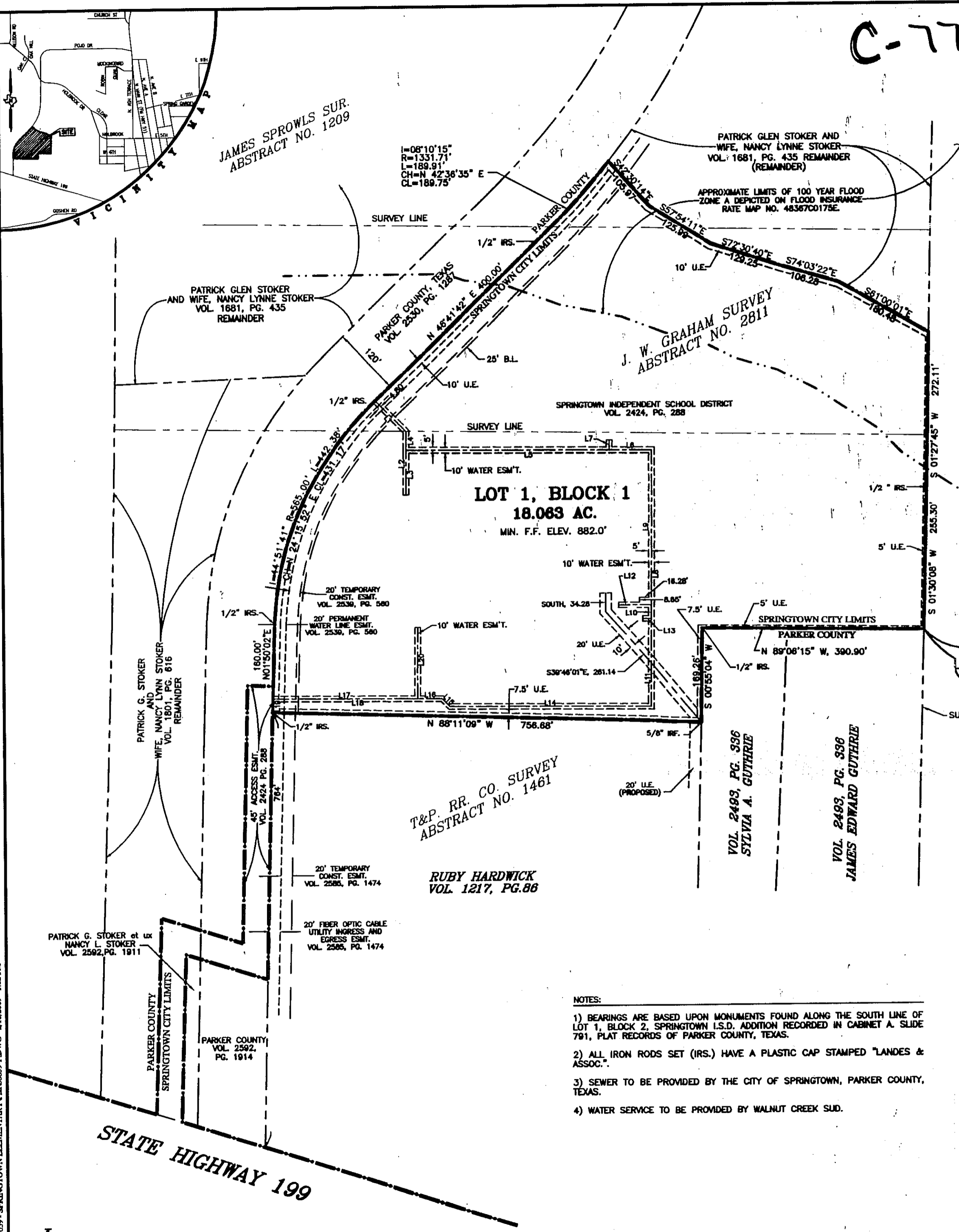
*James G. Ferguson* 2-10-09  
JAMES G. FERGUSON, R.P.L.S. NO. 1966



- NOTES:
- 1) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE SOUTH LINE OF LOT 1, BLOCK 2, SPRINGTOWN I.S.D. ADDITION RECORDED IN CABINET A, SLIDE 791, PLAT RECORDS OF PARKER COUNTY, TEXAS.
  - 2) ALL IRON RODS SET (IRS.) HAVE A PLASTIC CAP STAMPED "LANDES & ASSOC."
  - 3) SEWER TO BE PROVIDED BY THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
  - 4) WATER SERVICE TO BE PROVIDED BY WALNUT CREEK SUD.

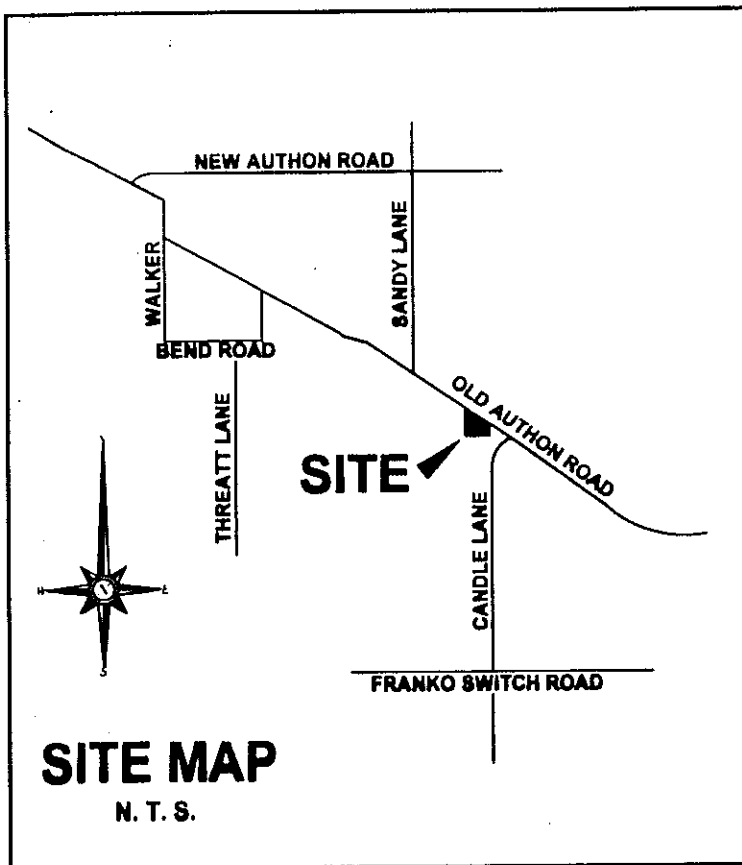
OWNER:  
SPRINGTOWN I.S.D.  
101 EAST 2nd STREET  
SPRINGTOWN, TEXAS 76082  
(817) 220-7243

ENGINEER:  
M THOMAS ENGINEERING, LLC.  
3400 HULEN ST., SUIT 100  
FORT WORTH, TEXAS 76107  
(817) 732-9839



LANDES & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL LAND SURVEYORS  
1107 E. FIRST STREET - FORT WORTH, TEXAS 76102 - (817) 870-1220 - FAX 870-1292

COUNTY CLERK'S OFFICE - SPRINGTOWN ELEMENTARY #08059-P.DWG. - 2/10/2009 - 1:02 PM



THE STATE OF TEXAS )  
 COUNTY OF PARKER )  
 APPROVED by the Commissioners Court of Parker County, Texas,  
 this 10th day of October, 2008.  
 County Judge \_\_\_\_\_  
 Commissioner Precinct #1 absent  
 Commissioner Precinct #2 \_\_\_\_\_  
 Commissioner Precinct #3 \_\_\_\_\_  
 Commissioner Precinct #4 \_\_\_\_\_

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

Doc# 693946  
 Book 2668 Page 1068

C747

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
 "There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes."

NOTE: We do hereby waiver all claims for damages against the County 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.

Doc# 693946 Fees: \$66.00  
 10/09/2008 10:14AM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 WHEREAS, JOHNNY N. CASTLE (Volume 2520, Page 71), being the sole owner of 18.578 Acres situated in and being a portion of the L. H. STEVENSON SURVEY, ABSTRACT No. 2350 and the T & P RR COMPANY SURVEY, SECTION No. 249, ABSTRACT No. 1412, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south line of Old Authon Road, as it exist, said iron being called by deed to be North, 811.19 feet from the northwest corner of said T & P RR Company Survey;  
 THENCE with the south line of said Old Authon Road the following courses and distances:  
 S 55°55'12"E, 338.67 feet to an iron rod set;  
 S 65°15'14"E, 766.03 feet to an iron rod found;  
 THENCE South, 582.12 feet to an iron rod found;  
 THENCE West, 998.87 feet to an iron rod found;  
 THENCE N 01°06'29"E, 665.96 feet to an iron rod found;  
 THENCE N 01°18'52"E, 462.82 feet to the POINT OF BEGINNING and containing 18.578 acres (809,266 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JOHNNY N. CASTLE, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLOCK 1, CASTLE ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being 18.578 Acres situated in and being a portion of the L. H. Stevenson Survey, Abstract No. 2350 and the T & P RR Company Survey, Section No. 249, Abstract No. 1412, Parker County, Texas and does 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 October, 2008.  
Johnny N. Castle  
 Johnny N. Castle

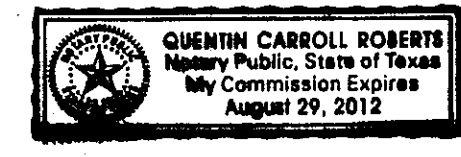
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.  
 \_\_\_\_\_  
 N/A

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.

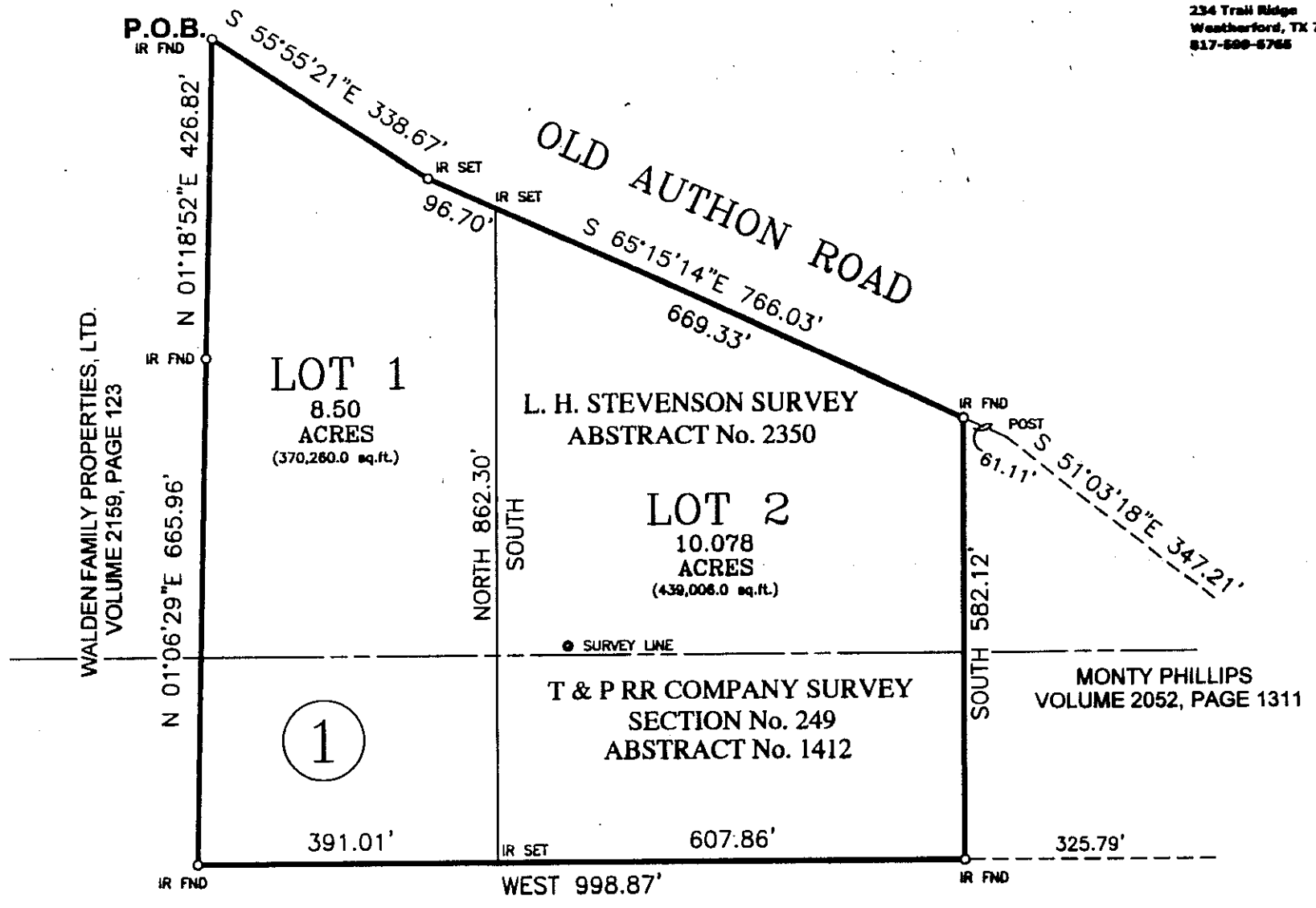
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2008  
 \_\_\_\_\_  
 Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared Johnny N. Castle 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 10th day of October, 2008  
Quentin Carroll Roberts  
 Notary Public in and for the State of Texas  
Aug 08 - 2012  
 My Commission Expires On: \_\_\_\_\_



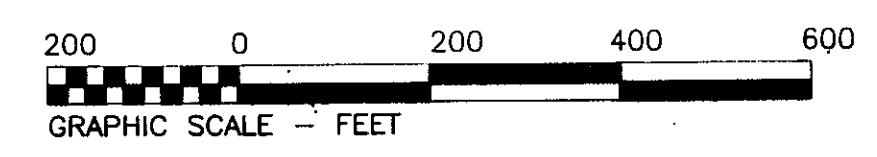
OWNER/DEVELOPER:  
 Jack Castle  
 234 Trail Ridge  
 Weatherford, TX 76087  
 817-599-8765



CHARLES ROLLINSON  
 VOLUME 1615, PAGE 91

**FINAL PLAT**  
**LOT 1 AND LOT 2, BLOCK 1**  
**CASTLE ESTATES**  
**AN ADDITION TO PARKER COUNTY, TEXAS**  
 Being 18.578 Acres situated in and being a portion of the  
**L. H. Stevenson Survey, Abstract No. 2350 and the T & P RR**  
**Company Survey, Section No. 249, Abstract No. 1412**  
**Parker County, Texas**

ACCT. NO.: 11035  
 SCH. DIST.: GA  
 CITY: Co  
 MAP NO.: E-10



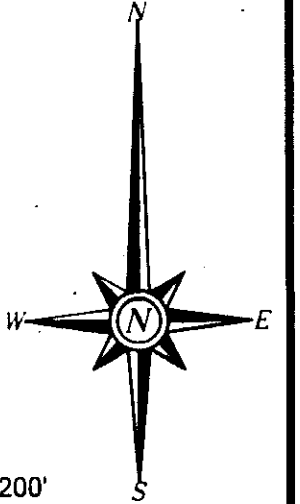
THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.



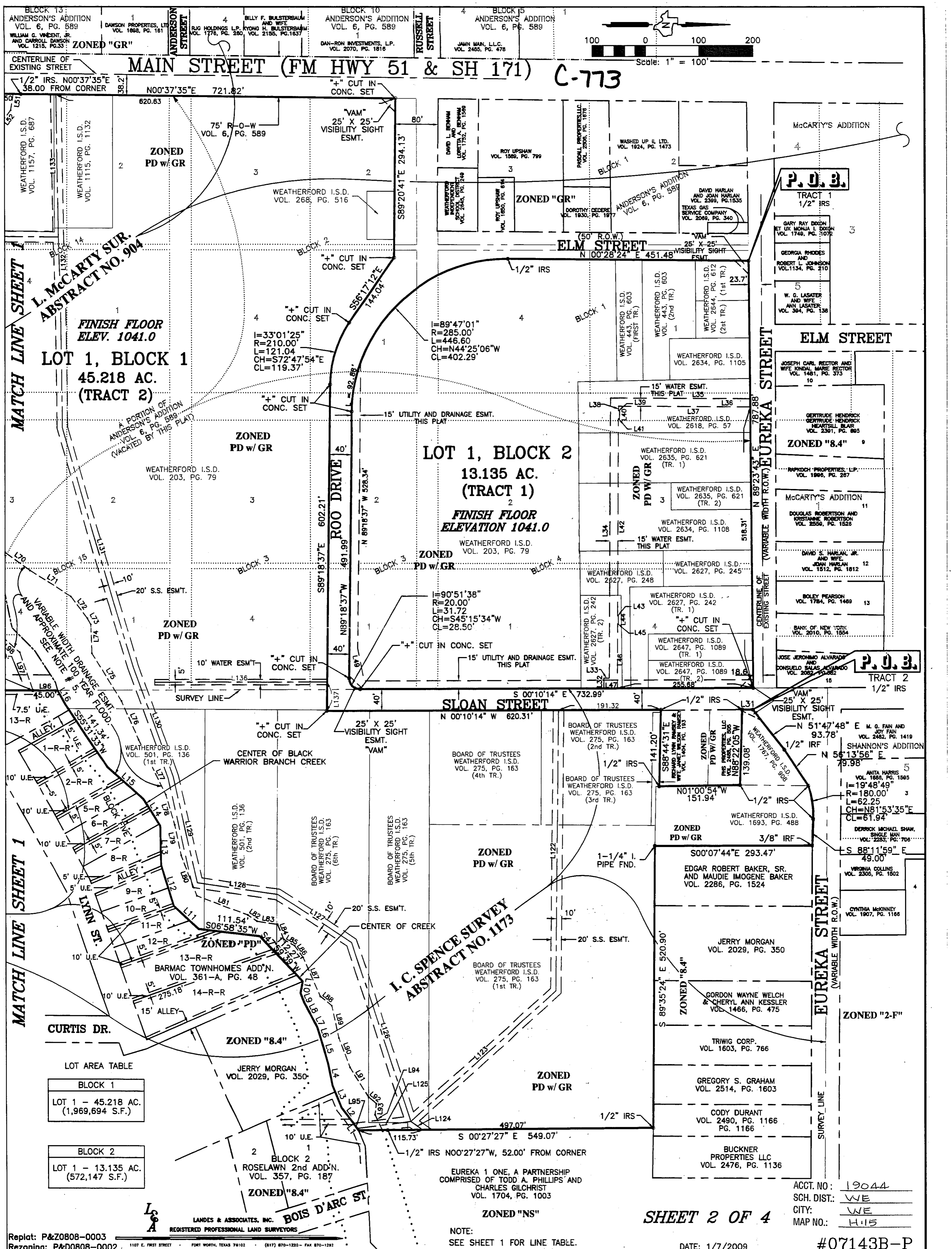
David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 SEPTEMBER, 2008

THE STATE OF TEXAS )  
 COUNTY OF PARKER )  
 I, Johnny N. Castle, being the dedicating and developer of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48050 D100 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SCALE: 1" = 200'  
 HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833



BLOCK 13  
ANDERSON'S ADDITION  
VOL. 6, PG. 589  
WILLIAM C. VINCENT, JR.  
AND CARROLL DAWSON  
VOL. 1215, PG. 33

BLOCK 10  
ANDERSON'S ADDITION  
VOL. 6, PG. 589  
DAN-RON INVESTMENTS, L.P.  
VOL. 2070, PG. 1818

BLOCK 15  
ANDERSON'S ADDITION  
VOL. 6, PG. 589  
JAMN MAN, L.L.C.  
VOL. 2485, PG. 478

BLOCK 1  
ANDERSON'S ADDITION  
VOL. 6, PG. 589  
DAVID HARLAN  
AND JOAN HARLAN  
VOL. 2369, PG. 1535  
TEXAS GAS  
SERVICE COMPANY  
VOL. 2069, PG. 340

BLOCK 1  
ANDERSON'S ADDITION  
VOL. 6, PG. 589  
DOROTHY CEDERE  
VOL. 1830, PG. 1977

BLOCK 1  
ANDERSON'S ADDITION  
VOL. 6, PG. 589  
GARY RAY DODD  
ET UX MONIA L DODD  
VOL. 1749, PG. 3072  
GEORGIA RHODES  
AND  
ROBERT L JOHNSON  
VOL. 1134, PG. 210  
W. G. LASATER  
AND WIFE  
ANN LASATER  
VOL. 384, PG. 138

1/2" IRS. N00°37'35"E 38.00' FROM CORNER  
N00°37'35"E 721.82'  
"VAM" 25' X 25' VISIBILITY SIGHT ESMT.  
75' R-O-W VOL. 6, PG. 589  
WEATHERFORD I.S.D. VOL. 268, PG. 516  
WEATHERFORD I.S.D. VOL. 1157, PG. 687  
WEATHERFORD I.S.D. VOL. 1115, PG. 1132  
MAIN STREET (FM HWY 51 & SH 171) C-773  
Scale: 1" = 100'

MATCH LINE SHEET 1  
L. McCARTY SUR.  
ABSTRACT NO. 904  
FINISH FLOOR  
ELEV. 1041.0  
LOT 1, BLOCK 1  
45.218 AC.  
(TRACT 2)

ZONED PD w/GR  
"VAM" 25' X 25' VISIBILITY SIGHT ESMT.  
"CUT IN CONC. SET"  
S89°20'41"E 294.13'  
S86°17'12"E 144.04'  
I=33°01'25"  
R=210.00'  
L=121.04'  
CH=S72°47'54"E  
CL=119.37'  
I=89°47'01"  
R=285.00'  
L=446.60'  
CH=N44°25'06"W  
CL=402.29'  
15' UTILITY AND DRAINAGE ESMT. THIS PLAT

ZONED "GR"  
WEATHERFORD I.S.D. VOL. 2634, PG. 1105  
WEATHERFORD I.S.D. VOL. 2635, PG. 621 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2635, PG. 621 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2634, PG. 1108  
WEATHERFORD I.S.D. VOL. 2627, PG. 248  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2627, PG. 1089 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2647, PG. 1089 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2647, PG. 1089 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 2)

McCARTY'S ADDITION  
P.O.B.  
TRACT 1  
1/2" IRS  
GARY RAY DODD  
ET UX MONIA L DODD  
VOL. 1749, PG. 3072  
GEORGIA RHODES  
AND  
ROBERT L JOHNSON  
VOL. 1134, PG. 210  
W. G. LASATER  
AND WIFE  
ANN LASATER  
VOL. 384, PG. 138  
JOSEPH CARL RECTOR AND  
WIFE HENRIAL MAIRE RECTOR  
VOL. 1481, PG. 373  
CECILE HENDRICK  
AND HUSBAND  
WESLEY BLAIR  
VOL. 2391, PG. 865  
ZONED "8.4"  
RAPPOCH PROPERTIES, L.P.  
VOL. 1896, PG. 267  
McCARTY'S ADDITION  
DOUGLAS ROBERTSON AND  
KRISTIANNE ROBERTSON  
VOL. 2559, PG. 1528  
DAVID S. HARLAN, JR.  
AND WIFE  
JOAN HARLAN  
VOL. 1512, PG. 1812  
BOLEY PEARSON  
VOL. 1784, PG. 1469  
BANK OF NEW YORK  
VOL. 2010, PG. 1554  
JOSE JERONIMO ALVARADO  
AND  
CONSUELO SALAS ALVARADO  
VOL. 2002, PG. 262  
P.O.B.  
TRACT 2  
1/2" IRS

ZONED PD w/GR  
WEATHERFORD I.S.D. VOL. 203, PG. 79  
"CUT IN CONC. SET"  
S89°18'37"E 602.21'  
N89°18'37"W 528.34'  
N89°18'37"W 491.99'  
N89°18'37"W 491.99'  
S89°18'37"E 602.21'  
ZONED PD w/GR  
WEATHERFORD I.S.D. VOL. 203, PG. 79  
I=90°51'38"  
R=20.00'  
L=31.72'  
CH=S45°15'34"W  
CL=28.50'  
"CUT IN CONC. SET"  
15' UTILITY AND DRAINAGE ESMT. THIS PLAT

LOT 1, BLOCK 2  
13.135 AC.  
(TRACT 1)  
FINISH FLOOR  
ELEVATION 1041.0  
WEATHERFORD I.S.D. VOL. 203, PG. 79  
ZONED PD w/GR  
WEATHERFORD I.S.D. VOL. 2627, PG. 248  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2627, PG. 1089 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2647, PG. 1089 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2647, PG. 1089 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 2)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 1)  
WEATHERFORD I.S.D. VOL. 2627, PG. 242 (TR. 2)

ELM STREET  
EUREKA STREET  
SHANNON'S ADDITION  
ANITA HARRIS  
VOL. 1859, PG. 1565  
I=19°48'49"  
R=180.00'  
L=62.25'  
CH=N81°53'35"E  
CL=61.94'  
DERRICK MICHAEL SHAW,  
SINGLE MAN  
VOL. 2285, PG. 708  
VIRGINIA COLLINS  
VOL. 2305, PG. 1502  
CYNTHIA MCKINNEY  
VOL. 1907, PG. 1166  
ZONED "2-F"

MATCH LINE SHEET 1  
CURTIS DR.  
LOT AREA TABLE  
BLOCK 1  
LOT 1 - 45.218 AC.  
(1,969,694 S.F.)  
BLOCK 2  
LOT 1 - 13.135 AC.  
(572,147 S.F.)

ZONED "PD"  
BARMAC TOWNHOMES ADD'N.  
VOL. 361-A, PG. 48  
ZONED "8.4"  
JERRY MORGAN  
VOL. 2029, PG. 350  
ROSELAWN 2nd ADD'N.  
VOL. 357, PG. 187  
ZONED "8.4"

SLOAN STREET  
ZONED PD w/GR  
WEATHERFORD I.S.D. VOL. 275, PG. 163 (4th TR.)  
BOARD OF TRUSTEES WEATHERFORD I.S.D. VOL. 275, PG. 163 (2nd TR.)  
BOARD OF TRUSTEES WEATHERFORD I.S.D. VOL. 275, PG. 163 (3rd TR.)  
BOARD OF TRUSTEES WEATHERFORD I.S.D. VOL. 275, PG. 163 (1st TR.)  
ZONED PD w/GR  
WEATHERFORD I.S.D. VOL. 1693, PG. 488  
EDGAR ROBERT BAKER, SR.  
AND MAUDIE IMOGENE BAKER  
VOL. 2286, PG. 1524  
ZONED "8.4"  
JERRY MORGAN  
VOL. 2029, PG. 350  
GORDON WAYNE WELCH  
& CHERYL ANN KESSLER  
VOL. 1466, PG. 475  
ZONED "8.4"  
TRIWIG CORP.  
VOL. 1603, PG. 766  
GREGORY S. GRAHAM  
VOL. 2514, PG. 1603  
CODY DURANT  
VOL. 2490, PG. 1166  
PG. 1166  
BUCKNER PROPERTIES LLC  
VOL. 2476, PG. 1136

SHANNON'S ADDITION  
ANITA HARRIS  
VOL. 1859, PG. 1565  
I=19°48'49"  
R=180.00'  
L=62.25'  
CH=N81°53'35"E  
CL=61.94'  
DERRICK MICHAEL SHAW,  
SINGLE MAN  
VOL. 2285, PG. 708  
VIRGINIA COLLINS  
VOL. 2305, PG. 1502  
CYNTHIA MCKINNEY  
VOL. 1907, PG. 1166  
ZONED "2-F"

Replat: P&Z0808-0003  
Rezoning: P&D0808-0002  
1107 E. FIRST STREET  
FORT WORTH, TEXAS 76102  
(817) 870-1220 - FAX 870-1282

LANDS & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL LAND SURVEYORS

EUREKA 1 ONE, A PARTNERSHIP  
COMPRISED OF TODD A. PHILLIPS AND  
CHARLES GILCHRIST  
VOL. 1704, PG. 1003  
ZONED "NS"  
NOTE:  
SEE SHEET 1 FOR LINE TABLE.

ACCT. NO.: 19044  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H15  
SHEET 2 OF 4  
DATE: 1/7/2009  
#07143B-P



C-773

MAIN STREET (FM HWY 51 & SH 171)

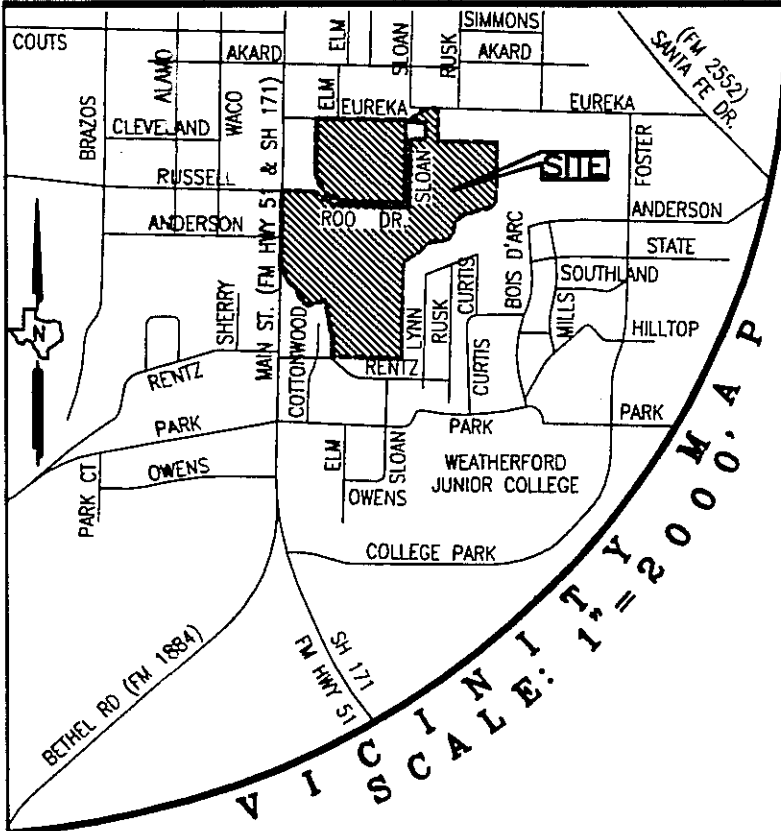
WILLIAM H. TARWATER  
VOL. 1143, PG. 572

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board  
City of Weatherford, Texas  
Signature of Chairperson: *[Signature]* Date of Recommendation: 2-10-09

APPROVED BY: City Council  
City of Weatherford, Texas  
Signature of Mayor: *[Signature]* Date of Approval: 2-10-09

WITNESSES:  
City Secretary: *[Signature]* Date: 2-10-09



100 YEAR FLOOD DRAINAGE EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L50	N 00°37'35" E	23.82'
L51	S 81°09'30" E	30.53'
L52	S 52°35'55" E	27.88'
L53	S 16°37'49" E	71.80'
L54	S 48°57'17" E	61.91'
L55	S 56°20'37" E	20.20'
L56	S 44°11'38" E	34.43'
L57	S 27°14'36" E	78.89'
L58	S 58°44'04" E	67.24'
L59	N 68°54'33" E	26.37'
L60	S 80°47'50" E	39.98'
L61	N 83°54'55" E	79.61'
L62	N 66°05'37" E	74.60'
L63	N 25°17'44" E	31.82'
L64	N 30°12'52" E	104.00'
L65	N 48°27'18" E	19.06'
L66	N 87°25'32" E	52.38'
L67	S 77°11'27" E	95.71'
L68	N 69°18'57" E	102.43'
L69	N 41°42'30" E	88.67'
L70	N 36°13'05" E	55.40'
L71	N 32°28'02" E	89.63'
L72	N 51°48'44" E	51.07'
L73	N 60°44'18" E	12.89'
L74	N 87°53'08" E	53.48'
L75	N 58°19'35" E	103.28'
L76	N 66°10'09" E	78.12'
L77	N 63°16'31" E	113.27'
L78	N 73°22'10" E	57.80'
L79	N 77°35'38" E	57.84'
L80	N 89°05'25" E	80.03'
L81	N 21°00'41" E	98.32'
L82	N 34°38'02" E	20.82'
L83	N 09°01'53" E	36.53'
L84	N 68°37'45" E	30.10'
L85	N 31°08'38" E	21.65'
L86	N 54°47'32" E	26.49'
L87	N 66°44'59" E	78.33'
L88	N 39°30'05" E	27.02'
L89	N 75°37'42" E	58.02'
L90	N 69°17'26" E	58.23'
L91	N 59°11'52" E	63.70'
L92	N 41°54'32" E	18.00'
L93	S 83°28'54" E	20.67'
L94	N 65°01'31" E	31.37'
L95	S 00°27'27" E	42.13'
L96	S 00°12'46" W	45.00'
L97	S 71°23'01" W	74.26'
L98	S 41°51'19" W	37.97'
L99	S 06°39'13" W	41.17'
L100	S 48°53'02" W	33.59'
L101	S 89°58'15" W	38.43'
L102	S 30°15'51" W	50.43'
L103	S 54°06'08" W	73.81'
L104	S 30°50'49" W	62.68'
L105	S 73°29'56" W	24.59'
L106	N 13°44'25" W	18.50'
L107	N 74°23'26" W	32.54'
L108	S 85°55'19" W	49.09'
L109	S 29°05'18" W	51.19'
L110	S 87°06'29" W	13.47'
L111	N 32°39'46" W	41.25'
L112	N 74°26'54" W	41.39'
L113	N 69°24'27" W	43.71'
L114	S 40°11'45" W	27.29'
L115	S 13°07'08" W	69.23'
L116	S 24°52'39" W	30.27'
L117	S 42°24'47" W	21.17'
L118	S 67°11'39" W	24.78'
L119	S 81°07'21" W	23.47'
L120	N 83°05'38" W	40.81'
L121	N 12°51'19" W	43.85'

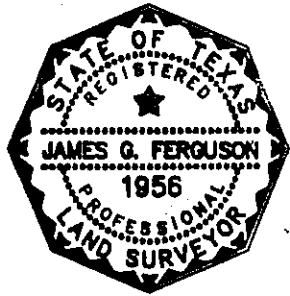
NUMBER	DIRECTION	DISTANCE
L1	S 55°54'05" W	17.22'
L2	S 52°28'11" W	35.20'
L3	S 68°11'55" W	43.72'
L4	S 78°59'23" W	41.08'
L5	S 74°12'46" W	41.52'
L6	S 73°27'05" W	28.10'
L7	S 62°42'37" W	15.53'
L8	S 62°56'35" W	36.71'
L9	S 69°10'58" W	18.09'
L10	N 79°00'55" W	21.89'
L11	S 42°49'34" W	62.47'
L12	S 72°13'59" W	79.47'
L13	S 88°43'25" W	72.28'
L14	S 67°35'05" W	58.78'
L15	S 41°37'23" W	88.45'
L16	S 60°40'51" W	27.81'
L17	S 72°45'29" W	88.52'
L18	S 77°15'23" W	41.08'
L19	S 67°50'08" W	52.76'
L20	N 52°50'46" W	28.32'
L21	N 32°27'00" W	38.77'
L22	N 47°22'09" W	36.83'
L23	N 35°04'11" W	27.14'
L24	N 11°41'31" W	34.98'
L25	N 29°01'54" W	31.50'
L26	N 51°05'37" W	70.15'
L27	N 42°55'42" W	81.28'
L28	N 03°52'51" W	41.49'
L29	N 32°18'34" W	21.37'
L30	N 85°00'01" W	38.06'
L31	N 00°26'10" E	19.93'
L32	N 69°42'38" W	18.66'
L33	N 00°17'22" E	10.00'
L34	N 69°42'38" W	516.85'
L35	N 00°17'22" E	282.35'
L36	N 69°23'43" E	15.00'
L37	S 00°17'22" W	247.59'
L38	S 69°42'38" E	8.33'
L39	N 00°17'22" E	2.00'
L40	S 69°42'38" E	14.94'
L41	S 00°17'22" W	2.00'
L42	S 69°42'38" E	362.79'
L43	N 00°17'22" E	1.50'
L44	S 69°42'38" E	15.00'
L45	S 00°17'22" W	1.50'
L46	S 69°42'38" E	119.18'
L47	S 00°10'14" E	25.00'
L48	S 79°19'33" W	60.98'
L122	S 69°20'32" E	517.86'
L123	S 41°25'04" E	364.73'
L124	S 34°17'07" W	27.35'
L125	S 07°39'28" E	95.34'
L126	S 72°27'01" W	346.67'
L127	S 33°40'28" W	159.75'
L128	S 08°35'52" W	145.88'
L129	S 77°09'52" W	200.78'
L130	S 69°38'59" W	214.77'
L131	S 73°24'38" W	481.74'
L132	S 88°58'48" W	814.06'
L133	N 89°05'56" E	262.98'
L134	S 00°33'48" W	279.21'
L135	S 09°26'49" W	126.37'
L136	S 00°05'10" E	312.30'
L137	N 89°14'14" W	53.22'

NOTES:

- ALL PERIMETER MONUMENTS ARE 1/2 INCH IRON RODS SET WITH PLASTIC CAP STAMPED "LANDES & ASSOC."; (UNLESS OTHERWISE NOTED).
- BEARINGS ARE NAD 83 STATE PLANE GRID BEARINGS FOR THE TEXAS NORTH CENTRAL ZONE DERIVED FROM THE TEXAS RTK COOPERATIVE NETWORK.
- THE PREVIOUS PLATS IN THIS ADDITION ARE SUPERSEDED BY THE FILING OF THIS PLAT.
- SEE SHEET 3 OF 4 FOR OWNER'S DEDICATION AND PROPERTY DESCRIPTION.
- APPROXIMATE 100 YEAR FLOOD AND VARIABLE WIDTH DRAINAGE EASEMENT INFORMATION FURNISHED TO LANDES & ASSOCIATES, INC. BY MJ THOMAS ENGINEERING, LLC, AS DETERMINED FROM TOPOGRAPHIC INFORMATION PROVIDED TO MJ THOMAS ENGINEERING BY THE CITY OF WEATHERFORD.
- SEE SHEET 4 OF 4 FOR CITY OF WEATHERFORD NOTES.

KNOW ALL MEN BY THESE PRESENTS: That I, James G. Ferguson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

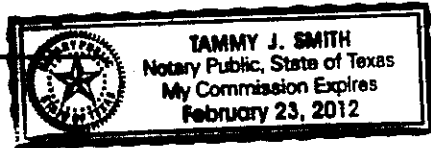
*[Signature]*  
JAMES G. FERGUSON, R.P.L.S. No. 1956  
DATE: 1-9-09



STATE OF TEXAS )  
COUNTY OF Tarrant )

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James G. Ferguson, a Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this 9th day of January, 2009.

*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires On: 2/23/12



LANDES & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL LAND SURVEYORS

ENGINEER:  
MJ THOMAS ENGINEERING, LLC.  
3400 HULEN, SUITE 100  
FORT WORTH, TEXAS 76107  
(817) 732-9839

OWNER:  
WEATHERFORD I.S.D.  
1100 LONGHORN DRIVE  
WEATHERFORD, TEXAS 76086  
(817) 598-2808

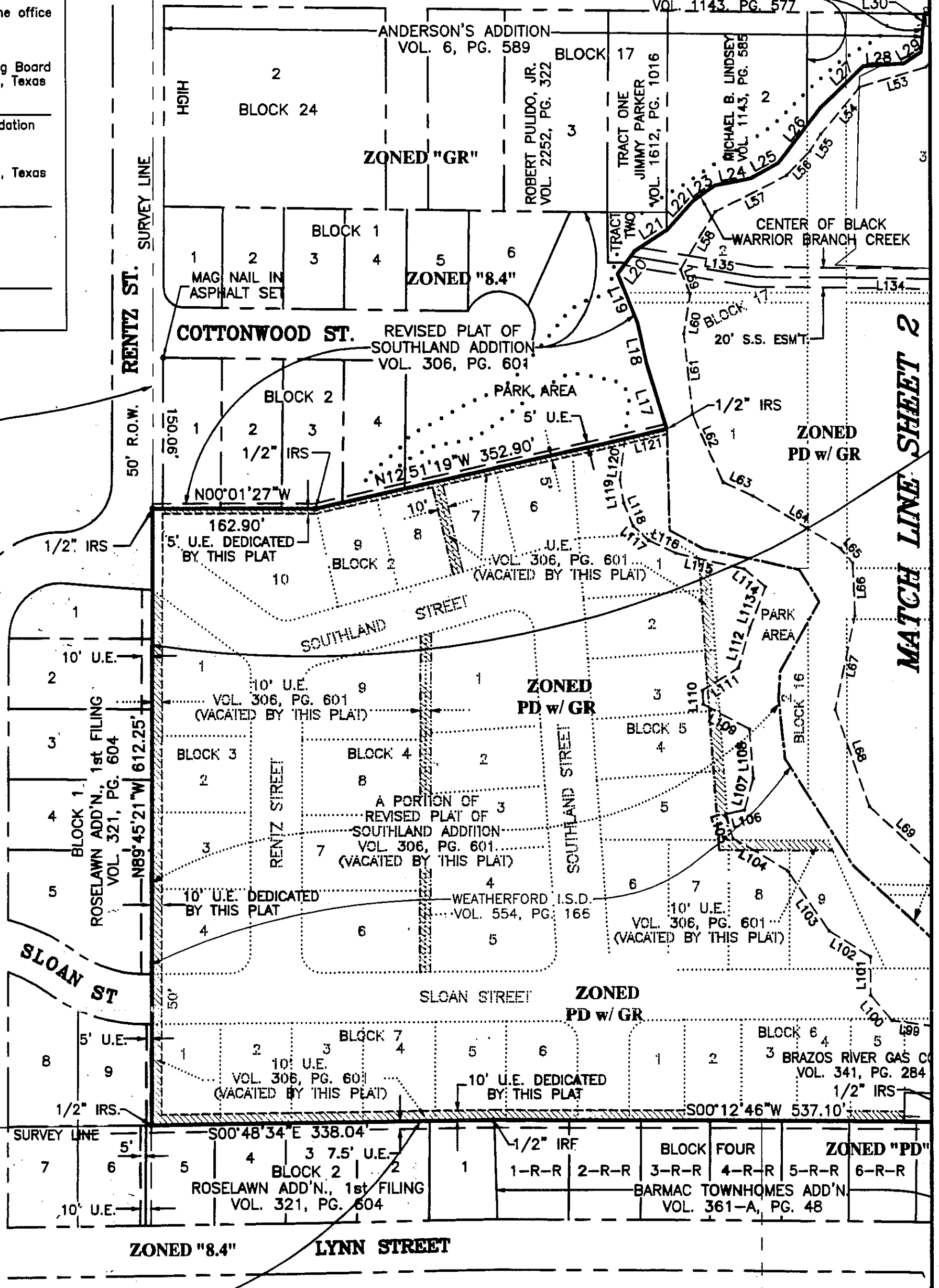
SHEET 1 OF 4

DATE: 1/7/2009

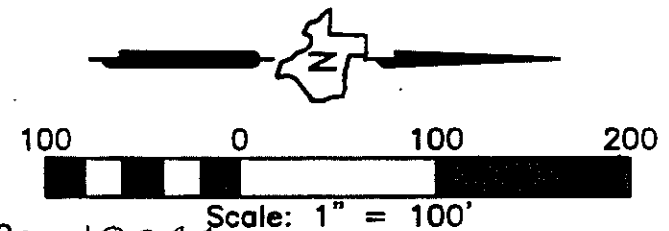
#07143B-P

Replat: P&Z0808-0003  
Rezoning: P&D0808-0002

1107 E. FIRST STREET • FORT WORTH, TEXAS 76102 • (817) 870-1220 • FAX 870-1292



JOEL WALKER SURVEY  
ABSTRACT NO. 1589



ACCT. NO.: 19044  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

A FINAL PLAT OF  
LOT 1, BLK. 1 AND LOT 1, BLK. 2  
WEATHERFORD ISD NINTH GRADE CENTER

An addition to the City of Weatherford, Parker County, Texas, situated in the L. McCarty Survey, Abstract No. 904 and the I. C. Spance Survey, Abstract No. 1173, City of Weatherford, Parker County, Texas, being a Replat of a portion of Lot 1 and Lot 4, Block 1, all of Lots 1 through 4 of Block 4, a portion of Lots 1 and 2 and all of Lot 3 and Lot 4, Block 2, a portion of Lot 1 and Lot 2, and all of Lot 3 and Lot 4, Block 3, a portion of Lot 3 and all of Lots 1, 2, and 4 of Block 14, a portion of Lot 4 and all of Lots 1, 2, and 3 of Block 15, a portion of Lot 2, Block 16, a portion of Lots 1 and 2, Block 17, and a portion of the streets and alleys shown on the plat of Anderson's Addition to the City of Weatherford, Parker County, Texas according to the plat of said Addition filed in Volume 6, Page 589, Plat Records, Parker County, Texas (D.R.P.C.T.), said Replat also encompasses all of Lots 6 through 10, Block 2, all of Lots 1 through 4, Block 3, Lots 1 through 9, Block 4, all of Lots 1 through 9, Block 5, all of Lots 1 through 5, Block 6, all of Lots 1 through 6, Block 7, all of the "Park" area and all of the streets as shown on the Revised Plat of Southland Addition to the City of Weatherford, Parker County, Texas according to the Plat Recorded in Volume 306, Page 601, Plat Records of Parker County, Texas (D.R.P.C.T.), and being conveyed to the Weatherford Independent School District as recorded in Volume 203, Page 79, Volume 268, Page 516, Volume 443, Page 603, Volume 1115, Page 1132, Volume 1157, Page 687, Volume 2618, Page 57, Volume 2627, Page 242, Volume 2627, Page 245, Volume 2627, Page 248, Volume 2634, Page 405, Volume 2634, Page 1105, Volume 2634, Page 1108, Volume 2635, Page 621, Volume 2644, Page 612, Volume 2627, Page 245, Volume 1089, Volume 554, Page 166, Volume 275, Page 163, Volume 501, Page 136, Volume 1693, Page 488, and Volume 1767, Page 908, Deed Records of Parker County, Texas (D.R.P.C.T.).

MATCH LINE SHEET 2

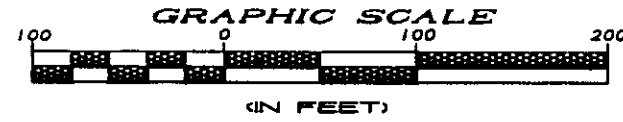
C-748

FLOOD PLAIN NOTE:

FLOOD INSURANCE RATE MAP PARKER COUNTY, TEXAS AND INCORPORATED AREAS PANEL NUMBER 125. MAP NUMBER 480520 0125 EFFECTIVE JANUARY 3, 1997. PER THE ABOVE LISTED FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

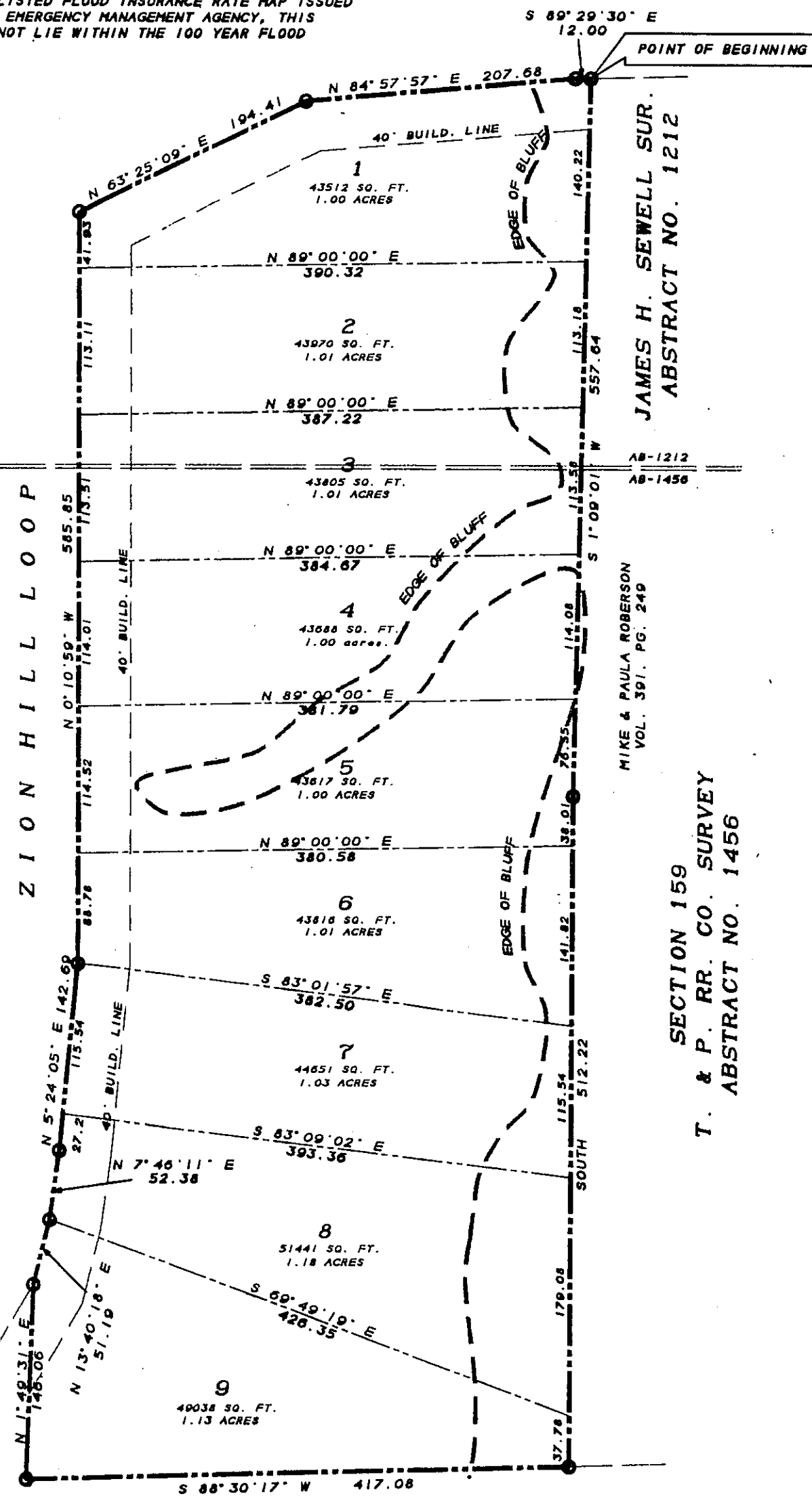


SCALE: 1" = 100'



NOTE: THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET LOT LINES AND ALL SUBDIVISION PERIMETER LINES. THERE SHALL EXIST A 15 FOOT UTILITY EASEMENT ALONG ALL ADJACENT LOT LINES (CENTERED - 7.5 FEET ON EACH LOT)

NOTE: THE RESULTS OF A WATER AVAILABILITY STUDY PERFORMED ON THIS TRACT IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY, TEXAS INDICATES ADEQUATE GROUNDWATER TO SERVE THE SUBDIVISION.

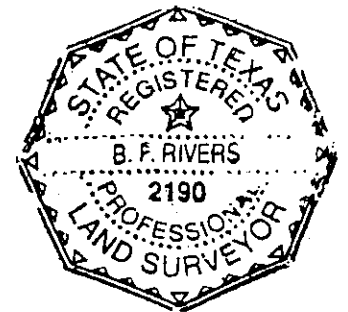


JAMES H. SEWELL SUR. ABSTRACT NO. 1212

SECTION 159 T. & P. RR. CO. SURVEY ABSTRACT NO. 1456

LUCY CERVENY VOL. 387, PG. 280

B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS. HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN APRIL, 2007.



OWNER: JAMES & JEANNE ALLERA, 1038 KING ARTHUR DRIVE, APOLLO, PA 15613

DEVELOPER: BO FINLEY, 4329 FM 920, WEATHERFORD, TEXAS 76085, 817-594-7157

SURVEYOR: RIVERS SURVEYING, INC., 139 CROWLEY LANE, MINERAL WELLS, TX 76067, 940-325-8613

JAMES ALLERA, HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY TOWN OR CITY. Signed: James Allera, Date: 20 September 2007

Doc# 694151 Book 2668 Page 1051

Doc# 694151 Fees: \$66.00 10/10/2008 3:25PM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, JAMES AND JEANNE ALLERA, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOLUME 2522, PAGE 119) BEING 9.35 ACRES OUT OF SECTION 159, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1456 AND THE JAMES H. SEWELL SURVEY, ABSTRACT NO. 1212 PARKER COUNTY, TEXAS AND BEING THE SAME TRACTS CONVEYED TO JAMES AND JEANNE ALLERA BY DEEDS RECORDED IN VOLUME 2355, PG. 1939 AND VOLUME 2522, PAGE 119 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, SET, ON THE SOUTH LINE OF ZION HILL LOOP, SAID POINT BEING N 78D 53' 34" W A DISTANCE OF 1421.71 FEET FROM THE SOUTHEAST CORNER OF SAID JAMES H. SEWELL SURVEY FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S 01D 09' 01" W, A DISTANCE OF 557.04 FEET TO A POINT FOR AN ANGLE POINT OF THIS TRACT; THENCE SOUTH, A DISTANCE OF 512.22 FEET TO A 1/2 INCH IRON ROD, SET, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S 88D 30' 17" W, A DISTANCE OF 417.08 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE SOUTHWEST CORNER OF THIS TRACT THENCE N 01D 49' 31" E, A DISTANCE OF 146.06 FEET TO A 1/2 INCH IRON ROD, SET, ON THE SOUTH LINE OF ZION HILL LOOP FOR A CORNER OF THIS TRACT; THENCE ALONG AND WITH THE EAST AND SOUTH LINES OF SAID ZION HILL LOOP THE FOLLOWING COURSES AND DISTANCES: N 13D 40' 18" E, 51.19 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE; N 07D 46' 11" E, 52.38 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE; N 05D 24' 05" E, 142.69 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE; N 00D 10' 59" W, 585.85 FEET TO A 1/2 INCH IRON ROD, SET; N 63D 25' 09" E, 194.41 FEET TO A 1/2 INCH IRON ROD, SET; N 84D 57' 57" E, 207.68 FEET TO A 1/2 INCH IRON ROD, SET; S 89D 29' 30" E, 12.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.35 ACRES.

THEREFORE JAMES ALLERA AND JEANNE ALLERA DO HEREBY ADOPT THIS PLAT DESIGNATING THE SAME AS LOTS 1 THROUGH 9, HARVEST ACRES, AN ADDITION IN PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, EASEMENTS AND PUBLIC WAYS SHOWN HEREON.

BY: James Allera, DATE: 20 September 2007; BY: Jeanne Allera, DATE: 20 September 2007

Notary Public section for Gertrudann K. Tatananni, Notary Public, Vandergrift Boro, Westmoreland County, My Commission Expires Apr. 15, 2008.

Approved by the Commissioners Court of Parker County, Texas: THIS THE 20 DAY OF September 2007. Mark Riley - County Judge, Danny Chate - Commissioner Pct. 1, John Roth - Commissioner Pct. 3, Joe Enkley - Commissioner Pct. 2, Jim Webster - Commissioner Pct. 4.

Recorded on this 20 day of September, 2007. in Vol. (Ceb.) Pg. (Slide) of the Plat Records of Parker County, Texas. County Clerk, Parker County, Texas.

ACCT. NO.: 13135 SCH. DIST.: PE# CITY: CO MAP NO.: G-11 SECTION 159, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1456 AND THE JAMES H. SEWELL SURVEY, ABSTRACT NO. 1212 PARKER COUNTY, TEXAS SHEET 1 OF 1 SHEET



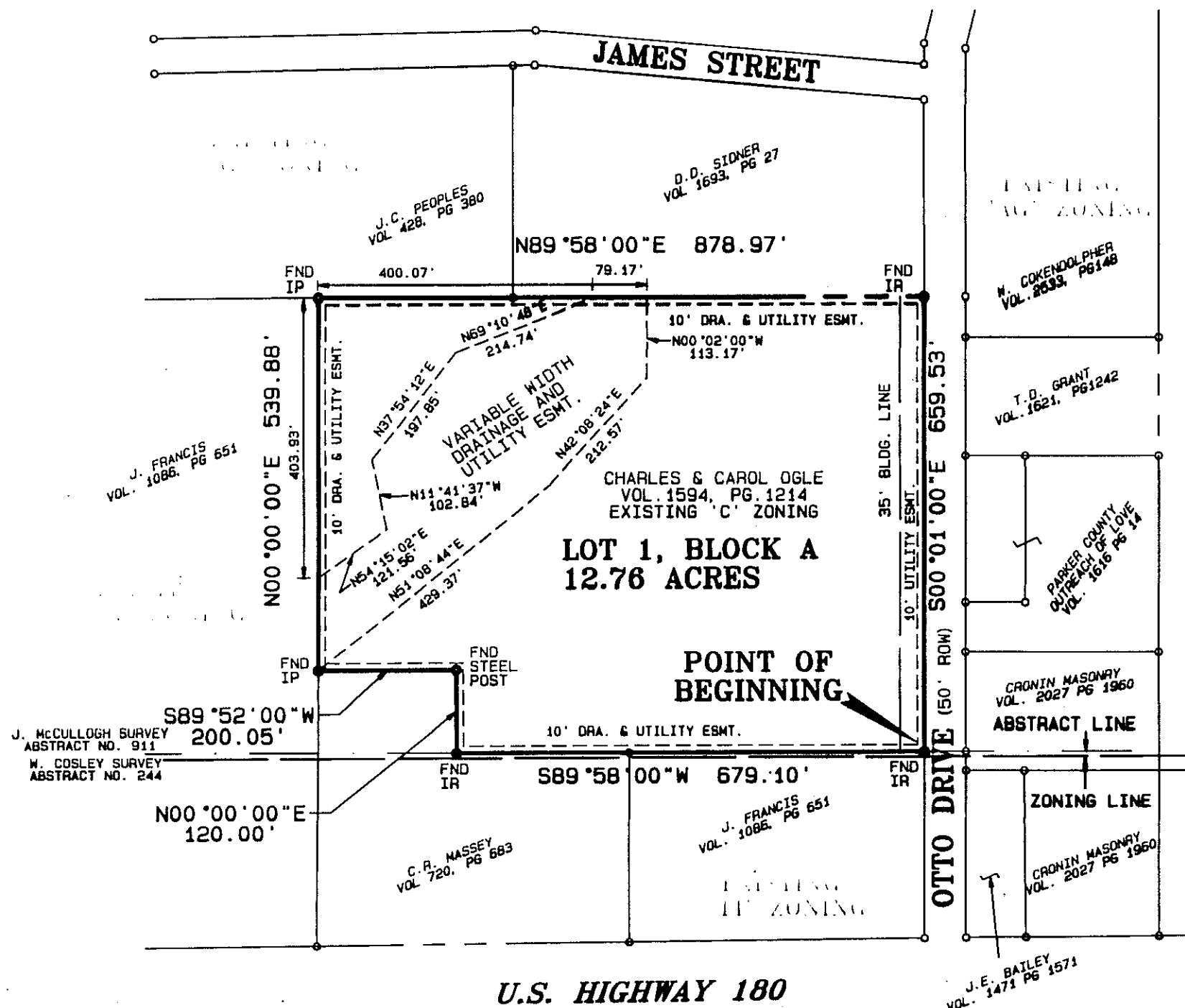
**OWNER:**  
**CHARLES R. & CAROL OGLE**  
 132 DUSTIN CIRCLE  
 HUDSON OAKS, TEXAS 76087  
 817-596-0888

**APPLICANT:**  
**LUIG ENTERPRISES, LLC**  
 1346 MARKUM RANCH ROAD  
 FORT WORTH, TEXAS 76126  
 817-538-8895

**C-772**

Doc# 704474  
 Book 2692 Page 143

Doc# 704474 Fees: \$66.00  
 02/12/2009 9:58AM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS



Being a 12.76 acre tract of land situated in the John McCullough Survey, Abstract No. 911, City of Weatherford, Parker County, Texas and being all of that certain tract of land conveyed to Charles R. Ogle and wife, Carol Ogle, as recorded in Volume 1594, Page 1214, Deed Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found iron rod in the west line of Otto Drive for the northeast corner of a tract of land conveyed to J. Francis, et al as Second Tract recorded in Volume 1086, Page 651, Deed Records Parker County, Texas, said iron being called by deed to be West, 1071.11 feet from the southeast corner of said John McCullough Survey;

Thence South 89°58'00\"/>

Thence North, continuing with the line of said C. R. Massey tract 120.00 feet to a steel post;

Thence South 89°52'00\"/>

Thence North with the east line of said J. Francis tract 539.88 feet to a pipe found;

Thence North 89°58'00\"/>

Thence South 00°01'00\"/>

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Charles R. & Carol Ogle do hereby adopt this plat designating the herein described real property as LOT 1, BLOCK A, LUIG ADDITION, an Addition to the City of Weatherford, Texas and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS OUR HANDS as of the date set forth below.

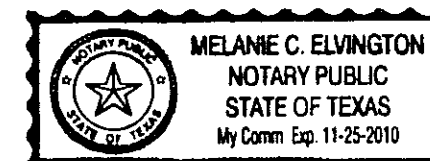
By: Charles R. Ogle By: Carol Ogle  
 Name: Charles R. Ogle Name: Carol Ogle  
 Date: 1-27-09 Date: 1-27-09

STATE OF TEXAS  
 COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles R. and Carol Ogle, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 on the 27th day of January, 2009

Melanie C. Elvington  
 Notary Public in and for the State of Texas



FINAL PLAT

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: B. H. [Signature] Planning and Zoning Commission  
 City of Weatherford, Texas  
 Date of Recommendation: 2-10-09

APPROVED BY: [Signature] City Council  
 City of Weatherford, Texas  
 Date of Approval: 2-10-09

TEST: Laura [Signature]  
 City Secretary  
 Date: 2-10-09

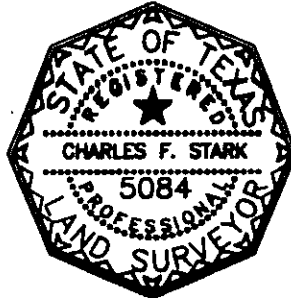
**GENERAL NOTES:**

- All lot corners are 1/2 inch iron rods with red cap unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any VAM Easement indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. 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 restriction to residential use of not more than two residential units per lot.
- Basis of Bearing for this plat is the Texas State Plane Coordinate System, North Central Texas Zone, NAD 83.
- No portion of subject property lies within a FEMA designated flood plain or flood prone area, Parker County FIRM, Panel 48357 C0300 E, Effective Date Sept. 26, 2008.
- 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.

**SURVEYOR 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 1-23-09  
 Charles F. Stark, R.P.L.S. No. 5084

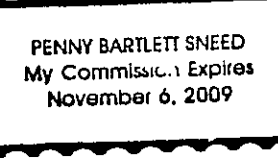


STATE OF TEXAS  
 COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 on the 23rd day of January, 2008

Penny Bartlett Sneed  
 Notary Public in and for the State of Texas



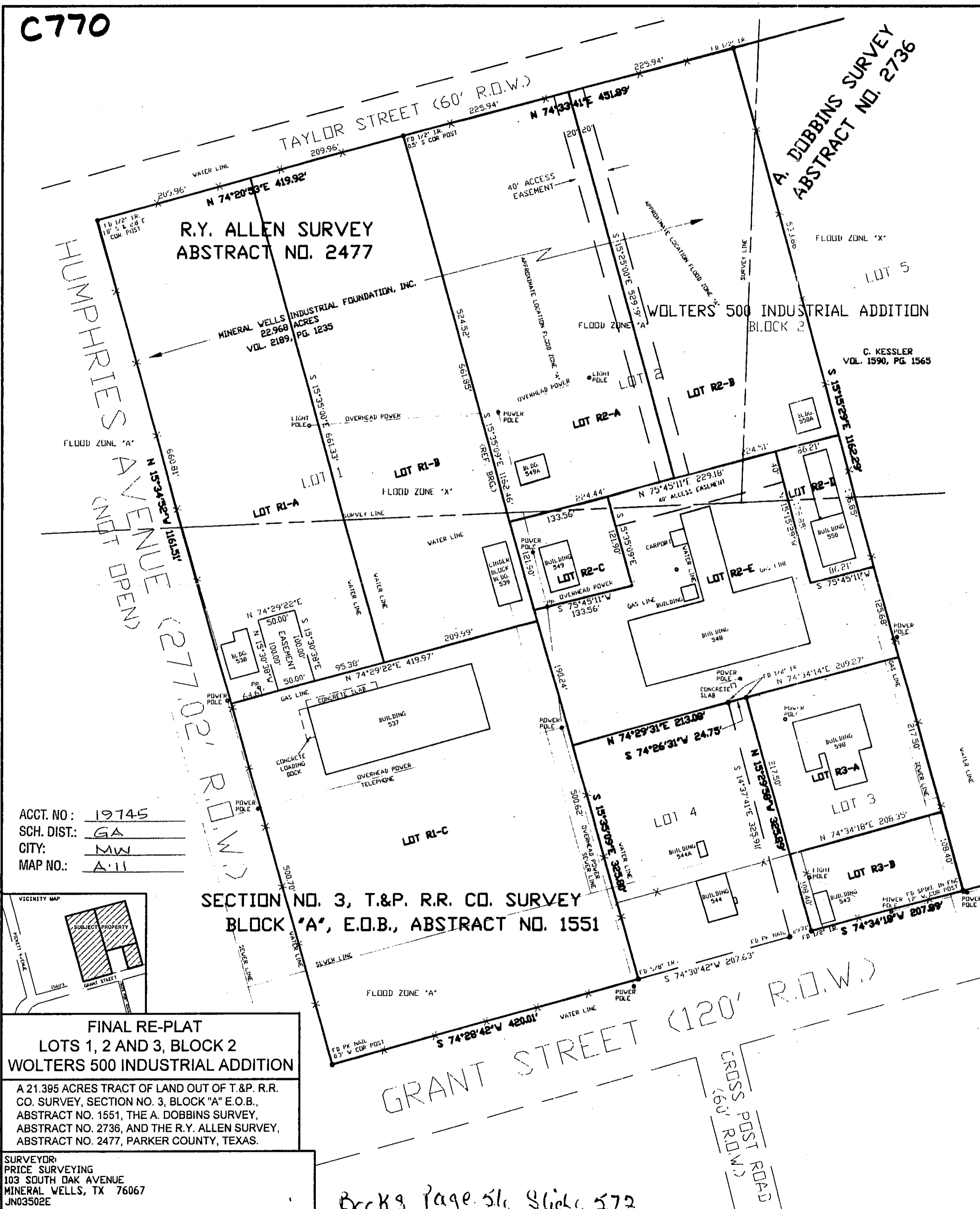
**FINAL PLAT  
 LOT 1, BLOCK A  
 LUIG ADDITION**

**JOHN MCCULLOUGH SURVEY, ABSTRACT NO. 911  
 CITY OF WEATHERFORD  
 PARKER COUNTY, TEXAS**

ACCT. NO: 14715  
 SCH. DIST: WE  
 CITY: WE  
 MAP NO.: I-15

Stark Consulting, LLC  
 2217 Clear Creek Court  
 Weatherford, Texas 76087  
 817-296-9550  
 Fax: 817-596-5981

C770



DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Mineral Wells Industrial Foundation, Inc., does hereby certify that as owner of the property indicated hereon as Lots 1, 2, 3 and 4, Block 2, Wolters 500 Industrial Addition to the City of Mineral Wells, Parker County, Texas, has caused this replat to be prepared.

This Replat and Dedication to be filed in addition to a certain Plat of Wolters 500 Industrial Addition as filed for record in Volume 361-A, Page 28, of the Plat Records of Parker County, Texas.

Executed in Mineral Wells, Texas, this 26 day of MAY, 2004.

*Richard L. Ball*

Doc# 704314  
Book 2691 Page 1272

BEFORE ME, the undersigned authority, on this day did personally appear RICHARD L. BALL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was an act of the owner of the property indicated hereon and for the purposes indicated hereon and for the purposes and consideration as stated.

GIVEN under my hand and seal of office this 26 day of MAY, 2004.

Notary Public in and for PARK COUNTY, Texas.

*Juanita Formby*



THE STATE OF TEXAS  
COUNTY OF PARKER

THE UNDERSIGNED, AS LIEN HOLDER ON THE LOTS RE-PLATTED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS:

TITLE: \_\_\_\_\_

Doc# 704314 Fees: \$66.00  
02/10/2009 2:30PM H Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TICONE BUSINESS COUNTY CLERK

FILED  
3:30

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

Approved: May 25, 2004.

*Bobby Smith*  
City Clerk

City of Mineral Wells  
Parker County, Texas

By: Clarence Holliman, Mayor

Attest: Richard L. Ball, City Clerk & Z CHAIR

Juanita Formby, Planning and Zoning CITY CLERK  
Commission Chairman

SURVEYORS CERTIFICATE

This is to certify that I, MICHAEL PRICE, Registered Professional Land Surveyor of the State of Texas, have platted the above replat from an actual survey on the ground; and that all lot corners, angle points, and points of curves shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Michael Price  
Michael Price, Surveyor, R.P.L.S. No. 5492  
Price Surveying, 103 S. Oak Avenue, Mineral Wells, TX 76067  
940-325-4841 APRIL 1, 2004

BUILDING NUMBER	FINISHED FLOOR ELEVATION
537	886.5 (ZONE "A")
538	885.8 (ZONE "A")
539	886.6 (ZONE "A")
543	884.0 (ZONE "A")
548	885.2 (ZONE "A")
548	886.3 (ZONE "A")
550	886.3 (ZONE "A")
560-A	886.5 (ZONE "A")
549	886.3 (ZONE "X")
549-A	887.2 (ZONE "X")

NOTE: ACCORDING TO INFORMATION SUPPLIED BY BILL RIVERS, REGISTERED PROFESSIONAL ENGINEER, BASE FLOOD ELEVATION IS 885.0.

NOTE: WATER, SEWER AND GAS LINES ARE APPROXIMATE LOCATIONS ACCORDING TO MAPS PROVIDED BY PUBLIC WORKS DEPARTMENT OF THE CITY OF MINERAL WELLS.

THERE WILL BE 15' EASEMENTS, 7.5' EACH SIDE OF EXISTING LINE ALONG ALL UTILITY LINES.

- WATER
- SEWER
- GAS
- TELEPHONE
- POWER

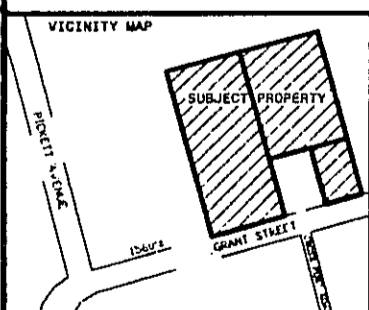
NOTE: ZONE D VFA - ALL BUILDING SETBACKS WILL BE AS SET OUT UNDER "VF" WOLTERS PARK DISTRICT ZONE A

NOTE: NOT ALL IMPROVEMENTS SHOWN - ONLY LOCATION OF BUILDINGS SHOWN

NOTE: PART OF THIS PROPERTY IS IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480517 0005 C, DATED MAY 17, 1990.



ACCT. NO.: 19745  
SCH. DIST.: GA  
CITY: MW  
MAP NO.: A-11



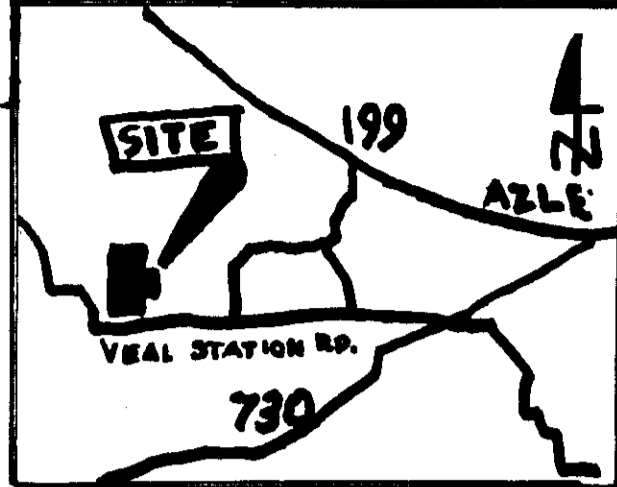
FINAL RE-PLAT  
LOTS 1, 2 AND 3, BLOCK 2  
WOLTERS 500 INDUSTRIAL ADDITION

A 21.395 ACRES TRACT OF LAND OUT OF T.&P. R.R. CO. SURVEY, SECTION NO. 3, BLOCK "A" E.O.B., ABSTRACT NO. 1551, THE A. DOBBINS SURVEY, ABSTRACT NO. 2736, AND THE R.Y. ALLEN SURVEY, ABSTRACT NO. 2477, PARKER COUNTY, TEXAS.

SURVEYOR:  
PRICE SURVEYING  
103 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
JN03502E

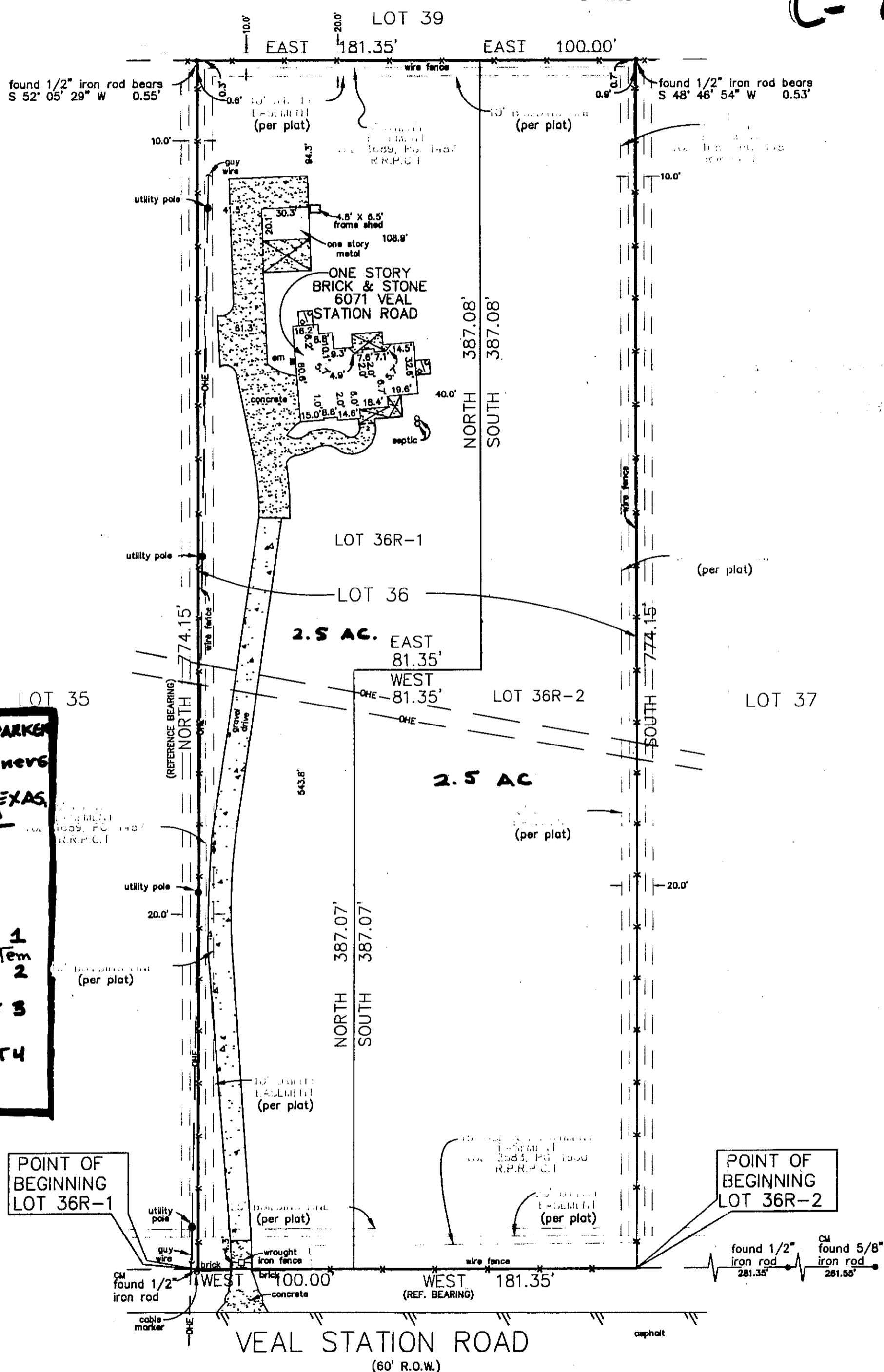
Back Page 51c Slide 572

**LOCATION MAP**



Doc# 704434  
Book 2691 Page 1958

C-171



**PROPERTY DESCRIPTION**

**LOT 36R-1**

Being a lot, tract or parcel of land situated in the T. & P. Railroad Company Survey No. 43, Abstract No. 1435, Parker County, Texas, being a portion of Lot 36 of Hunters Ridge, an addition to Parker County, recorded in Plat Cabinet B, Slide 164, Plat Records of Parker County and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the southwest corner of said Lot 36 and southeast corner of Lot 35 of said Hunter's Ridge, being on the north line of Veal Station Road (60 foot right-of-way);

THENCE North (bearing base from plat B/164), a distance of 774.15 feet along the common line of said Lots 35 and 36 to a point from which a found 1/2-inch iron rod bears South 52° 05' 29" West, a distance of 0.55 of one foot, said point being the common north corner of said Lots and being on the south line of Lot 39 of said Hunter's Ridge;

THENCE East, a distance of 181.35 feet along the common line of said Lots 36 and 39 to the northeast corner of the herein described tract;

THENCE South, departing said common line, a distance of 387.08 feet;

THENCE West, a distance of 81.35 feet;

THENCE South, a distance of 387.07 feet to the aforesaid north line of Veal Station Road and south line of said Lot 36, being the most southerly southeast corner of this tract;

THENCE West, a distance of 100.00 feet along said south line of Lot 36 to the POINT OF BEGINNING and containing 108,904 square feet or 2.50 acres of land.

**Lot 36R-2**

Being a lot, tract or parcel of land situated in the T. & P. Railroad Company Survey No. 43, Abstract No. 1435, Parker County, Texas, being a portion of Lot 36 of Hunters Ridge, an addition recorded in Plat Cabinet B, Slide 164, Plat Records of Parker County and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot 36 and southwest corner of Lot 37 of said Hunters Ridge, being on the north line of Veal Station Road (60' R.O.W.);

THENCE West, a distance of 181.35 feet along said north line of Veal Station Road and south line of said Lot 36 to the southwest corner of the herein described tract;

THENCE North, departing said south line of Lot 36, a distance of 387.07 feet;

THENCE East, a distance of 81.35 feet;

THENCE North, a distance of 387.08 feet to the common line of aforesaid Lot 36 and Lot 39 of aforesaid Hunters Ridge;

THENCE East, a distance of 100.00 feet along said common line of Lots 36 and 39 to a point from which a found 1/2-inch iron rod bears South 48° 46' 54" West, a distance of 0.53 of one foot, said point being the common north corner of said Lot 36 and aforesaid Lot 37;

THENCE South, a distance of 774.15 feet along the common line of said Lots 36 and 37 to the POINT OF BEGINNING and containing 108,903 square feet or 2.50 acres of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48367C0175 E, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and was performed without the requirement or benefit of a title commitment. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible for any loss resulting therefrom.

**THIS PROPERTY DOES NOT LIE IN AN E.T.J. OF ANY INCORPORATED CITY, PER THE ORIGINAL FILED PLAT**

**NOTES:**

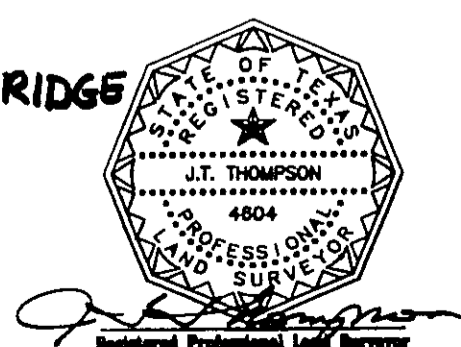
CM = CONTROLLING MONUMENT.

SUBJECT PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
EASEMENT, VOL. 1467, PG. 1177, R.P.R.P.C.T.

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH LINE OF VEAL STATION ROAD PER THE PLAT RECORDED IN VOLUME B, PAGE 164, P.R.P.C.T.

STATE OF TEXAS COUNTY OF PARKER  
Approved by the Commissioners  
COURT OF PARKER COUNTY, TEXAS  
THIS THE 19 DAY OF JAN  
2009.  
Absent  
County Judge  
George A. C... com. pct 1  
... Judge Pro Tem  
... com. pct 2  
... com. pct 3  
Jim Webster com. pct 4

**Revision of LOT 36 AT HUNTERS RIDGE**



ACCT. NO: 13870  
SCH. DIST: 3P  
CITY: C@  
MAP NO: L-9

Doc# 704434 Fees: \$66.00  
02/11/2009 3:13PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

REVISIONS	BY

**PRECISE LAND SURVEYING, INC.**  
4625 EASTOVER DRIVE \* MESQUITE, TEXAS 75149  
(972) 681-7072 FAX (972) 279-1508

**BOUNDARY SURVEY**  
6071 VEAL STATION ROAD  
PARKER COUNTY, TEXAS



SURVEYOR	
JIT	DATE
12/29/08	TECH
MSP	PARTY CHIEF
AH	SURVEY DATE
09/10/08	DRAWING FILE
F:\08-FILES\208\208-2858A	MAPSCO #
451-K	SCALE
1" = 60'	JOB NUMBER
208-2858A	SHEET
1	1
OF	SHEETS





PC C-350

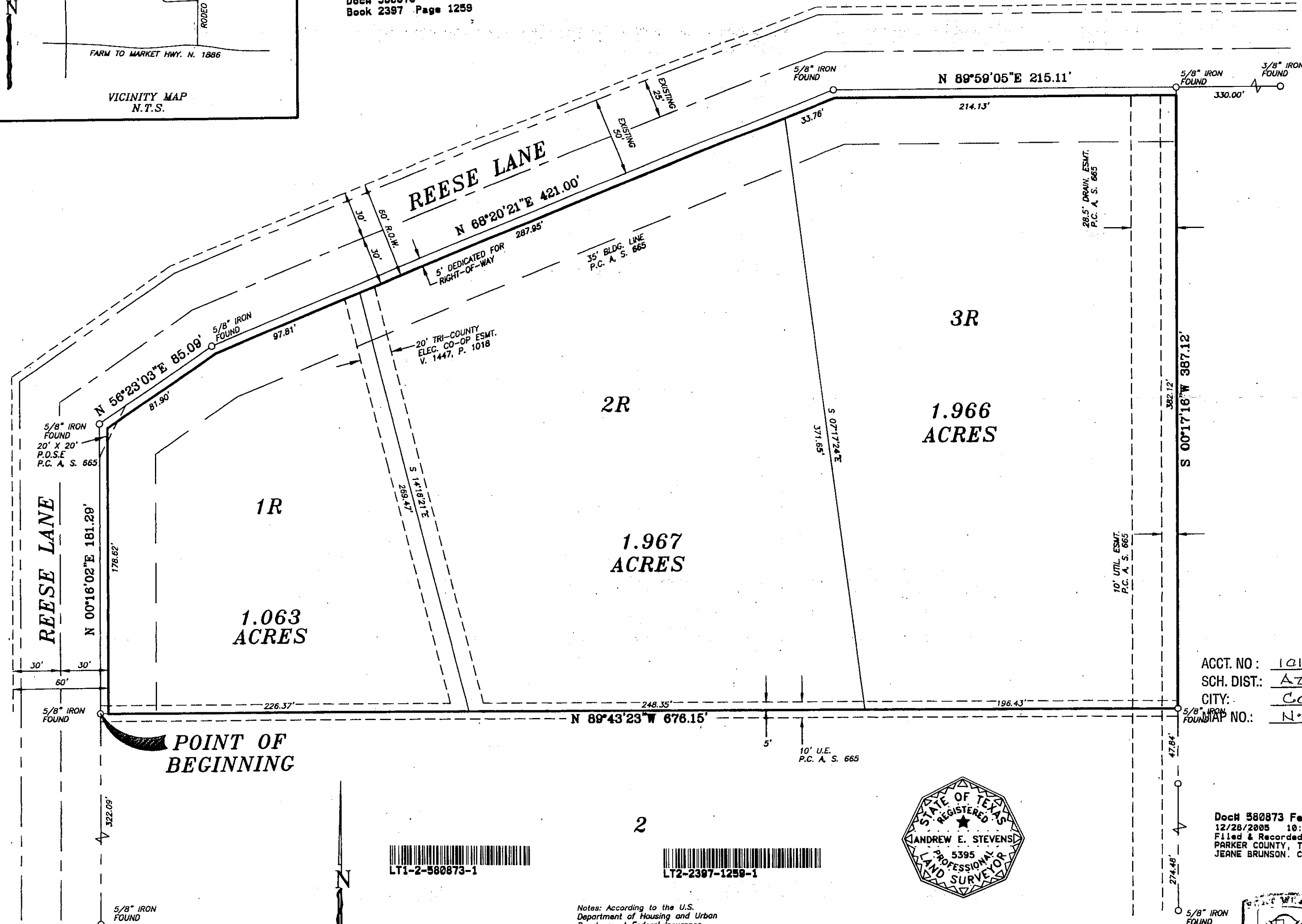
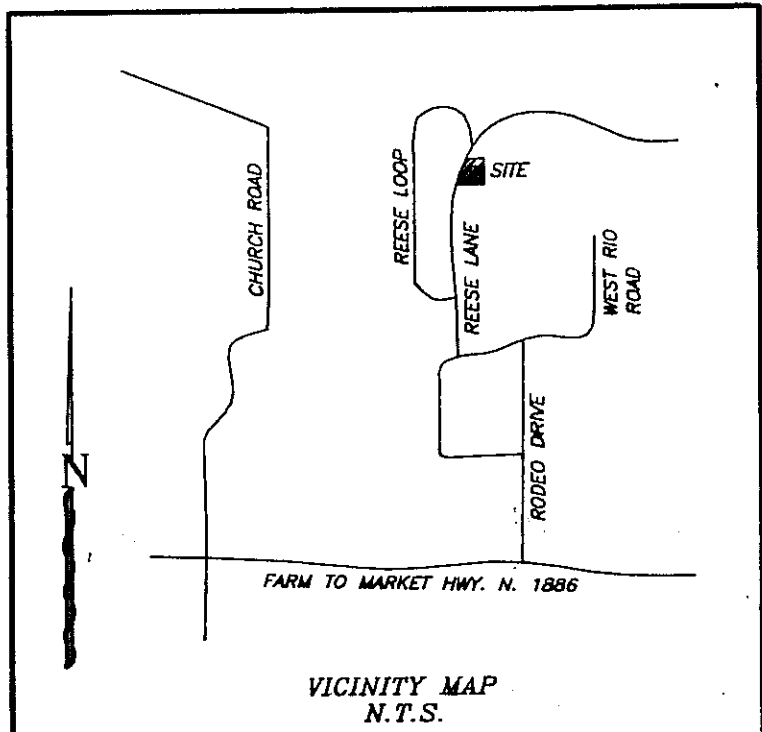
FORT WORTH  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
This plat is valid only if recorded within six (6) months after date of approval.  
PLAT APPROVAL DATE: 10-17-05  
Secretary

OWNER/DEVELOPER  
THOMAS BARTKE  
1970 REESE LANE  
AZLE, TEXAS, 76020  
817-355-6942

Approved by the Commissioners Court of Parker County, Texas, this the 28 day of Dec, 20 05

CABSENT  
County Judge  
Commissioner Precinct No. 1  
Commissioner Precinct No. 2  
Commissioner Precinct No. 3  
Commissioner Precinct No. 4

Doc# 580873  
Book 2397 Page 1259



STATE OF TEXAS  
COUNTY OF PARKER  
KNOW ALL MEN BY THESE PRESENTS, That Thomas Bartke acting by and through its undersigned, its duly authorized agent, is the owner of the following described real property, to wit:  
Being 4.997 acres situated in ANSON ACRES, PHASE I, Parker County, Texas on Addition to Parker County, Texas, according to the Plat recorded in Plat Cabinet A, Slide 665, Plat Records, Parker County, Texas, said 4.997 acres being more particularly described as follows:

Beginning at a 5/8" iron found in the east line of Reese Lane, (a 60' R.O.W.) said point also being the southwest corner of Lot 1, and the northwest corner of Lot 2 of ANSON ACRES, PHASE ONE;  
THENCE Along the east and south line of said Reese Lane, as follows:  
North 00 degrees 16 minutes 02 seconds East, along the east line of said Reese Lane, 181.29 feet to a 5/8" iron found;  
North 58 degrees 23 minutes 03 seconds East, 86.09 feet to a 5/8" iron found;  
North 88 degrees 20 minutes 21 seconds East, 421.00 feet to a 5/8" iron found;  
North 89 degrees 59 minutes 05 seconds East, to the northeast corner of Lot 1, 215.11 feet to a 5/8" iron found;  
THENCE South 00 degrees 17 minutes 18 seconds West, 387.12 feet to a 5/8" iron found;  
THENCE North 89 degrees 43 minutes 23 seconds West, along the common line of Lots 2 and 1 676.15 feet to the POINT OF BEGINNING and containing 4.997 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Thomas Bartke (owner) acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to the designated as.....

Lots 1R, 2R and 3R  
ANSON ACRES  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the easements shown hereon.

EXECUTED this the 25th day of Oct, 20 05  
Thomas Bartke

STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, the undersigned authority, on this day personally appeared Thomas Bartke known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of November, 2005  
Notary Public, Parker County, Texas  
My Commission Expires November 9, 2009

ACCT. NO.: 19140  
SCH. DIST.: AZ  
CITY: CO  
PLAT NO.: N-11

This property does lie within the E.T.J. of the City of Fort Worth.

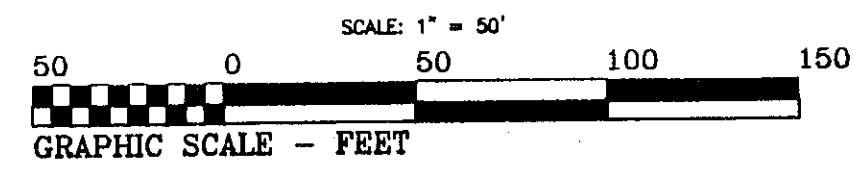
Owner

Doc# 580873 Fees: \$66.00  
12/28/2005 10:05AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANE BRUNSON, COUNTY CLERK

Final Plat  
Lots 1R, 2R, 3R, Block 1  
ANSON ACRES  
Parker County, Texas

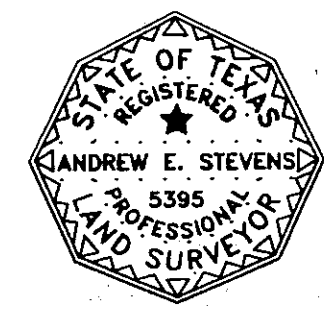
Being a replat of Lot 1, Block 1, ANSON ACRES, an Addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 668, Plat Records, Parker County, Texas.

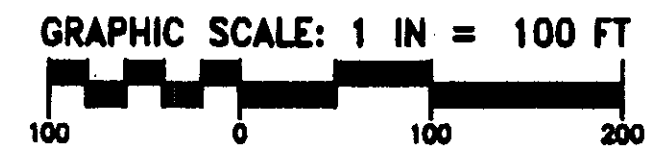
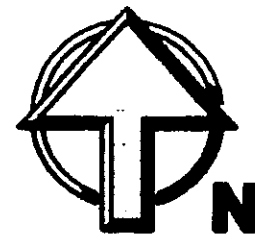
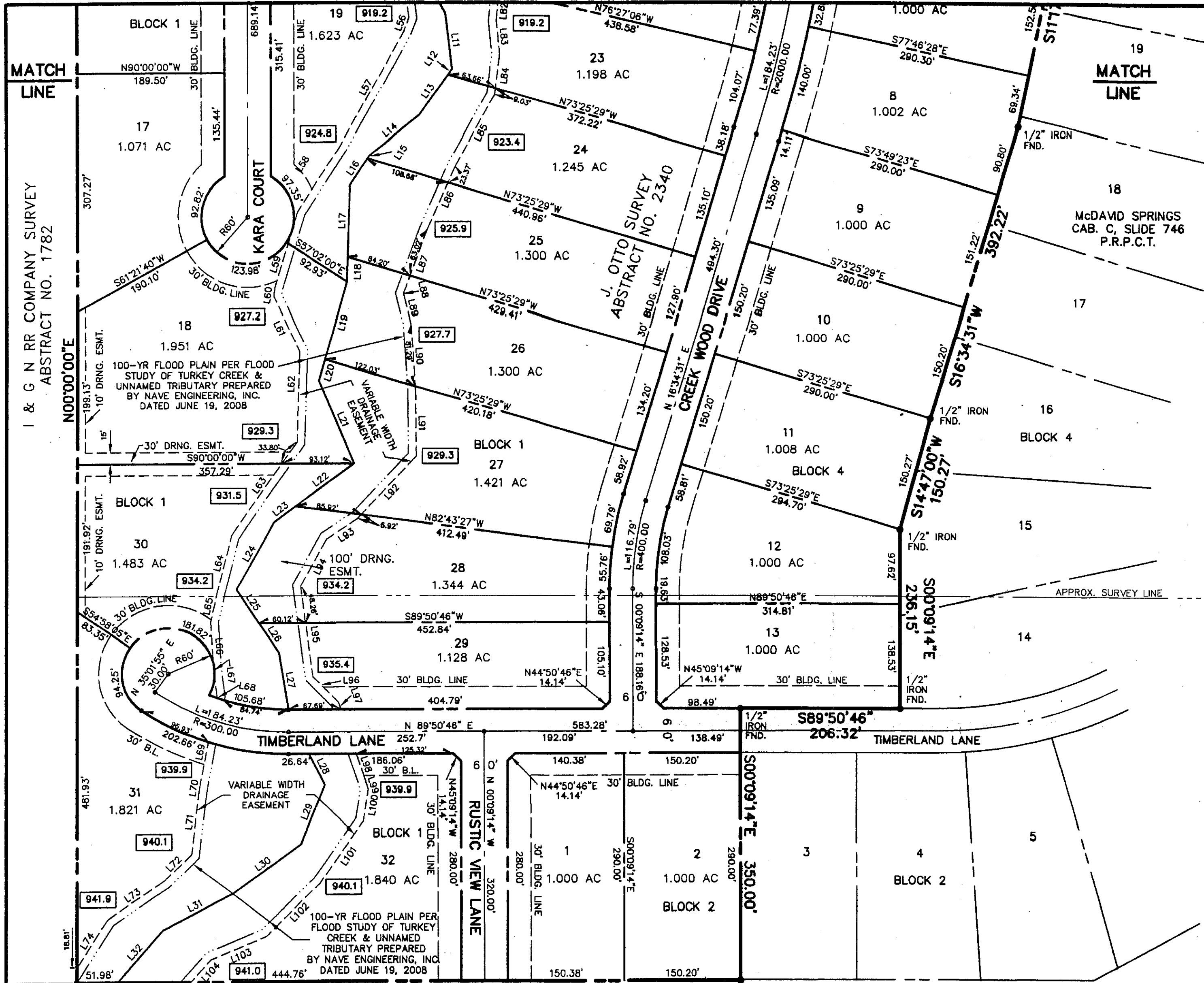
STEVENS LAND SURVEYING  
7300-B WEATHERFORD HWY.  
FORT WORTH, TEXAS 76116  
(817) 606-9775 (817) 606-9780 FAX



Notes: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 480 520 0150 C Effective January 3, 1997 this property does not lie within a 100 year flood hazard area.  
Bearings correlated to Plat Call N.89°43'23"E. along the south line of site.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY, BY ME OR UNDER MY SUPERVISION.  
Andrew E. Stevens  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
MARCH 16, 2005





LINE	BEARING	LENGTH
L13	S34°45'23"W	66.03
L14	S51°13'10"W	82.10
L15	S33°24'32"W	5.05
L16	S33°24'32"W	40.74
L17	S01°51'48"W	91.92
L18	S01°51'48"W	31.80
L19	S15°55'58"W	103.45
L20	S15°55'58"W	28.29
L21	S22°42'13"E	118.27
L22	S53°27'15"W	94.04
L23	S53°27'15"W	34.91
L24	S28°54'29"W	99.80
L25	S33°39'21"E	52.83
L26	S33°39'21"E	46.81
L27	S09°16'21"E	77.04
L28	S26°03'25"E	46.21
L29	S22°03'35"W	82.03
L30	S54°33'09"W	108.63
L31	S63°10'32"W	100.94
L32	S42°19'54"W	87.37

LINE	BEARING	LENGTH
L58	S32°53'48"W	97.38
L59	S16°53'03"W	100.97
L60	S07°12'54"W	10.83
L61	S25°08'02"E	78.75
L62	S01°34'12"W	118.83
L63	S35°01'41"W	147.53
L64	S13°50'39"W	76.83
L65	S12°22'02"W	39.72
L66	S03°43'12"E	65.37
L67	S07°17'14"E	33.47
L68	S10°18'05"W	1.95
L69	S10°18'05"W	57.92
L70	S10°18'05"W	10.60
L71	S06°35'29"W	79.32
L72	S46°18'04"W	49.32
L73	S56°14'51"W	87.19
L74	S33°40'02"W	71.73
L85	S28°44'47"W	105.39
L86	S24°00'45"W	88.96
L87	S20°36'13"W	87.22
L88	N14°18'33"W	2.60
L89	S14°18'33"E	36.92
L90	S03°56'05"E	86.19
L91	S00°46'35"E	87.51
L92	S43°01'41"W	110.86
L93	S56°52'09"W	48.12
L94	S28°30'20"W	70.44
L95	S07°46'49"E	120.00
L96	S43°43'14"E	47.96
L97	S18°19'41"E	9.73
L98	S18°19'41"E	36.45
L99	S18°19'41"E	12.64
L100	S08°39'36"W	42.84
L101	S35°23'22"W	96.71
L102	S45°54'22"W	95.50
L103	S68°23'23"W	77.65
L104	S43°14'56"W	38.07

ACCT. NO.: 14983  
 SCH. DIST.: AL  
 CITY: Co  
 MAP NO.: L19

FINAL PLAT

# LOTS 10-32, BLOCK 1 LOTS 1-2, BLOCK 2 & LOTS 5-13, BLOCK 4 McDAVID SPRINGS

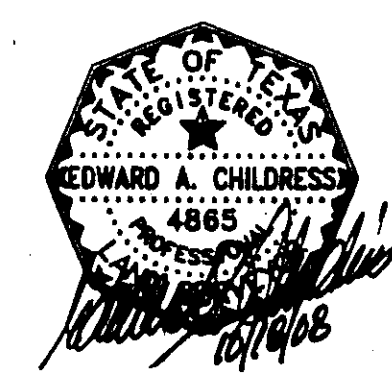
BEING 50.651 ACRES OF LAND SITUATED IN THE  
 I & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1782,  
 & THE AJ OTTO SURVEY, ABSTRACT NUMBER 2340  
 PARKER COUNTY, TEXAS

PREPARED OCTOBER 6, 2008

## SD Engineering, Inc.

Site Development Engineering

PO Box 1387 Aledo, TX 76808-1387  
 (817) 441-8400 Fax (817) 441-8085  
 www.sd-engineering.com



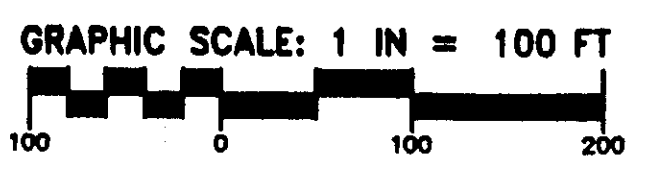
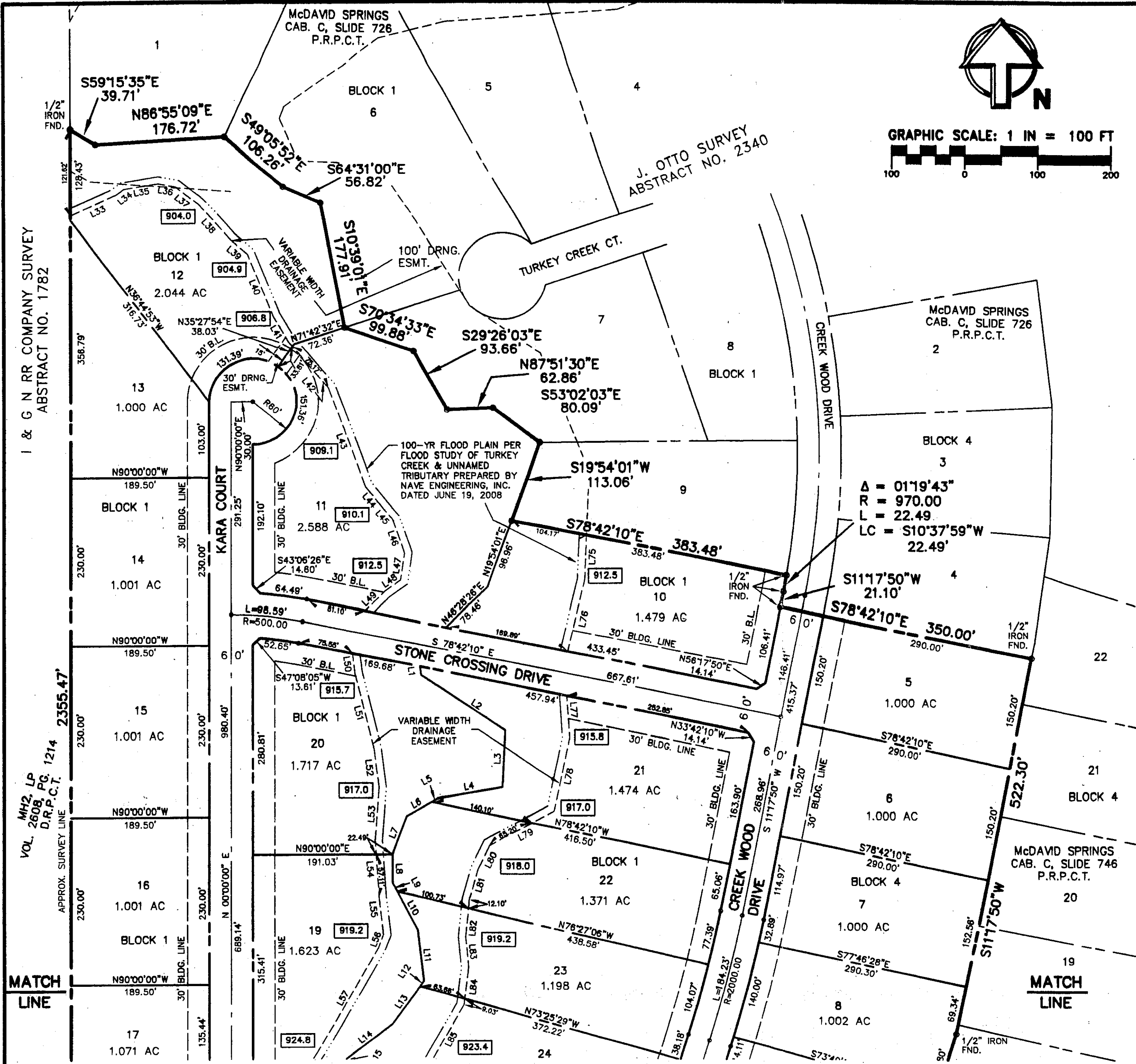
CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.  
 BASIS OF BEARING IS THE WEST LINE OF THE McDAVID  
 INVESTMENTS GROUP I, LLC TRACT DESCRIBED IN DEED  
 RECORDED IN VOLUME 2607, PAGE 1337, DEED RECORDS,  
 PARKER COUNTY, TEXAS

920.7 DENOTES A MINIMUM FINISHED FLOOR ELEVATION  
 SPECIFIED FOR THE DESIGNATED LOCATION SHOWN.  
 BENCH MARK ELEV. 792.41 - TXDOT MONUMENT  
 ON TOP OF BRIDGE ABUTMENT, N/E CORNER OF  
 BRIDGE, CLEAR FORK OF TRINITY RIVER @ FM 5,  
 S/W OF ALEDO, TX.

I & G N RR COMPANY SURVEY  
 ABSTRACT NO. 1782

JERRY DURANT  
 VOL. 2606, PG. 1431  
 D.R.P.C.T.

REV 10-08-08 /FP



LINE	BEARING	LENGTH
L1	S07°48'15"E	11.86
L2	S56°51'43"E	137.80
L3	S02°48'08"W	74.34
L4	S80°32'16"W	89.81
L5	S61°45'57"W	9.54
L6	S61°45'57"W	38.98
L7	S21°07'27"W	54.00
L8	S00°53'12"E	38.19
L9	S27°38'27"E	12.67
L10	S27°38'27"E	60.80
L11	S06°48'36"E	72.86
L12	S34°45'23"W	9.05

LINE	BEARING	LENGTH
L33	N64°00'27"E	69.80
L34	N51°31'58"E	13.40
L35	N80°33'07"E	47.06
L36	S78°36'11"E	24.66
L37	S50°26'35"E	40.12
L38	S40°55'10"E	66.64
L39	S49°59'54"E	31.41
L40	S21°56'49"E	94.73
L41	S30°04'38"E	41.25
L42	S40°27'34"E	83.47
L43	S20°33'34"E	145.39
L44	S39°32'24"E	37.00
L45	S39°32'24"E	20.90
L46	S19°16'44"E	50.04
L47	S08°17'11"W	37.17
L48	S54°51'26"W	25.40
L49	S46°00'12"W	39.16
L50	S07°16'38"E	27.78
L51	S14°17'33"E	105.63
L52	S07°43'41"E	50.30
L53	S04°16'10"W	70.63
L54	S04°07'02"E	74.83
L55	S06°50'05"E	52.68
L56	S20°44'45"W	20.17
L57	S29°07'09"W	173.26
L75	S02°09'27"W	60.82
L76	S13°22'56"W	100.02
L77	S04°15'31"E	56.46
L78	S12°32'58"W	98.40
L79	S62°46'17"W	99.13
L80	S26°47'20"W	35.60
L81	S15°54'43"W	42.34
L82	S05°30'46"W	52.36
L83	S05°22'11"E	43.66
L84	S06°57'16"W	54.02

$\Delta = 0119'43"$   
 $R = 970.00$   
 $L = 22.49$   
 $LC = S10°37'59"W$   
 $22.49'$

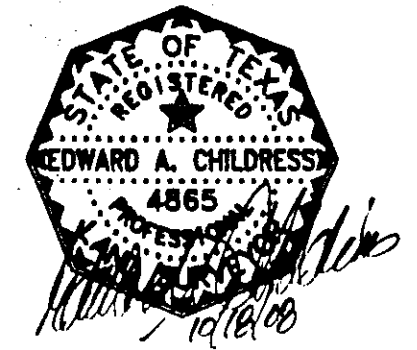
ACCT. NO.: 14983  
 SCH. DIST.: AL  
 CITY: CO  
 MAP NO.: L-19

FINAL PLAT

# LOTS 10-32, BLOCK 1 LOTS 1-2, BLOCK 2 & LOTS 5-13, BLOCK 4 McDAVID SPRINGS

BEING 50.651 ACRES OF LAND SITUATED IN THE I & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1782, & THE AJ OTTO SURVEY, ABSTRACT NUMBER 2340 PARKER COUNTY, TEXAS

PREPARED OCTOBER 6, 2008



**SD Engineering, Inc.**  
Site Development Engineering

PO Box 1357 Aledo, TX 76608-1357  
(817) 441-6400 Fax (817) 441-6085  
www.sd-engineering.com

REVISED 11/17/08 - CITY REVIEW COMMENTS 11/12/08

SHEET 2 OF 4

DENOTES MONUMENTS USED FOR BASIS OF BEARING.  
 BASIS OF BEARING IS THE WEST LINE OF THE McDAVID INVESTMENTS GROUP I, LLC TRACT DESCRIBED IN DEED RECORDED IN VOLUME 2607, PAGE 1337, DEED RECORDS, PARKER COUNTY, TEXAS

DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOCATION SHOWN. BENCH MARK ELEV. 792.41 - TXDOT MONUMENT ON TOP OF BRIDGE ABUTMENT, N/E CORNER OF BRIDGE, CLEAR FORK OF TRINITY RIVER @ FM 5, S/W OF ALEDO, TX.



ACCT. NO.: 14108  
SCH. DIST.: W.E.  
CITY: W.E.  
MAP NO.: J.14

Doc# 699236 Fees: \$65.00  
12/10/2008 2:08PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

Doc# 699236  
Book 2679 Page 1953

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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 48387C0300E, EFFECTIVE DATE: SEPTEMBER 28, 2008, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.

C.C. Reynolds Estate  
Vol. 225, Page 380 & Vol. 1125, Pg. 352

APPROX. LOC. OF SWC RUTH SURVEY  
814' +/- 3/8" l.r.f.

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 to be 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

Cross D Land and Cattle Co.  
Vol. 2548, Page 1711

The area or areas shown on the plat as "VAM" (viability, access and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide viability, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the viability, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

8" Water Line Easement  
V. 624, P. 4

GAIL LANE (60' RIGHT-OF-WAY)  
Parker Co. (V. 498/45)

Robert L. & Annette Moore  
Vol. 2577, Page 1625

Zoning District "AG" (Agricultural) Setbacks:  
Front: 60 ft.  
Side: 10% of lot width (30 ft. Max.)  
Rear: 35 ft.

Zoning District "GR" (General Retail) Setbacks:  
Front: 25 ft.  
Side & Rear: 10% of lot width (5' Min./15' Max.);  
20 ft. from street right-of-way on corner lots

Weldon & Theresa Carroll  
Vol. 1824, Page 867

Zoned "GR"

Zoned "AG"

Channel Easement to  
State of Texas  
V. 257, P. 439

LOT 1  
6.12 ACRES  
(266,739 sq. ft.)

T & P RWY CO. SURVEY  
Survey No. 1, Block No. 2  
Abstract No. 1499

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 this subdivision.

All Building Setback Lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas, the subdivision.

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles Robert McIlroy, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Charles Robert McIlroy, Registered Professional Land Surveyor  
Registration Number 5138

# FINAL PLAT LOTS 1 & 2, BLOCK 1, KNUTESON ADDITION

## AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

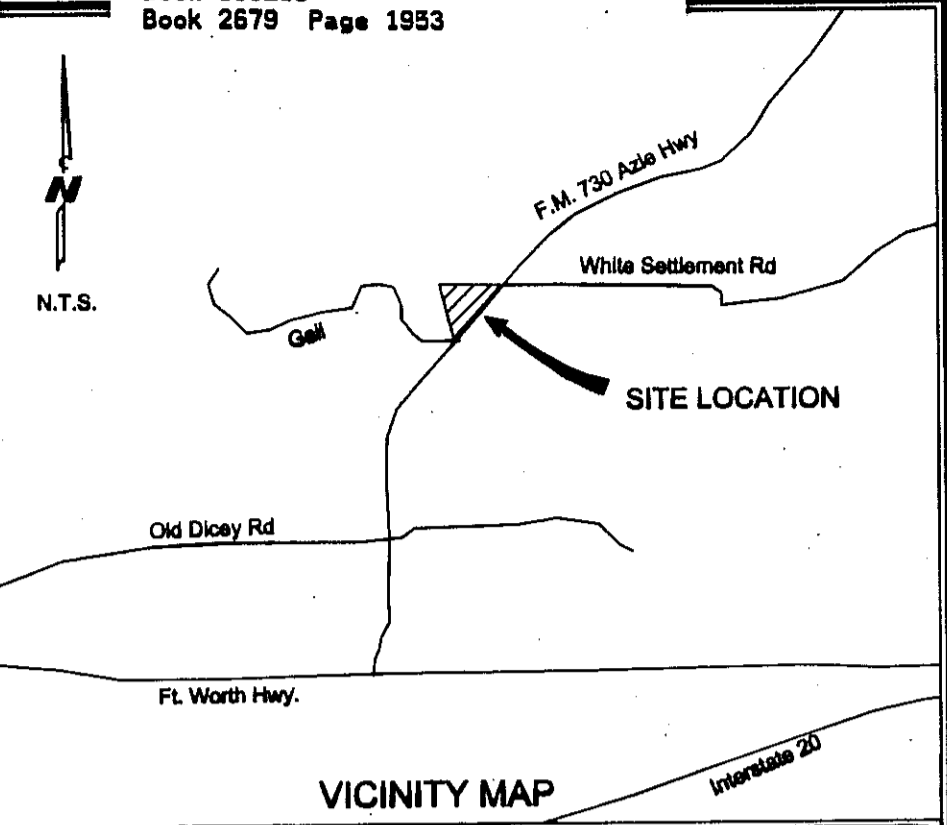
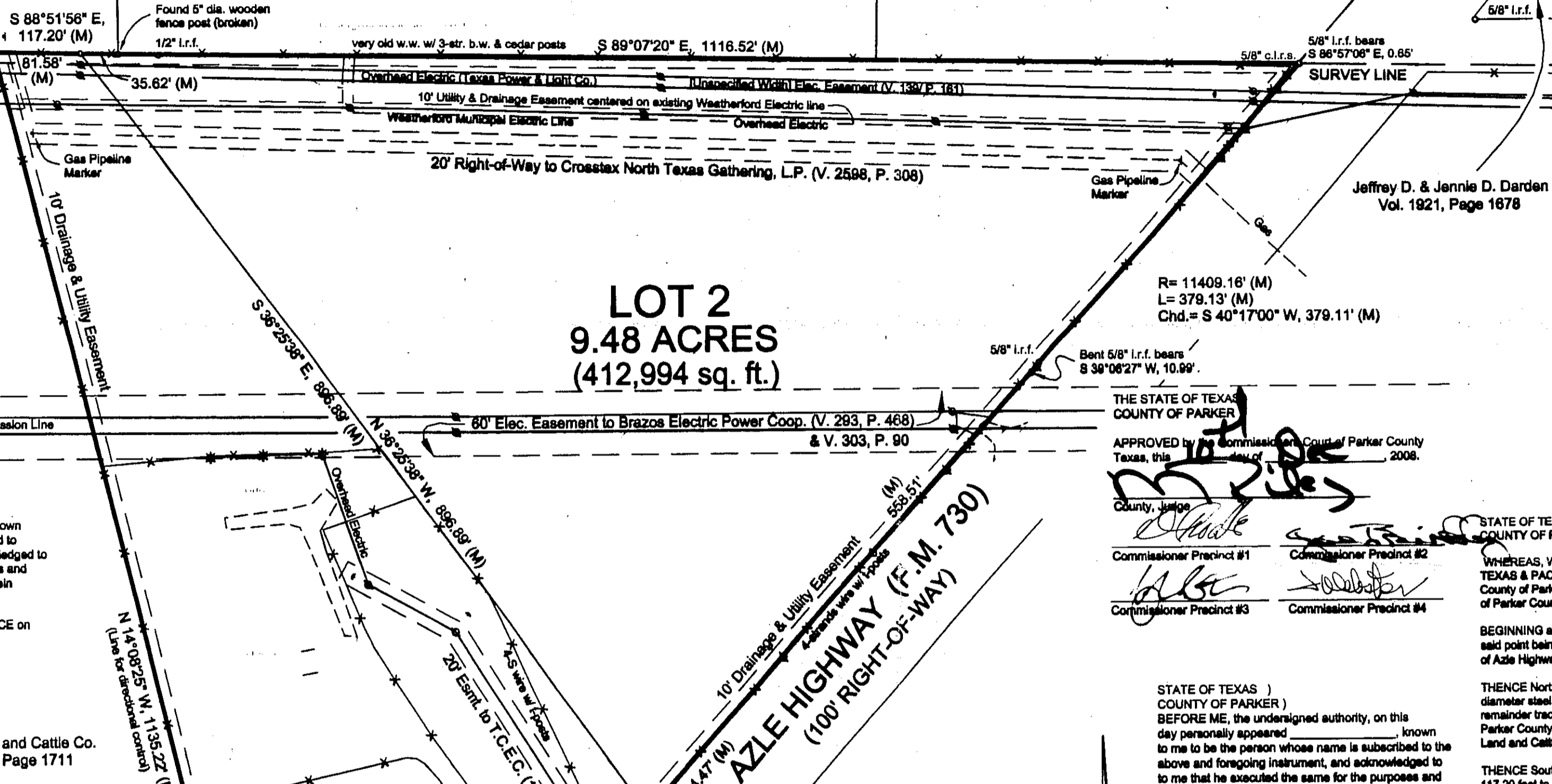
Located in the Texas & Pacific Railway Co. Survey No.1, Block No. 2, Abstract Number 1499, Weatherford, Parker County, Texas

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

Valerus Compression Services, L.P.  
Vol. 2523, Page 418

Valerus Compression Services, L.P.  
Vol. 2523, Page 418

C757



FINAL PLAT  
Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board  
City of Weatherford, Texas  
*[Signature]* 11-18-08  
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
City of Weatherford, Texas  
*[Signature]* 11-18-08  
Signature of Mayor Date of Approval

ATTEST: *[Signature]* 11-18-08  
City Secretary Date

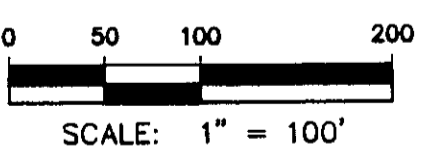
THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commission Court of Parker County  
Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Commissioner Precinct #1  
Commissioner Precinct #2  
Commissioner Precinct #3  
Commissioner Precinct #4

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 08/23/2010



NOTES:

- 1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD 83), as determined by GPS, using the TXDOT-Weatherford CORS. (Epoch 2002), on 10/2/08.
- 2. Distances marked (M) are measured.
- 3. 5/8" iron rods set at lot corners, unless otherwise indicated.
- 4. Underground utilities other than those shown may exist. Owner/contractor must contact DIGTESS to have utilities marked before beginning any construction.
- 5. This property is currently zoned mostly AG (Agricultural), with part being GR (General Retail).

WHEREAS, WE, GREG KNUTESON AND JAN KNUTESON, are all of the owners of a tract of land situated in the TEXAS & PACIFIC RAILWAY COMPANY SURVEY No. 1, BLOCK No. 2, ABSTRACT No. 1499, City of Weatherford, County of Parker, and being the same lands described in the deed recorded in Volume 2302, Page 27, Official Records of Parker County, Texas (O.R.P.C.T.) and more particularly described as follows:

BEGINNING at a 5/8" capped iron rod set in the northwest right-of-way line of Azle Highway (F.M. Highway No. 730), said point being just north of the intersection of the north right-of-way line of Gail Lane with the northwest right-of-way line of Azle Highway, from which point a found 3/8" diameter steel spike bears N 8°13'13" W, 3.04 feet;

THENCE North 14°08'25" West, leaving said right-of-way line, and generally following a fence, 1135.22 feet to a 3/8" diameter steel rod found at the north side of a 4" diameter steel fence corner post, said point being in the south line of a remainder tract of land belonging to the C.C. Reynolds Estate, as described in Volume 225, Page 380, Deed Records of Parker County, Texas (D.R.P.C.T.), said point also being the northeast corner of the land described in deed to Cross D Land and Cattle Company recorded in Volume 2548, Page 1711, O.R.P.C.T.;

THENCE South 88°51'56" East, departing said Cross D Land & Cattle Co., and with the south line of said Reynolds tract, 117.20 feet to a 5" diameter wooden fence post found for the southeast corner of said Reynolds tract, said point also being the southwest corner of the lands described in deed to Valerus Compression Services, L.P., as recorded in Volume 2523, Page 418, O.R.P.C.T.;

THENCE South 89°07'20" East, along the south line of said Valerus lands, 1116.52 feet to a 5/8" capped iron rod set in the west right-of-way line of Azle Highway (F.M. Highway No. 730) for the southeast corner of said Valerus tract; from which point a found 5/8" iron rod bears S 86°57'06" E, 0.65 feet, said rod set also being the beginning of a curve to the right having a radius of 11,409.16 feet and a chord bearing South 40°17'00" West, 379.11 feet;

THENCE, departing said Valerus land, and with the west right-of-way line of Azle Highway, along the curve to the right for a distance of 379.13 feet to a found 5/8" iron rod;

THENCE South 41°44'07" West, continuing with said west right-of-way line, 1084.47 feet to the place of beginning and containing 15.80 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

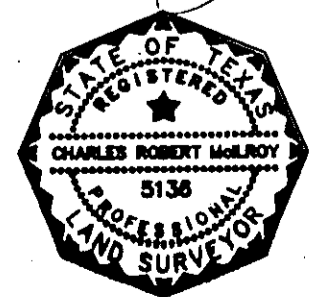
THAT we, GREG KNUTESON AND JAN KNUTESON, being all of the owners do hereby adopt this plat designating the hereinabove described property as LOTS 1 & 2, BLOCK 1, KNUTESON ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, and we do hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

WITNESS our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

*[Signature]*  
Greg Knuteson

*[Signature]*  
Jan Knuteson

*[Signature]*  
Prepared By:  
October 10, 2008  
Date: Rev. 10-24-08 Added Wford Elec. Easmt.; V.A.M. statement; adjoining ownership info.



**MCILROY ENGINEERING**  
504 W. Baylor Street  
Weatherford, Texas 76086  
TEL: (817) 594-6464  
FAX: (817) 594-6565  
E-MAIL: c\_mclroy@att.net

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Steward Builders Ltd., being the sole owners of a 3.339 acres (145,467 sq. ft.) tract of land out of STORY BOOK HOMES ADDITION, to the City of Weatherford, Parker County, Texas; being all of those areas shown as PHASE II, on the construction plat of STORY BOOK HOMES ADDITION, as recorded in Plat Cabinet C, Slide 296, Plat Records, Parker County, Texas; same being a portion of that certain tract of land conveyed to Steward Builders in Volume 2266, Page 478, Real Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at a point in the east right of way line of South Lamar Street (a paved surface) at the northwest corner of LOT 1, COUNTRY CLUB HEIGHTS, an addition to the City of Weatherford, Parker County, Texas, for the southwest and beginning corner of this tract.

THENCE along the east right of way line of said South Lamar Street the following:

N 18°07'01" E 75.88 feet to a set 1/2" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the left 289.28 feet, said curve having a radius of 332.14 feet, and whose chord bears N 05°37'39" W 280.22 feet, to a set 1/2" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the right 158.20 feet, said curve having a radius of 296.22 feet, and whose chord bears N 15°16'45" W 156.33 feet, to a set 1/2" iron rod, for a corner of this tract.

N 00°02'42" E 9.27 feet to a set 1/2" iron rod at the southwest corner of LOT 10, BLOCK 1, PHASE I, STORY BOOK HOMES ADDITION, for the most northerly northwest corner of this tract.

THENCE S 89°57'18" E 117.50 feet along the south line of said PHASE I, to a set 1/2" iron rod in the west right of way line of Story Book Lane (50' right of way), for the most northerly northeast corner of this tract.

THENCE along the right of way line of said Story Book Lane the following:

S 00°02'42" W 9.21 feet to a set 1/2" iron rod, for a corner of this tract.

Southeasterly along the arc of a curve to the left 95.45 feet, said curve having a radius of 178.72 feet, and whose chord bears S 15°16'45" E 94.32 feet, to a set 1/2" iron rod, for a corner of this tract.

Southeasterly along the arc of a curve to the right 390.28 feet, said curve having a radius of 449.64 feet, and whose chord bears S 05°42'44" E 378.15 feet, to a set 1/2" iron rod, for a corner of this tract.

S 18°07'01" W 53.64 feet to a set 1/2" iron rod at the beginning of a non-tangent cut-de-sac, for a corner of this tract.

Northwesterly along the arc of said non-tangent cut-de-sac to the left 235.73 feet, said cut-de-sac having a radius of 50.00 feet, and whose chord bears N 71°06'03" E 70.63 feet, to a set 1/2" iron rod, for a corner of this tract.

N 03°57'47" W 11.95 feet to a set 1/2" iron rod for a corner of this tract.

Northwesterly along the arc of a curve to the right 9.58 feet, said curve having a radius of 25.00 feet, and whose chord bears N 07°00'37" E 9.52 feet, to a set 1/2" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the left 340.97 feet, said curve having a radius of 493.64 feet, and whose chord bears N 01°34'00" W 334.40 feet, to a set 1/2" iron rod at the southwest corner of LOT 29, BLOCK 1, PHASE I, STORY BOOK HOMES ADDITION, for the northwest corner of this tract.

THENCE EAST 177.54 feet along the south line of said PHASE I, STORY BOOK HOMES ADDITION, to a set 1/2" iron rod in the west right of way line of South Brazos Street (a paved surface), for the northeast corner of this tract.

THENCE S 00°02'42" W 438.03 feet along the west right of way line of said South Brazos Street, to a point in the called centerline of a creek, for the southeast corner of this tract.

THENCE westerly with the meanderings of said creek as follows:

N 71°28'00" W 34.98 feet to a point, for a corner of this tract.

S 35°32'00" W 84.00 feet to a point, for a corner of this tract.

S 79°32'00" W 136.39 feet to a point, for a corner of this tract.

N 27°16'00" W 87.82 feet to a point, for a corner of this tract.

N 34°48'00" W 76.85 feet to a point, for a corner of this tract.

N 71°26'00" W 54.09 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Steward Builders Ltd. (OWNER) do hereby adopt this plat designating the herein above described real property as STORY BOOK HOMES ADDITION, PHASE II, TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas, this the 28th day of July, 2008.

*[Signature]*  
Name  
Owner

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Louis Steward, 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.

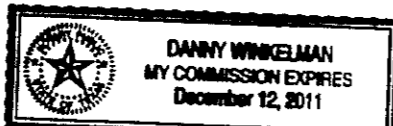
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of July, 2008.

*[Signature]*  
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 consents to such subdivision and joins in the dedication of the streets and easements.

*[Signature]*  
First Nat. Bank - Pres.  
Title



Doc# 699107  
Book 2679 Page 1430

Doc# 699107 Fees: \$66.00  
12/09/2008 11:41AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
VENUE: ORIGINAL COUNTY FILED

**SURVEYORS CERTIFICATE**  
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

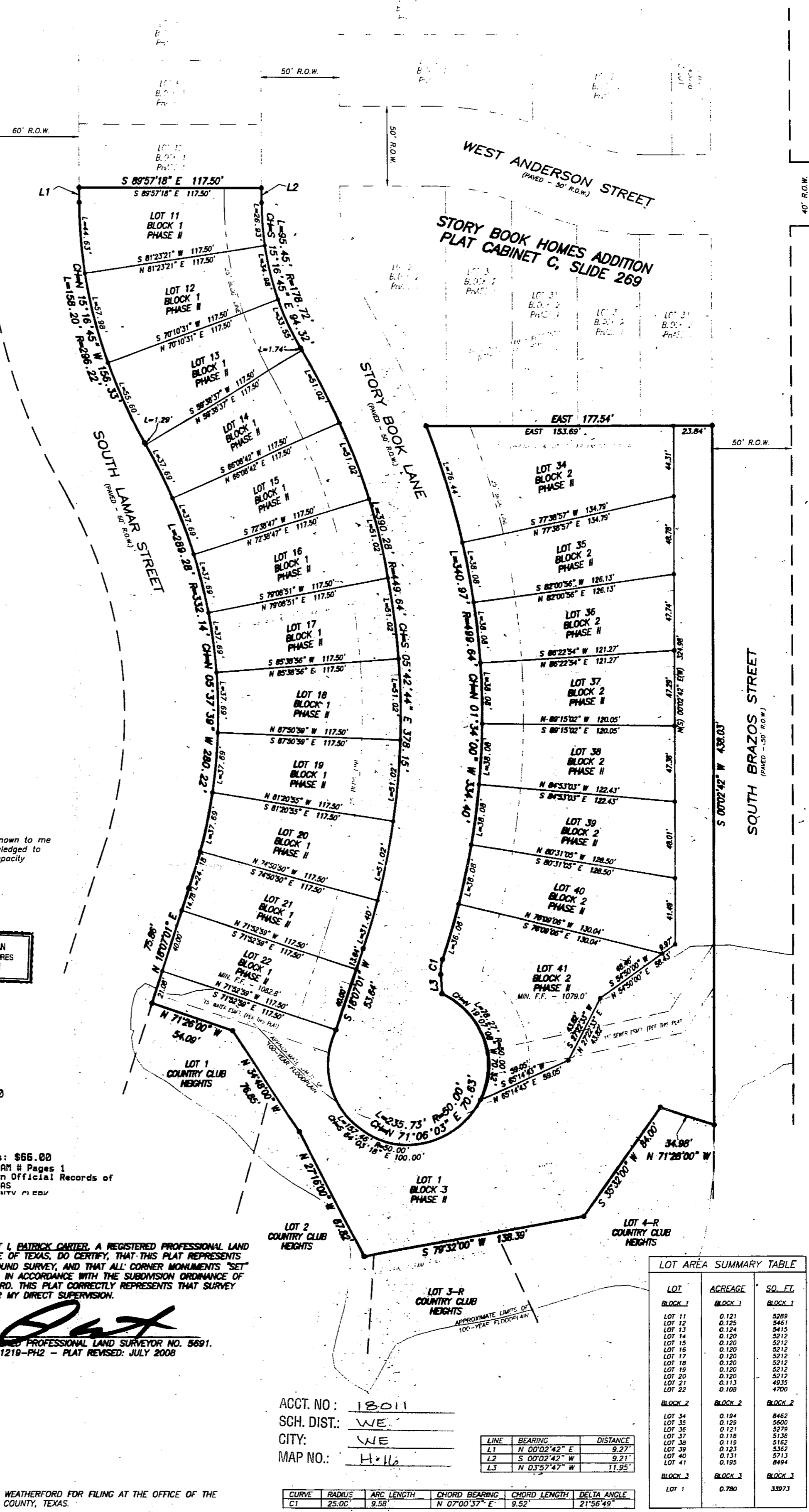
*[Signature]*  
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
817-594-0400 - JNO41219-PH2 - PLAT REVISED: JULY 2008

**CITY APPROVAL STATEMENT**  
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:  
*[Signature]*  
SIGNATURE OF CHAIRPERSON  
DATE OF RECOMMENDATION: 8-12-08

APPROVED BY:  
*[Signature]*  
SIGNATURE OF MAYOR  
DATE OF APPROVAL: 8-12-08

ATTEST:  
*[Signature]*  
CITY SECRETARY  
DATE: 8-12-08



**STATEMENT ACKNOWLEDGING EASEMENTS**  
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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity of any time procuring permission from anyone.

**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.

**FLOOD HAZARD ZONE STATEMENT**  
The authority portion of this plat appears in a flood hazard zone according to the F.I.R.M. Community Panel 480520 0005 D, dated January 3, 1997.

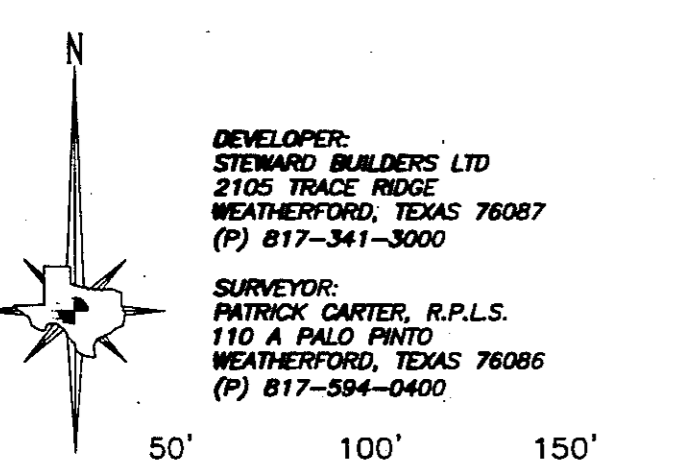
**SPECIAL NOTICE**  
Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

**PROPERTY CORNER STATEMENT**  
All lot corners are marked by a set 1/2" iron rods with yellow plastic cap, as set upon the ground in May of 2005.

**HOMEOWNERS ASSOCIATION PROPERTY**  
Lot 1, Block 3, is a drainage and utility easement to be owned and maintained by the Homeowners Association of STORY BOOK HOMES ADDITION.

**ELECTRIC AND LIGHT EASEMENT**  
There shall be a 5' Electric and Light easement parallel to Story Book Lane, easement line work not shown for clarity.

**CURRENT ZONING STATEMENT**  
This property currently appears to be zoned SF-PH (Single Family Residential District - Patio Home).



**DEVELOPER:**  
STEWART BUILDERS LTD  
2105 TRACE RIDGE  
WEATHERFORD, TEXAS 76087  
(P) 817-341-3000

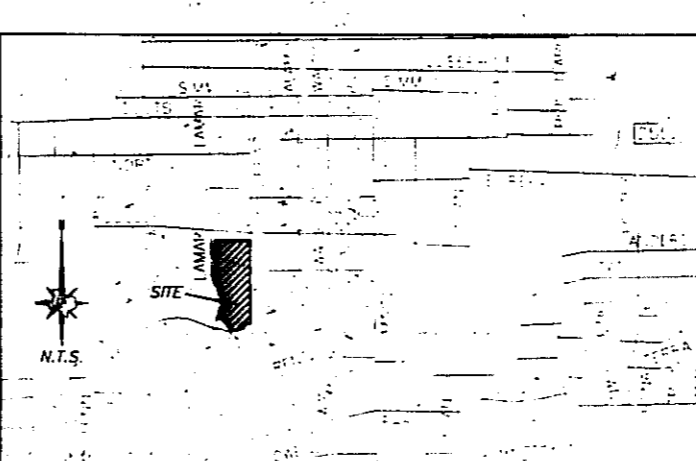
**SURVEYOR:**  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76086  
(P) 817-594-0400

ACCT. NO.: 18011  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: Hella

LINE	BEARING	DISTANCE
L1	N 00°02'42" E	9.27
L2	S 00°02'42" W	9.21
L3	N 03°57'47" W	11.95

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	9.58'	N 07°00'37" E	9.52'	21°56'49"

LOT AREA SUMMARY TABLE		
LOT	ACREAGE	SQ. FT.
<b>BLOCK 1</b>		
LOT 11	0.121	5289
LOT 12	0.125	5481
LOT 13	0.124	5415
LOT 14	0.120	5212
LOT 15	0.120	5212
LOT 16	0.120	5212
LOT 17	0.120	5212
LOT 18	0.120	5212
LOT 19	0.120	5212
LOT 20	0.120	5212
LOT 21	0.113	4935
LOT 22	0.108	4700
<b>BLOCK 2</b>		
LOT 34	0.189	8462
LOT 35	0.129	5600
LOT 36	0.121	5279
LOT 37	0.118	5138
LOT 38	0.119	5162
LOT 39	0.121	5262
LOT 40	0.131	5713
LOT 41	0.195	8494
<b>BLOCK 3</b>		
LOT 1	0.780	33973

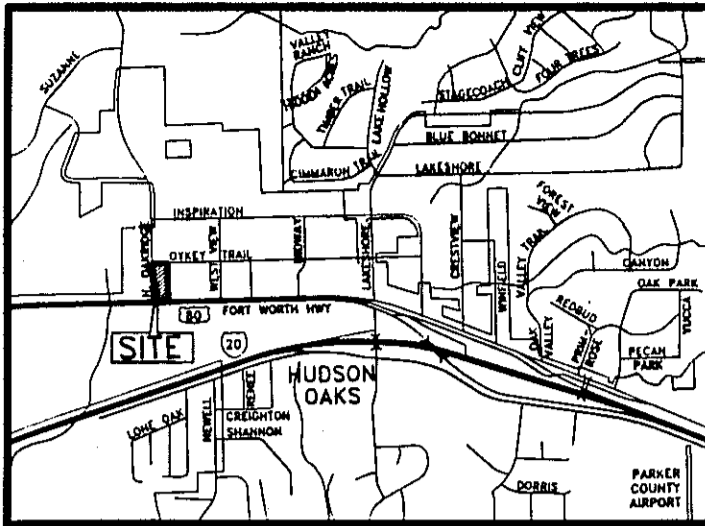


**FINAL PLAT**  
STORY BOOK HOMES  
ADDITION, PHASE II  
AN ADDITION TO THE CITY OF WEATHERFORD  
LOTS 11-22, BLOCK 1, LOTS 34-41, BLOCK 2  
AND LOT 1, BLOCK 3, AS SHOWN ON THE PLAT  
RECORDED IN PLAT CABINET C, SLIDE 296  
PLAT RECORDS, PARKER COUNTY, TEXAS  
MARCH 2008

**CARTER SURVEYING & MAPPING**  
110 A Palo Pinto Street  
Weatherford, TX 76086  
817-594-0400 FAX: 817-594-0403

C-756





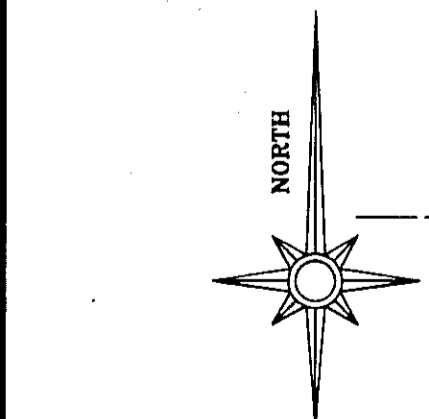
**BEARING BASE:**  
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

**FLOOD HAZARD STATEMENT:**  
THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.  
MAP NUMBER: 48113C0345 J  
DATE: AUGUST 23, 2001

PREPARED BY:  
**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
(817) 926-0211 - METRO (817) 429-5112  
FAX No. (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com

OWNER LOT 5R & 7:  
CITY OF HUDSON OAKS  
150 NORTH OAKRIDGE DR.  
HUDSON OAKS, TX 76087  
817-596-8829  
817-374-3103 (FAX)

OWNER LOT 6:  
WG-HUDSON OAKS 07, L.P.  
1618 ROGERS RD  
FORT WORTH, TX 76107  
817-336-2301  
817-335-2875 (FAX)

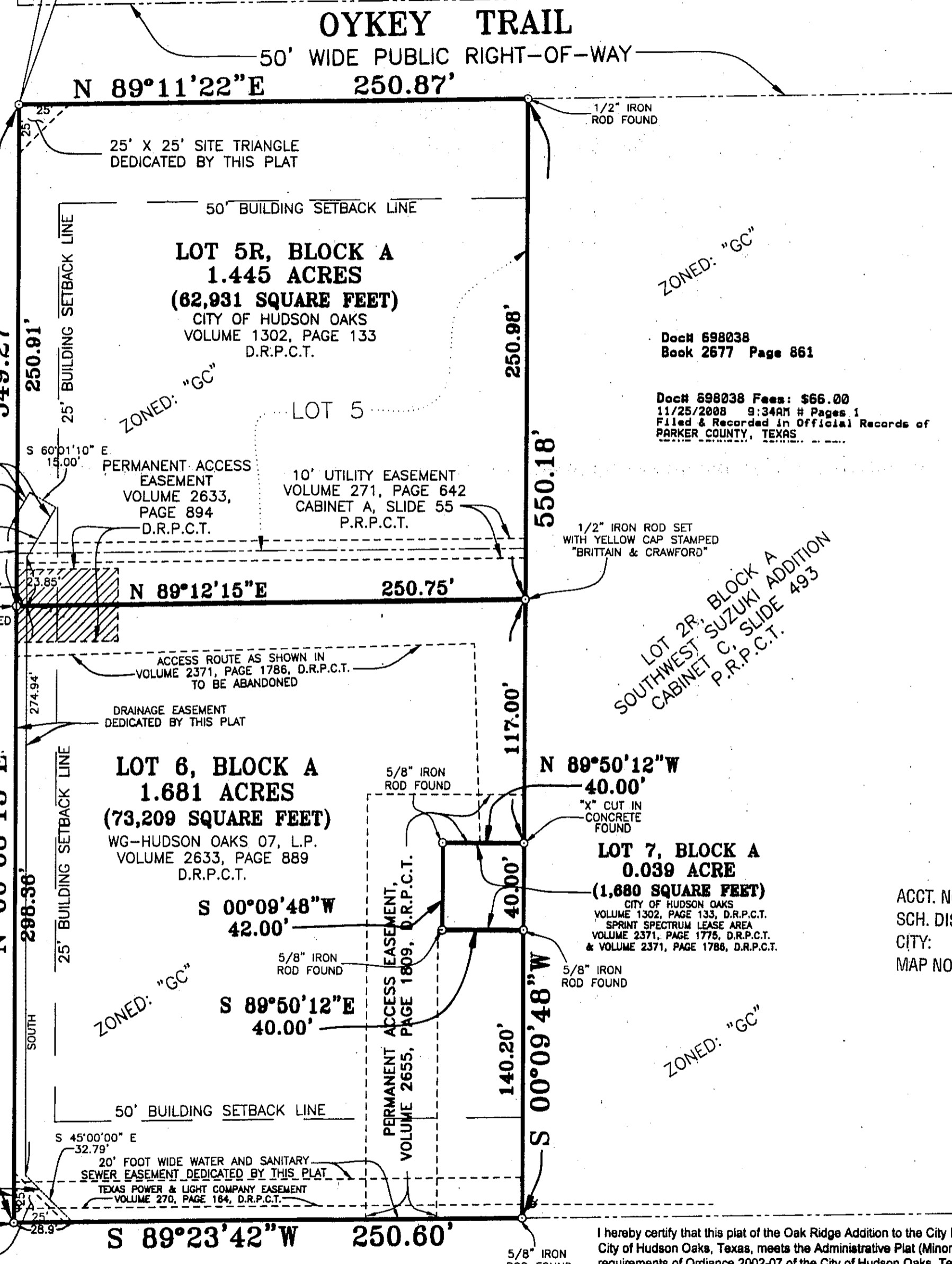


SCALE 1" = 50'  
GRAPHIC SCALE - FEET

**NOTE**  
Any development upon any lot, parcel, tract or replat of the land herein being platted is subject to all subdivision (and zoning, if in City Limits) regulations of the City of Hudson Oaks including, but not limited to, provisions for drainage and storm water control, water well control and sanitary sewer control including any required accompanying easements and appurtenances. Also, before construction or digging, please contact the City of Hudson Oaks, the proper utility company, and/or 1-800-DIG-TESS for locates on existing utility lines.

C755

**POINT OF BEGINNING**  
5/8" IRON ROD FOUND



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, THE CITY OF HUDSON OAKS and WG-HUDSON OAKS, 07 L.P., acting by and through the undersigned their duly authorized agents, are the sole owners of two tracts of land situated in the DAVID EDDLEMAN SURVEY, Abstract No. 440, Parker County, Texas, according to the deed recorded in Volume 1302, Page 133 and Volume 2633, Page 889 of the Deed Records of Parker County, Texas, and more particularly described as follows:

**LEGAL DESCRIPTION**

BEING 3.165 acres of land comprised of all of Lot 5, Block A, OAK RIDGE ADDITION, a portion of the South 275 feet of Block A, OAK RIDGE ADDITION, an addition to the City of Hudson Oaks, according to the plat recorded in Volume 271, Page 642 and Cabinet "A", Slide 55 of the Plat Records of Parker County, Texas, and including a portion of Highway Boulevard (a former 50 foot wide right-of-way, abandoned and closed by the Commissioners Court of Parker County, Texas, by Volume 1304, Page 1217 of the Deed Records of Parker County, Texas, and Quitclaimed by the City of Hudson Oaks by the Quitclaim deed recorded in Volume 1294, Page 1128 of the Deed Records of Parker County, Texas, and being vacated, abandoned, and quitclaimed by City Ordinance No. 2008-03, as recorded in volume 2633, page 882 of the deed records of Parker County, Texas. Said 3.165 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Northwest corner of said Lot 5, Block A, and the Northwest corner of said City of Hudson Oaks Tract. Said POINT OF BEGINNING, lying at the intersection of the East right-of-way line of North Oakridge Drive (an 80 foot wide public right-of-way), with the South right-of-way line of Oykey Trail (a 50 foot wide public right-of-way);

THENCE N 89° 11' 22" E 250.87 feet, to a 1/2" iron rod found at the Northeast corner of said City of Hudson Oaks Tract, and the Northwest corner of Lot 2R, Block A, Southwest Suzuki Addition, an addition to the City of Hudson Oaks, according to the plat recorded in Cabinet C, Slide 493 of the Plat Records of Parker County, Texas;

THENCE S 00° 09' 48" W 550.18 feet, to a 5/8" iron rod found at the Southeast corner of said City of Hudson Oaks Tract, and the Southwest corner of said Lot 2R, Block A, Southwest Suzuki Addition, lying in the North right-of-way line of Fort Worth Highway (US Highway No. 180, a 162 foot wide public right-of-way);

THENCE S 89° 23' 42" W 250.60 feet, to a 3/8" iron rod found at the Southwest corner of said City of Hudson Oaks Tract, and lying at the intersection of the North right-of-way line of said Fort Worth Highway, with the East right-of-way line of the aforesaid North Oakridge Drive;

THENCE N 00° 08' 13" E 549.27 feet, along the East right-of-way line of said North Oakridge Drive, and the West boundary line of said City of Hudson Oaks Tract, to the POINT OF BEGINNING, containing 3.165 acres (137,967 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CITY OF HUDSON OAKS, and WG-HUDSON OAKS 07, L.P., acting by and through the undersigned their duly authorized agent, do hereby adopt this plat designating the hereinabove described real property as Lots 5R, 6, and 7, Block A, OAK RIDGE ADDITION, to the City of Hudson Oaks, Parker County, Texas and it do hereby dedicate to the public use forever the streets, (alleys, parks) and easements shown hereon.

WITNESS MY HAND at \_\_\_\_\_ Parker County, Texas, this the 15<sup>th</sup> day of Oct, 2008.

CITY OF HUDSON OAK

*Pat Deen*  
PAT DEEN, MAYOR

WG-HUDSON OAKS 07, L.P., a Texas limited partnership

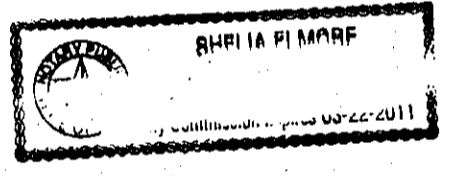
By: The 6000 Camp Bowie, Inc., a Texas Corporation  
General Partner  
*Melissa H. Huffman*  
MELISSA H. HUFFMAN, Vice President

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a notary public, in the State of Texas, on this day personally appeared PAT DEEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15<sup>th</sup> day of Oct, 2008.

*Shirley Emory*  
Notary Public, Parker County, Texas  
My Commission Expires on: \_\_\_\_\_

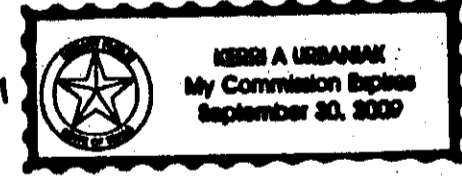


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a notary public, in the State of Texas, on this day personally appeared MELISSA H. HUFFMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14<sup>th</sup> day of Oct, 2008.

*Melissa H. Huffman*  
Notary Public, Parker County, Texas  
My Commission Expires on: 9/26/2009



ACCT. NO.: 15820  
SCH. DIST.: WE  
CITY: HO  
MAP NO.: J.15

**SURVEYOR'S CERTIFICATION**

This is to certify that I, Chris L. Blevins, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that 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.

*Chris L. Blevins*  
CHRIS L. BLEVINS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 5792



I hereby certify that this plat of the Oak Ridge Addition to the City Limits of the City of Hudson Oaks, Texas, meets the Administrative Plat (Minor Replat) requirements of Ordinance 2002-07 of the City of Hudson Oaks, Texas and the Texas Local Government Code section 212.0065 and is hereby approved by the City Administrator and the City Engineer of the City of Hudson Oaks, Texas on the 24<sup>th</sup> day of October, 2008.

*Greg D. Saunders*  
CITY ADMINISTRATOR

*Greg D. Saunders*  
CITY ENGINEER

10/22/2008  
DATE

10/17/2008  
DATE

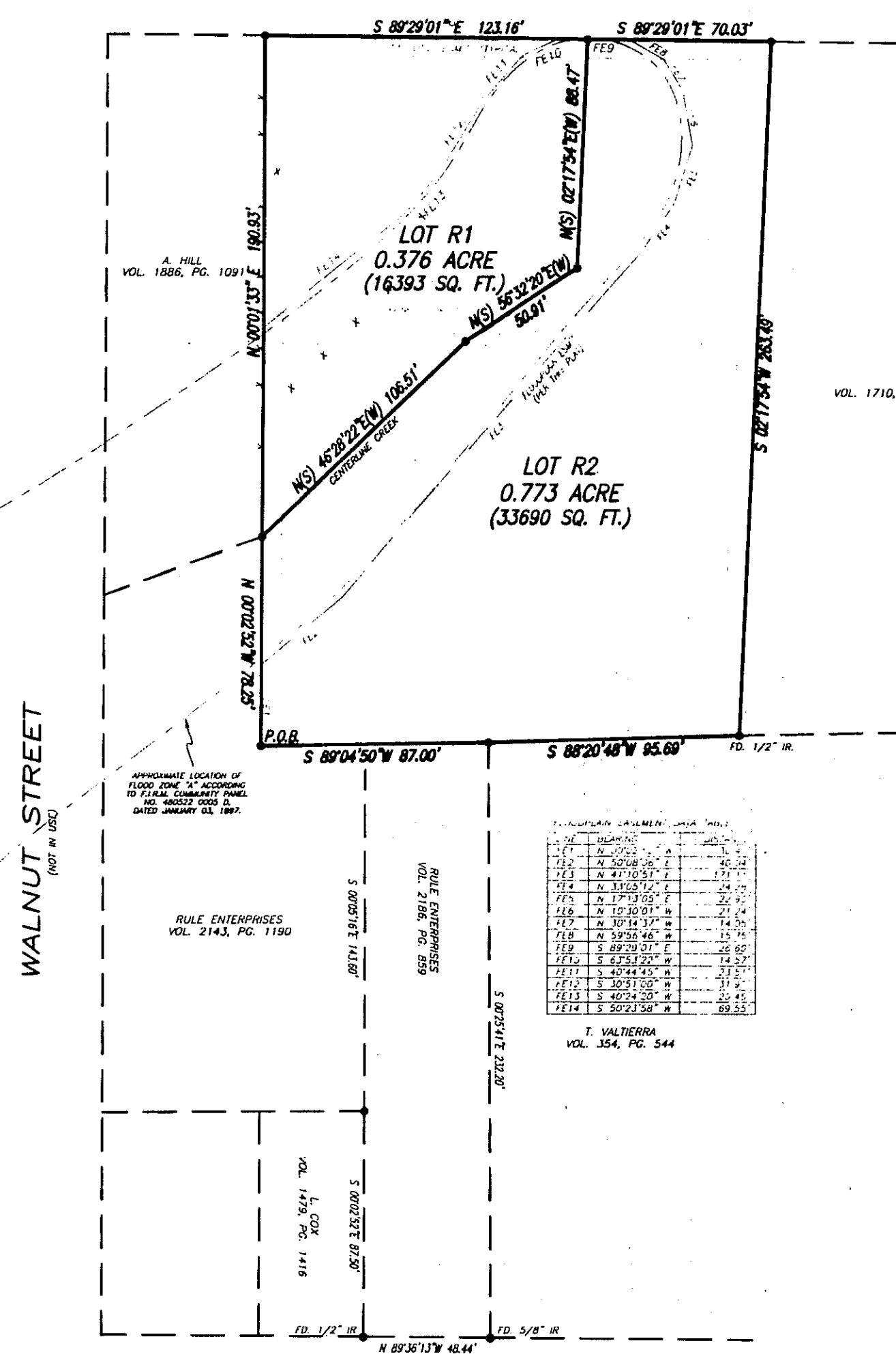
LOT TABLE			
LOT #	ACRES	SQ.FT.	ZONING
LOT 5R	1.445	62,931	"GC"
LOT 6	1.681	73,209	"GC"
LOT 7	0.039	1,680	"GC"

MINOR REPLAT  
**LOTS 5R, 6 & 7, BLOCK A,  
OAK RIDGE ADDITION**  
AN ADDITION TO THE CITY OF  
HUDSON OAKS, PARKER COUNTY, TEXAS  
BEING 3.165 ACRES OF LAND  
LOCATED IN THE  
DAVID EDDLEMAN SURVEY, ABSTRACT No. 440  
PARKER COUNTY, TEXAS

3 LOTS, ZONED GENERAL COMMERCIAL "GC"  
PREPARED: APRIL 23, 2008  
REVISED: AUGUST 07, 2008



**SOWARD STREET**  
(60± R.O.W.)



**EAST FRONT STREET**  
(60± R.O.W.)

**WALNUT STREET**  
(NOT IN LOT)

**STATEMENT ACKNOWLEDGING EASEMENTS:**  
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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

**STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:**  
The area or areas shown on the plat as "V.A.M." (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said V.A.M. Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the V.A.M. Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the V.A.M. Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the V.A.M. Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**SPECIAL NOTICE:**  
Setting 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.

**FLOOD HAZARD ZONE:**  
A portion of this tract is in a flood zone according to F.I.R.M. Community Panel No. 480522 0005 D, Dated January 03, 1997.

- SPECIAL NOTES:**
- 1) Bearings Correlated to SPC 83, Zone 4202, North Central Texas.
  - 2) All corners are set 1/2" iron rods unless otherwise noted.
  - 3) Building lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.
  - 4) All of Block 13, Britton's Addition to the City of Weatherford, is zoned S.F. B.4.

**CITY APPROVAL STATEMENT**  
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

**RECOMMENDED BY:**  
[Signature] **PLANNING AND ZONING BOARD**  
CITY OF WEATHERFORD, TEXAS  
11-18-08  
DATE OF RECOMMENDATION

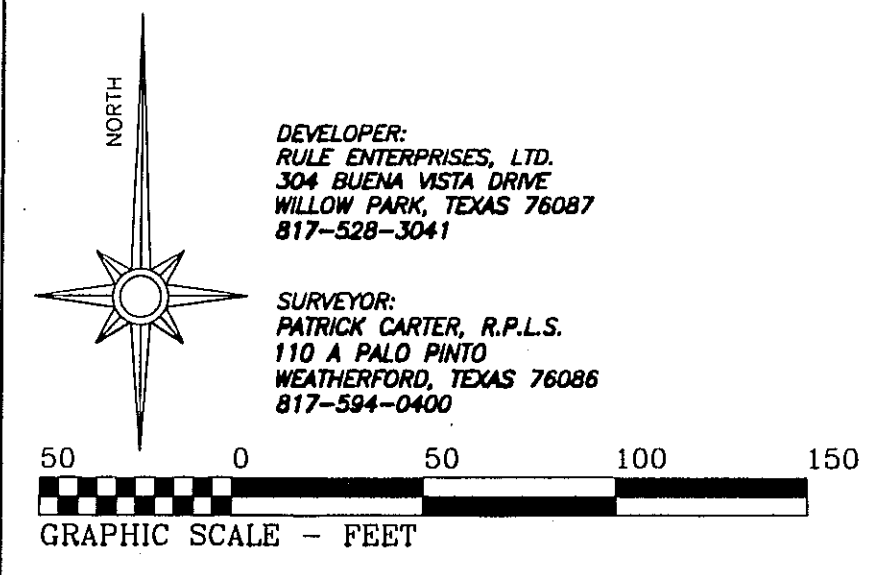
**APPROVED BY:**  
[Signature] **CITY COUNCIL**  
CITY OF WEATHERFORD, TEXAS  
11-18-08  
DATE OF APPROVAL

**ATTEST:**  
[Signature] **CITY SECRETARY**  
11-18-08  
DATE

Doc# 697710  
Book 2676 Page 1505

Doc# 697710 Fees: \$66.00  
11/19/2008 2:57PM 4 Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

**SURVEYORS CERTIFICATE**  
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.  
[Signature]  
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
817-594-0400 - JIN080623PR5 - 080623SPC.CRD - JULY 2008.



**DEVELOPER:**  
RULE ENTERPRISES, LTD.  
304 BUENA VISTA DRIVE  
WILLOW PARK, TEXAS 76087  
817-528-3041

**SURVEYOR:**  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76086  
817-594-0400

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, HELEN ZAGUIRRE being the sole owner of a 1.149 acres tract of land being a portion of Lots 1, 2, and 3, Block 13, BRITTON'S ADDITION (Volume 6, Page 100 Deed Records, Parker County, Texas), to the City of Weatherford, Parker County, Texas: same being all of the tract of land described in Volume 1775, Page 1554, Real Records, Parker County, Texas: and being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod, at the southwest corner of said tract (1775/1554), for the southwest and beginning corner of this tract Whence the southwest corner of Block 13, said BRITTON'S ADDITION is called to bear N 89°04'50" E 40.00 feet, S 00°05'16" E 143.60 feet, S 00°02'52" E 87.50 feet and WEST 100 feet.

THENCE N 00°02'52" W 78.25 feet along the west line of said tract (1775/1554) to a point in the approximate centerline of a creek for a corner of this tract.

THENCE N 00°01'33" E 190.93 feet to a set 1/2" iron rod in the south line of Soward Street, for the northwest corner of this tract.

THENCE S 89°28'01" E 193.19 feet along the south line of said Soward Street to a set 1/2" iron rod at the northeast corner of said tract (1775/1554) for the northeast corner of this tract.

THENCE S 02°17'54" W 263.49 feet to a found 1/2" iron rod at the southeast corner of said tract (1775/1554) for a corner of this tract.

THENCE S 88°20'48" W 95.69 feet along the south line of said tract (1775/1554) to a set 1/2" iron rod for a corner of this tract.

THENCE S 89°04'50" W 87.00 feet along the south line of said tract (1775/1554) to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HELEN ZAGUIRRE does hereby adopt this plat designating the herein above described real property as LOT R1 & R2, BLOCK 13, BEING A REPLAT OF A PORTION OF LOTS 1, 2, AND 3, BLOCK 13, BRITTON'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 11th day of October, 2008.

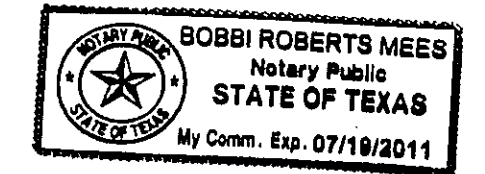
[Signature]  
Helen Zaguirre

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Helen Zaguirre, 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 11th day of October, 2008.

[Signature]  
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 consents to such subdivision and joins in the dedication of the streets and easements.

N/A  
Title

C753

ACCT. NO: 10780  
SCH. DIST: WE  
CITY: WE  
MAP NO.: H-15

**FOR DEPARTMENTAL USE ONLY**

PROJECT #: \_\_\_\_\_

SUBMITTAL DATE: \_\_\_\_\_

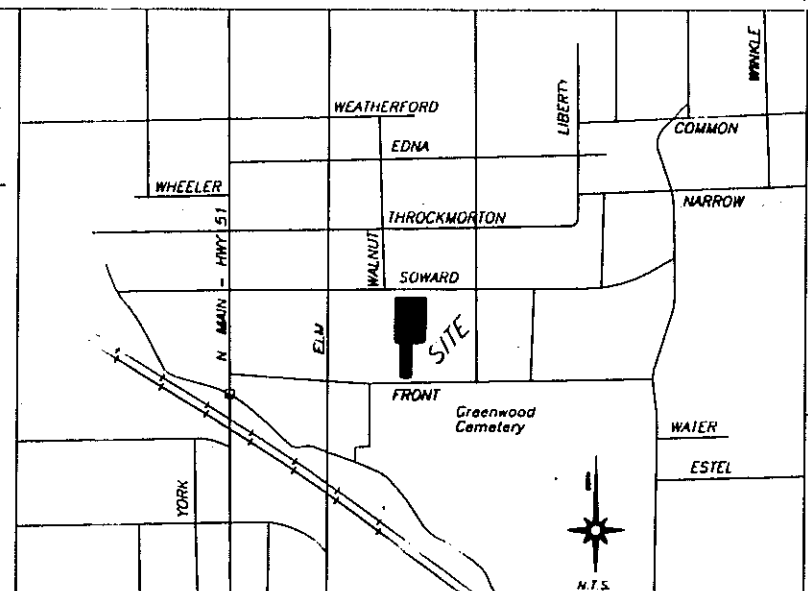
ACCEPTED BY: \_\_\_\_\_

FILLED BY: \_\_\_\_\_

FILED DATE: \_\_\_\_\_

VOLUME & PAGE: \_\_\_\_\_

DOC# & PLAT CABINET: \_\_\_\_\_



LOT R1 & R2, BLOCK 13  
BRITTON'S ADDITION  
BEING A REPLAT OF  
A PORTION OF LOTS 1, 2, & 3  
BLOCK 13, BRITTON'S ADDITION  
TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
JULY 2008

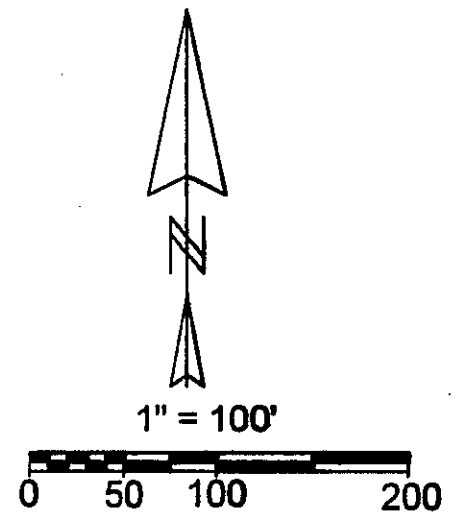
**CARTER SURVEYING**  
& MAPPING  
110 A PALO PINTO  
WEATHERFORD, TX 76086  
817-594-0400  
FAX 817-594-0403

C751

Doc# 695063  
Book 2671 Page 99

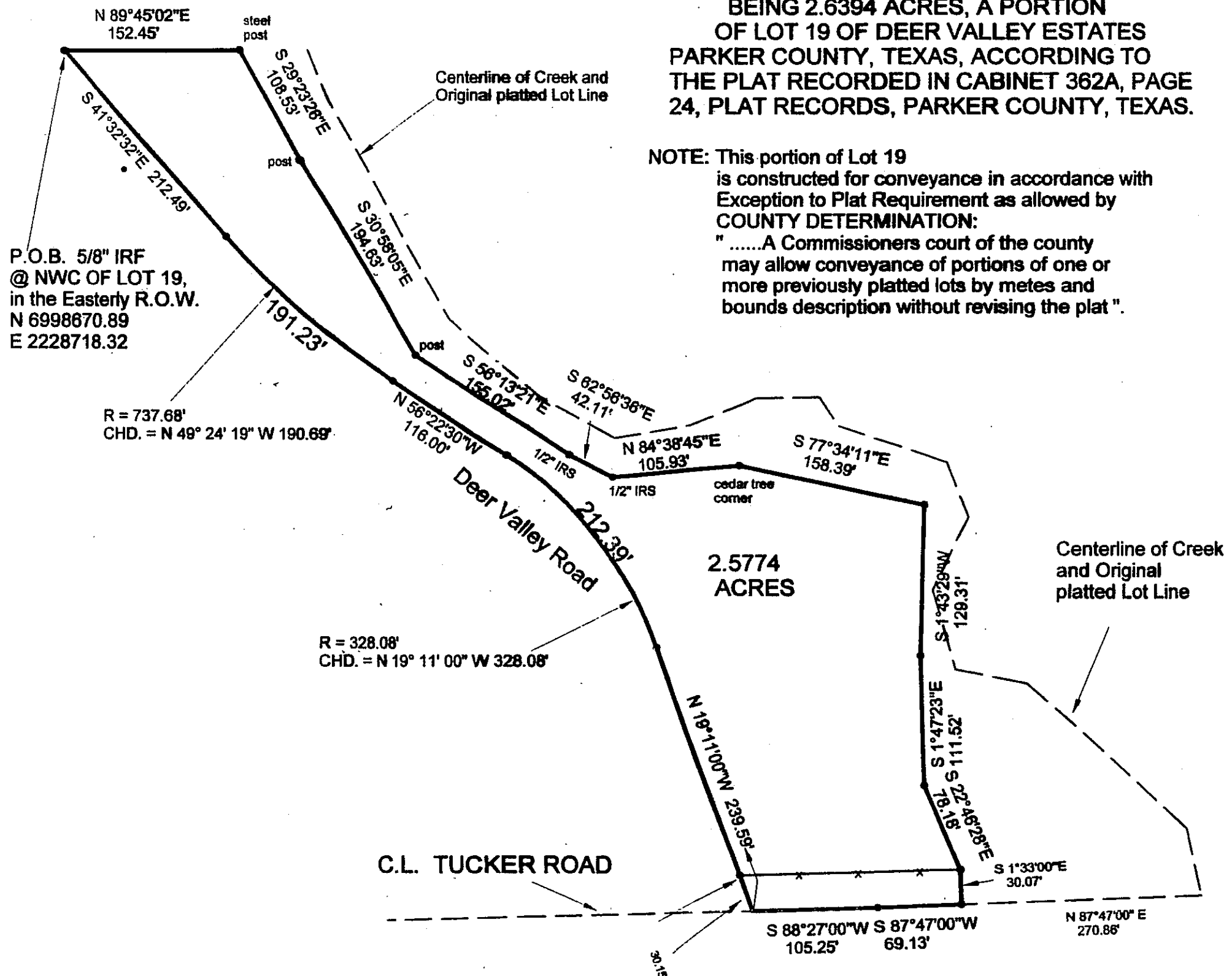
Doc# 695063 Fees: \$66.00  
10/22/2008 9:44AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

ACCT. NO: 11780  
SCH. DIST: AZ  
CITY: CO  
MAP NO.: K10



BEING 2.6394 ACRES, A PORTION  
OF LOT 19 OF DEER VALLEY ESTATES  
PARKER COUNTY, TEXAS, ACCORDING TO  
THE PLAT RECORDED IN CABINET 362A, PAGE  
24, PLAT RECORDS, PARKER COUNTY, TEXAS.

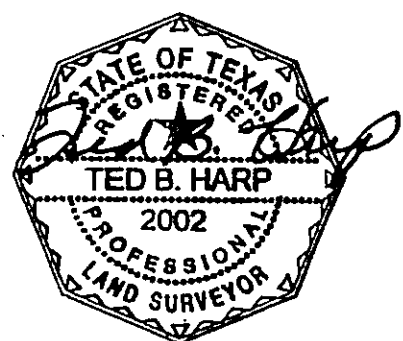
NOTE: This portion of Lot 19  
is constructed for conveyance in accordance with  
Exception to Plat Requirement as allowed by  
COUNTY DETERMINATION:  
".....A Commissioners court of the county  
may allow conveyance of portions of one or  
more previously platted lots by metes and  
bounds description without revising the plat".



**METES AND BOUNDS DESCRIPTION:**

Being 2.6394 acres, a portion of Lot 19 of DEER VALLEY ESTATES, Parker County, Texas, according to the Plat thereof recorded in Cabinet 362A, Page 24, Plat Records, Parker County, Texas said 2.5774 acre tract being constructed for conveyance without revising the existing plat, in accordance with an Exception to Plat Requirement as allowed by COUNTY DETERMINATION, in paragraph 232.010 of the Local Government Code, being described as follows:  
BEGINNING at a 5/8 inch iron rod found in the Easterly Right of Way of Deer Valley Road at the Northwest corner of said Lot 19;  
THENCE North 89° 45' 02" East with Lot 18 a distance of 152.45 feet to a steel fence post for corner on the Westerly bank of creek;  
THENCE along the Westerly Bank of said Creek as follows: South 29° 23' 26" East 108.53 feet to a post for corner;  
South 30° 58' 05" East 194.63 feet to a post for corner;  
South 56° 13' 21" East 155.02 feet to a 1/2 inch iron rod set;  
South 62° 58' 38" East 42.11 feet to a 1/2 inch iron rod set;  
North 84° 38' 45" East 105.93 feet to a cedar tree for corner;  
South 77° 34' 11" East 158.39 feet to a point for corner;  
South 01° 43' 29" West 129.31 feet to a point for corner;  
South 01° 47' 23" East 111.52 feet to a point for corner;  
South 22° 48' 28" East 78.18 feet to a Steel post for corner;  
South 01° 33' 00" East 30.07 feet to a point on the Center of Tucker Road from which a p.k. nail at the most Easterly corner bears  
North 87° 47' 00" East 270.86 feet;  
THENCE South 87° 47' 00" West with said Centerline 69.13 feet to a point for corner;  
THENCE South 87° 27' West 105.25 feet to the Southwest corner of Lot 19;  
THENCE North 19° 11' 00" West, passing at 30.15 feet a Steel Fence post for corner, a total distance of 239.59 feet to a point for corner in the Easterly Right of Way of Deer Valley Road at the beginning of a curve to the left having a radius of 328.08 feet;  
THENCE Northwestery along said curve 212.39 feet to the end of said curve, the chord of which is North 37° 43' 45" West 208.70 feet;  
THENCE North 56° 22' 30" West 116.00 feet to the beginning of a curve to the left having a radius of 737.68 feet;  
THENCE Northwestery along said curve 191.23 feet to the end of said curve, the chord of which is North 49° 24' 19" West 190.69 feet;  
THENCE North 41° 32' 32" West 212.49 feet to the POINT OF BEGINNING, and containing 2.6394 acres of land more or less, the plat of which is incorporated by reference herein.

Prepared from an actual on the ground survey by me. All data based on Texas State Plane Coordinate System, North Central Zone.  
Ted B. Harp, R.P.L.S. 2002  
07-07-08



prepared from an actual on the ground survey by me. All Data based on Texas State Plane Coordinate System, North Central Zone ( 4202)

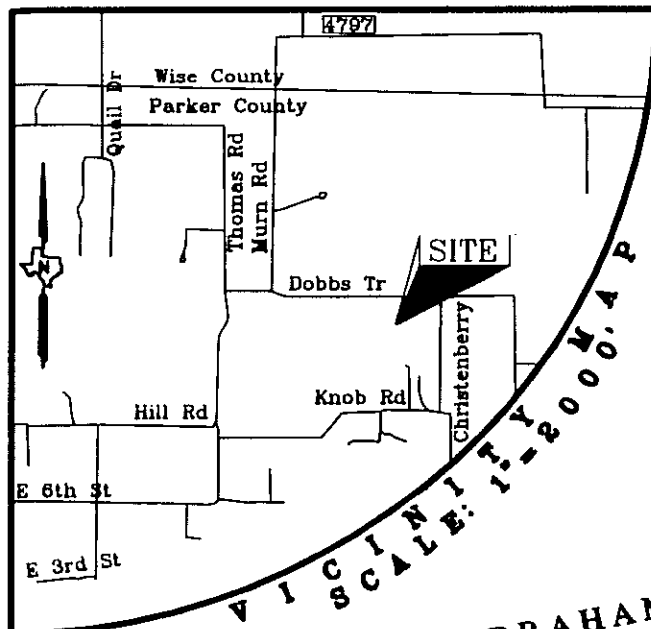
TED HARP LAND SURVEYING 433 WEST LOUELLA DR. HURST, TEXAS 76054 817 268-0729 CARTDEER.ZAK

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS:

This the 22 Day of October, 2008

Commissioner [Signature]  
Commissioner [Signature]  
Commissioner [Signature]  
Commissioner [Signature]

absent  
County Judge



Doc# 695065  
Book 2671 Page 106

VERNON A. NEWBY  
et ux  
GLENDA NEWBY  
VOL. 1165, PG. 491  
D.R.P.C.T.

WOODSON D. HENRY SURV.  
ABST. NO. 608

TERRY G. HAMPTON et ux MAURINE HAMPTON  
VOL. 1448, PG. 136  
D.R.P.C.T.

A.S. BIRDWELL SURV.  
ABST. NO. 59  
FINIS G. CHRISTENBERRY, et al  
Feb. 3rd. 1933

**P.U.E.**  
GIN SPINDLE FND.  
N=7042238.70  
E=2227912.21

ABRAHAM THOMAS SURV.  
ABST. NO. 1575

WILLIAM LOYD JONES  
VOL. 1737, PG. 1690  
D.R.P.C.T.

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS W. Ralph Evans and wife, Linda S. Evans are the owners of 132.975 acres of land, situated in the Andrew Jones Survey, Abstract No. 743, Parker County, Texas, according to the deed recorded in Volume 2227, Page 719, Real Records, Parker County, Texas and WHEREAS W. Ralph Evans and wife, Linda S. Evans, do hereby wish to subdivide a 13.679 acre portion of said 132.975 acres land being more particularly described by metes and bounds as follows:

BEGINNING at a Gin Spindle found at the northwest corner of said 132.975 acre tract, said Gin Spindle also being the northwest corner of the aforementioned Jones Survey; said Gin Spindle having NAD State Plane Coordinates, North Central Texas Zone N= 7042238.70, E= 2227912.21; said Gin Spindle being in the centerline of Dobbs Trail and 2,434.5 feet from the centerline of Christenberry Road;

THENCE S 89°31'27" E along the center of said Dobbs Rd., and the north line of said 132.975 acre tract, 664.75 feet to a point in said road;

THENCE S 00°28'33" W, at 45.00 feet passing a L&A capped 1/2 inch iron rod found in said south R-0-W line also being the most westerly north corner of Lot 1, Block 3, Remington Park Estates, an addition to Parker County, Texas according to the plat filed in Cab. C, Slide 264, Plat Records of Parker County, Texas and continuing along said west line of said Lot 1, at 316.40 feet passing a L&A capped 1/2 inch iron rod found at the southwest corner of said lot and continuing in all 896.51 feet to a L&A capped 1/2 inch iron rod set;

THENCE N89°31'27" W, 664.57 feet to a L&A capped 1/2 inch iron rod set in the west line of said 132.975 acre tract;

THENCE N 00°27'49" E, along said west line, 896.51 feet to the POINT OF BEGINNING and containing 13.679 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, W. Ralph Evans and Linda S. Evans, do hereby adopt this plat designating the herein above described property as:

LOTS 1-3, BLOCK 3

**REMINGTON PARK ESTATES, PHASE II**

an addition to Parker County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this 17<sup>th</sup> day of Oct, 2008.

By: W. Ralph Evans  
W. Ralph Evans

Executed this 17<sup>th</sup> day of October, 2008.

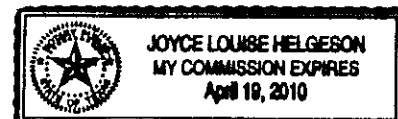
By: Linda S. Evans  
Linda S. Evans

STATE OF TEXAS

Before me, Joyce Helgeson, a Notary Public in and for the State of Texas, on this day personally appeared W. Ralph Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of October, 2008.

Joyce Louise Helgeson  
Notary Public in and for the State  
My Commission Expires 4-19-10

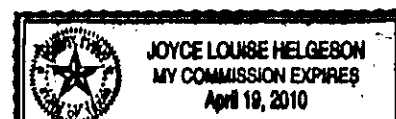


STATE OF TEXAS

Before me, Joyce Helgeson, a Notary Public in and for the State of Texas, on this day personally appeared Linda S. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

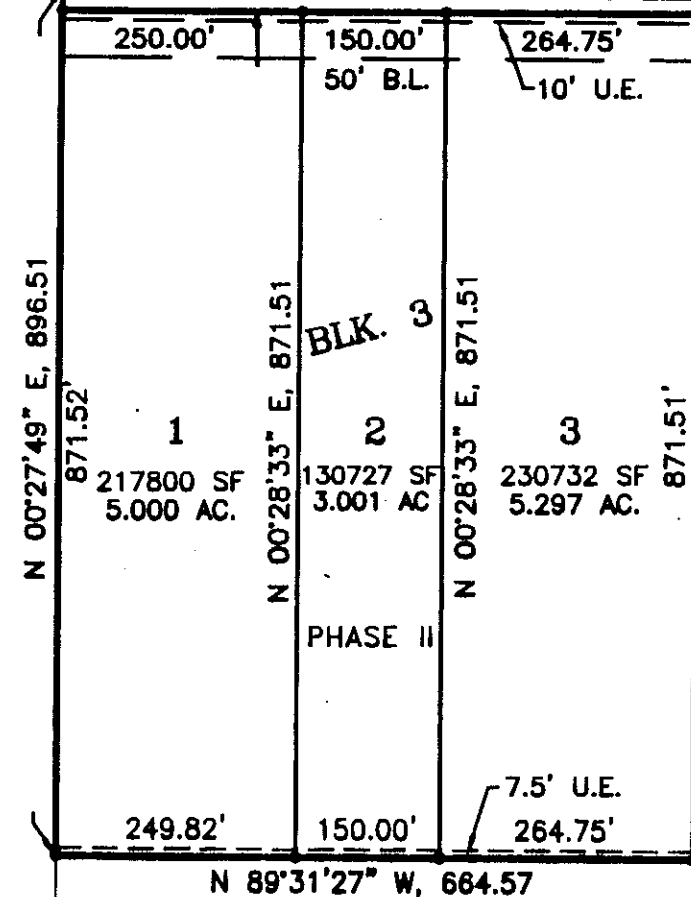
Given under my hand and seal of office this 17<sup>th</sup> day of October, 2008.

Joyce Louise Helgeson  
Notary Public in and for the State  
My Commission Expires 4-19-10

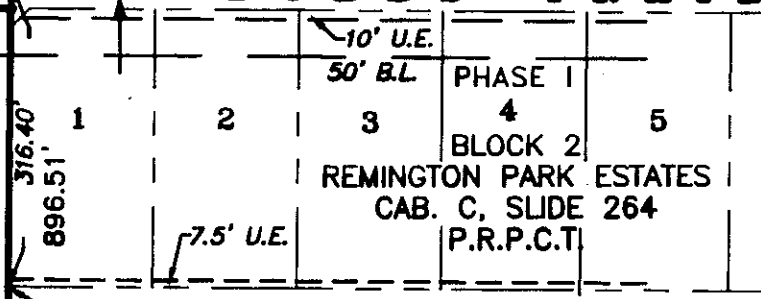


LANDES & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL LAND SURVEYORS

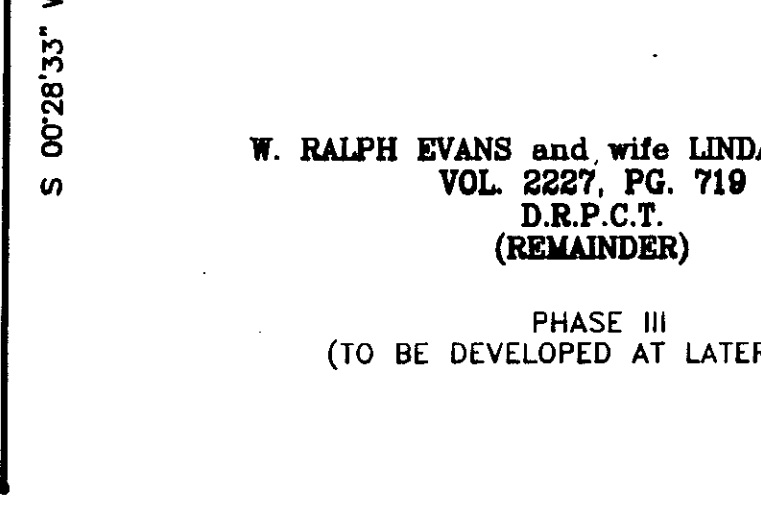
25' DEDICATED FOR R-0-W  
16,619 SF or 0.382 AC.  
S89°31'27"E 664.75'



ASPHALT ROAD  
SURVEY LINE  
DOBBS TRAIL



1/2" CIRF  
"LANDES & ASSOC."



W. RALPH EVANS and wife LINDA S. EVANS  
VOL. 2227, PG. 719  
D.R.P.C.T.  
(REMAINDER)

PHASE III  
(TO BE DEVELOPED AT LATER DATE)

TO BE BUILT  
AT LATER DATE

ANDREW JONES SURV.  
ABST. NO. 743  
PATENT NO. 479

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS  
This the 17<sup>th</sup> day of October, 2008.

[Signatures]  
Commissioner  
Commissioner  
Commissioner  
County Judge

NOTES:

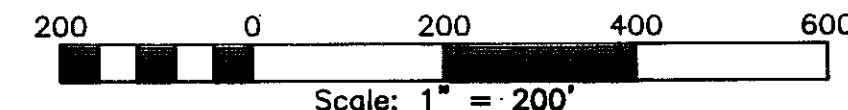
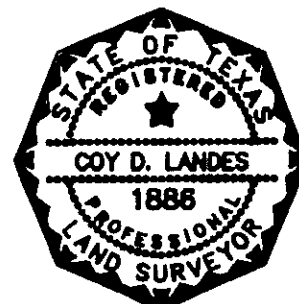
- 1) ALL PERIMETER MONUMENTS ARE 1/2 INCH IRON RODS SET WITH PLASTIC CAPS STAMPED "LANDES & ASSOC." (UNLESS OTHERWISE NOTED).
- 2) THE BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE NAD 1983 STATE PLANE GRID BEARINGS AND COORDINATES FOR THE TEXAS NORTH CENTRAL ZONE 4202 USING G.P.S. STATIC OBSERVATIONS. THE DATUM WAS PROCESSED BY THE NATIONAL GEODETIC SURVEY, JAN. 16, 2004, USING BASE STATION DENTON C.O.R.S. A.R.P., ARLINGTON R.R.P.2 C.O.R.S. A.R.P. & DALLAS C.O.R.S. A.R.P. THE COMBINED SCALE FACTOR FOR THIS AREA IS 0.99983347.
- 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD OR FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY AND PANEL NO. 4805200075-B, MAP REVISED SEPT. 27, 1991.
- 4) THE PLAT SHOWN HEREON DOES NOT CURRENTLY LIE WITHING THE BOUNDARIES OF ANY ADJACENT CITY ETJ (EXTRATERRITORIAL JURISDICTION).
- 5) WATER WILL BE PROVIDED BY WALNUT CREEK SUD (SPECIAL UTILITY DISTRICT).

SURVEYOR'S CERTIFICATE

THAT I, COY D. LANDES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR SET UNDER MY PERSONAL SUPERVISION.

Coy D. Landes  
COY D. LANDES, R.P.L.S. No. 1888

10/17/2008  
DATE



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 certification of authentication, was filed for record in my office the \_\_\_ day of \_\_\_, 2008 at \_\_\_ o'clock \_\_\_ M. and duly recorded this the \_\_\_ day of \_\_\_, 2008 at \_\_\_ o'clock \_\_\_ M., in \_\_\_ Records of said County in Plat Cabinet \_\_\_, Slide \_\_\_.

In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_ day of \_\_\_, 2008.

Jeane Brunson  
Clerk, County Court  
Parker County, Texas

By: \_\_\_\_\_  
Deputy

Doc# 695065 Fees: \$66.00  
10/22/2008 9:50AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

PLAT FILED IN CAB. \_\_\_\_\_ SLIDE \_\_\_\_\_ ACCT. NO.: 16645  
SCH. DIST.: 3P  
CITY: CO  
MAP NO.: L-5

FINAL PLAT OF  
LOTS 1-3, BLK. 3

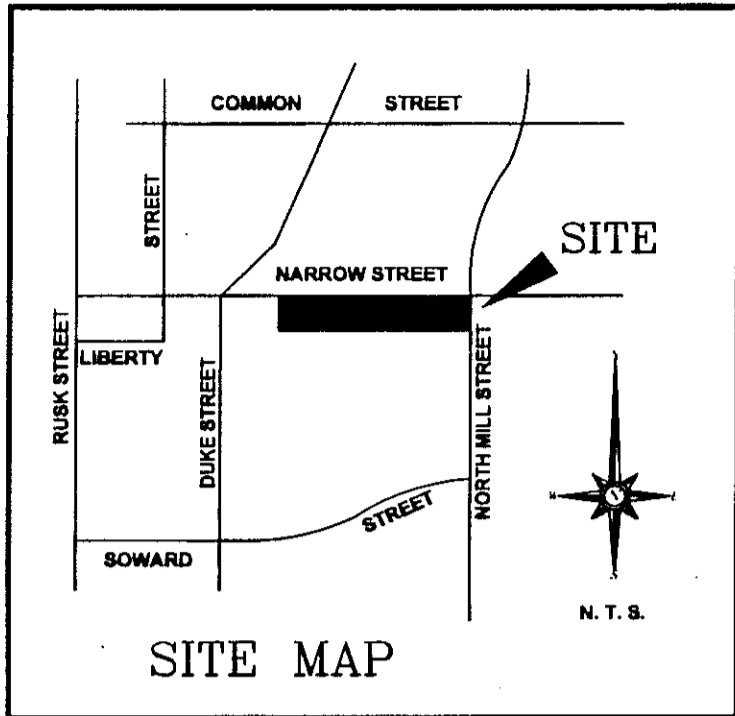
**REMINGTON PARK ESTATES  
PHASE II**

AN ADDITION TO PARKER COUNTY, TEXAS, SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NO. 743, PARKER COUNTY, TEXAS.  
13.679 AC. TOTAL

DATE: 10/17/2008

#04010-P2





**CITY APPROVAL OF 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 of Chairperson: [Signature] Date of Recommendation: 10-14-08

**APPROVED BY:** City Council  
 City of Weatherford, Texas

Signature of Mayor: [Signature] Date of Approval: 10/14/08

**ATTEST:**  
 City Secretary: [Signature] Date: 10/14/08

**VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS**

The areas or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**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**

Doc# 694617  
 Book 2670 Page 163

Doc# 694617 Fees: \$66.00  
 10/16/2008 2:10PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, BEAULIVIA HOLDINGS, LLC, acting by and through its duly authorized agent, is the Owner of a tract of land situated in NORTON'S ADDITION, an addition to the City of Weatherford, Parker County, Texas and being a portion of Lot 5, Block 1, being a 0.442 Acre tract in said Norton's Addition conveyed to Beaulivia Holdings, Inc. by deed recorded in Volume 2642, Page 891 and being more particularly described as follows:

0.443 Acres situated in and being a portion of the Lot 5, Block 1, said Norton's Addition and a portion of the D. Norton Survey, Abstract No. 1010, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe post found in the south line of Narrow Street, as it exist, said pipe being the northwest corner of said Lot 5, Block 1 and the northeast corner of Lot 1, Block 2, Norton's Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 743, Plat Records, Parker County, Texas;

THENCE N 89°59'11" E, with the south line of said Narrow Street, 265.0 feet to an iron rod set, said iron being the intersection of the south line of said Narrow Street with the west line of North Mill Street, as it exist;

THENCE S 01°16'00" E, with the west line of said North Mill Street, 72.50 feet to a pipe found;

THENCE West, 268.16 feet to a pipe found, said pipe being in the west line of said Lot 5, Block 1 and the east line of said Block 2, Norton's Addition recorded in Cabinet B, Slide 743;

THENCE N 01°23'26" E, with the west line of said Lot 5, Block 1, and the east line of said Block 2, Norton's Addition recorded in Cabinet B, Slide 743, 72.44 feet to the POINT OF BEGINNING and containing 0.443 acres (119315 square feet) of land.

**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 10 day of October, 2008.

Notary Public in and for the State of Texas

My Commission Expires On: 05/19/2012

J. RODEN  
 VOLUME 1293, PAGE 14

CITY OF WEATHERFORD  
 VOLUME 187, PAGE 281

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

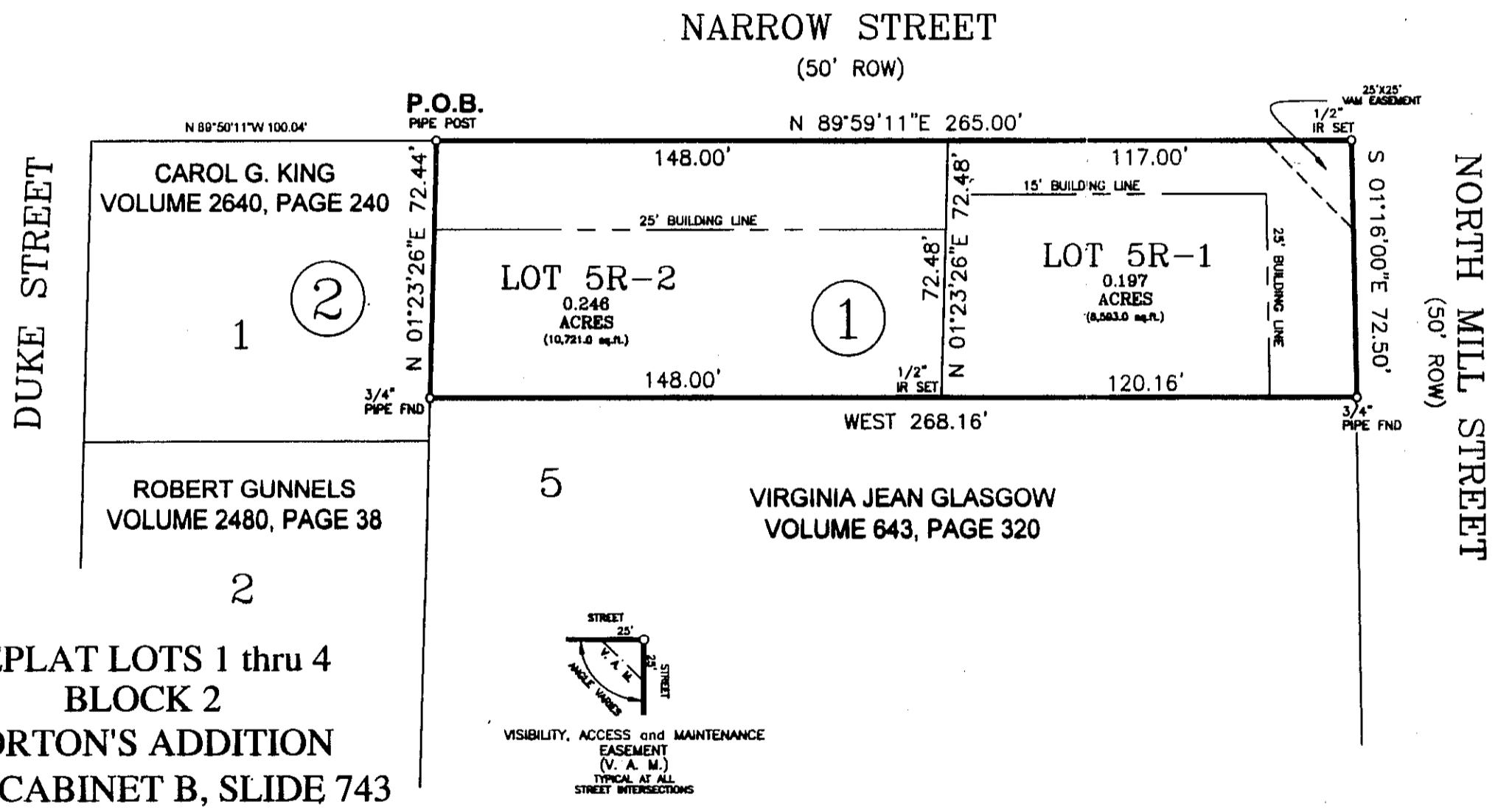
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of October, 2008.

Notary Public in and for the State of Texas

My Commission Expires On: 6-14-11

**TAMI J. HINDMAN**  
 Notary Public, State of Texas  
 My Commission Expires  
 05/19/2012

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



REPLAT LOTS 1 thru 4  
 BLOCK 2  
 NORTON'S ADDITION  
 PLAT CABINET B, SLIDE 743

**FINAL PLAT**  
**LOT 5R-1 AND LOT 5R-2, BLOCK 1**  
**BEAULIVIA PARC**  
**AN ADDITION TO THE CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**  
 BEING A REPLAT OF A PORTION OF LOT 5, BLOCK 1  
 NORTON'S ADDITION, AN ADDITION TO THE  
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, BEAULIVIA HOLDINGS, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 5R-1 AND 5R-2, BLOCK 1, BEAULIVIA PARC, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a Replat of a portion of Lot 5, Block 1, Norton's Addition, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS my hand, this the 10 day of October, 2008.

[Signature]  
 O. Stuart Miller, President

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of October, 2008.

Notary Public in and for the State of Texas

My Commission Expires On: 06/19/2012

ACCT. NO.: 10409  
 SCH. DIST.: WE  
 CITY: WE  
 MAP NO.: H-15

**TAMI J. HINDMAN**  
 Notary Public, State of Texas  
 My Commission Expires  
 06/19/2012

FOR DEPARTMENT USE ONLY

PROJECT #:

SUBMITTAL DATE:

ACCEPTED BY:

FILED BY:

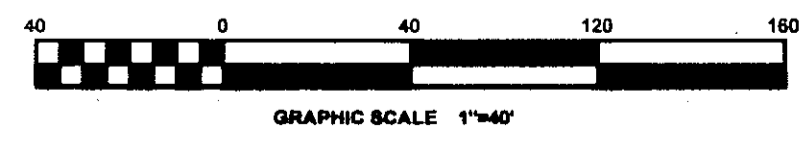
FILED DATE:

VOLUME & PAGE:

DOC# & PLAT CABINET:

SCALE: 1" = 40'

**HARLAN LAND SURVEYING, INC.**  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833



**KNOW ALL MEN BY THESE PRESENTS:**

That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

[Signature]  
 David Harlan, Jr.  
 Registration No. 2074  
 AUGUST, 2008

**NOTE:**  
 Subject property, all adjacent properties and all properties across Narrow and North Mill Streets are Zoned SR-S-A.

**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.

SPECIAL WARRANTY DEED  
M.D. ANDERSON CANCER  
NETWORK-TARRANT COUNTY  
CALLED 0.345 ACRES  
VOL 1762, PG 938  
D.R.P.C.T.

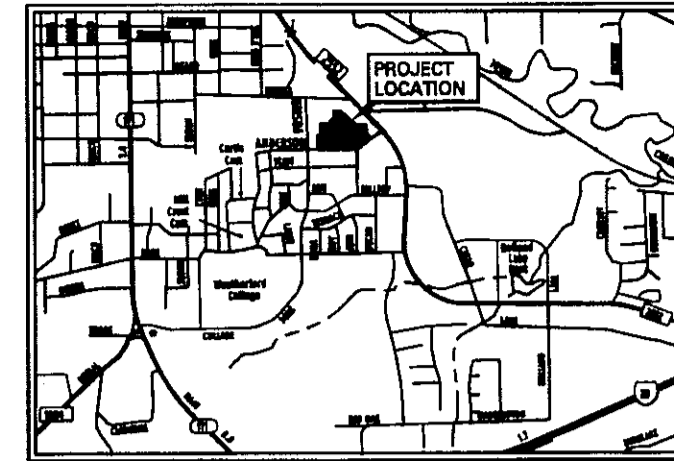
SPECIAL WARRANTY DEED  
FOSTER STREET L.C.  
CALLED 0.343 ACRES  
VOL 1718, PG 1397  
D.R.P.C.T.

WARRANTY DEED  
MUNIRAMZAH KRISHNAMURTHY  
CALLED 1.334 ACRES  
VOL 1466, PG 1337  
D.R.P.C.T.

WARRANTY DEED  
PARKER COUNTY  
HOSPITAL DISTRICT  
CALLED 35.56 ACRES  
VOL 459, PG 562  
D.R.P.C.T.

LOT 1, BLOCK A  
CAMPBELL MEMORIAL HOSPITAL ADDITION  
CAB A, PG 186  
WARRANTY DEED  
WEATHERFORD PROFESSIONAL CENTER, INC.  
CALLED 1.234 ACRES  
VOL 1482, PG 593  
D.R.P.C.T.

LOT 1, BLOCK A  
PARKER COUNTY  
HOSPITAL DISTRICT  
CAB B, PG 457



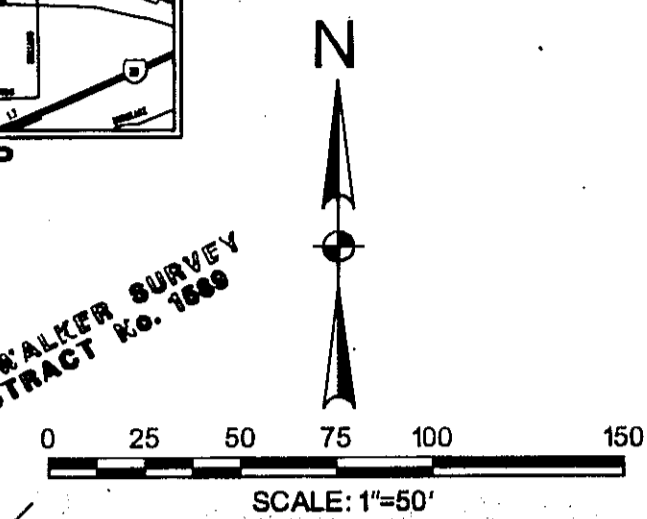
LOCATION MAP

CURVE DATA TABLE

① Δ = 33°56'34" R = 133.97' T = 40.89' L = 79.37' LC = S73°03'18"W 78.21'	③ Δ = 39°22'29" R = 141.27' T = 50.55' L = 97.08' LC = N33°31'54"E 95.18'
② Δ = 29°09'45" R = 108.73' T = 28.28' L = 55.34' LC = N38°38'16"E 54.75'	

WARRANTY DEED  
PARKER COUNTY HOSPITAL DISTRICT  
CALLED 35.56 ACRES  
VOL 459, PG 562  
D.R.P.C.T.

Doc# 694618 Fees: \$66.00  
10/16/2008 2:15PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

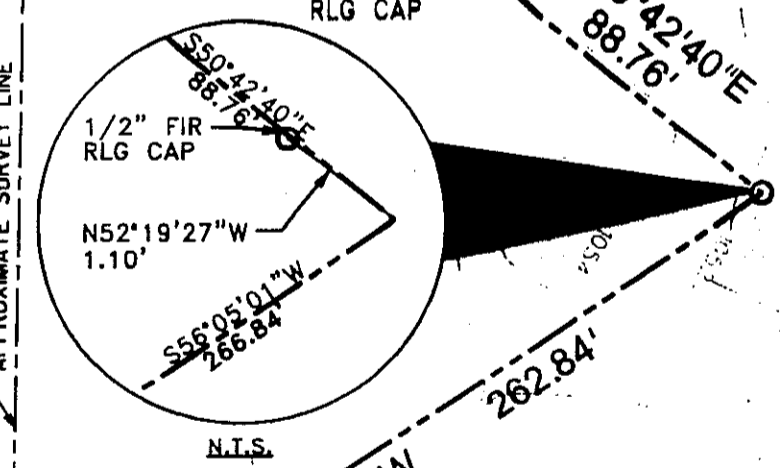
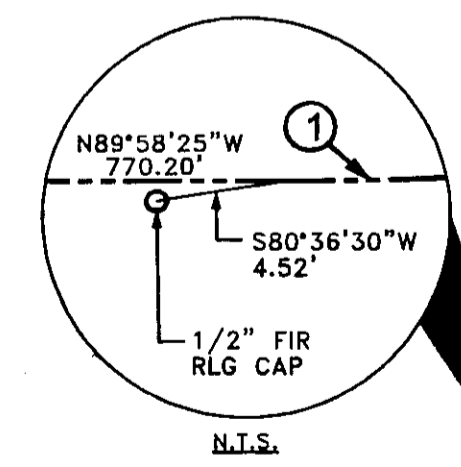


FOSTER LANE  
(VARIABLE WIDTH R.O.W.)

471,718 SQ. FT.  
OR 10.83 ACRES  
PART OF CAMPBELL HEALTH CENTER  
CALLED 9.5412 ACRES  
BY RLG 09/17/1999  
(NOT RECORDED)

ZONED PD  
BASE ZONED GR  
WARRANTY DEED  
PARKER COUNTY HOSPITAL DISTRICT  
CALLED 35.56 ACRES  
VOL 459, PG 562  
D.R.P.C.T.

By graphical plotting, the Property is located in Zone "X," as delineated on the City of Weatherford, Texas Parker County Flood Insurance Rate Map, Panel Number 4805220005D, dated JANUARY 3, 1997, as published by the Federal Emergency Management Agency. Unshaded Zone "X" is defined as "Areas determined to be outside 500-year-floodplain." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.



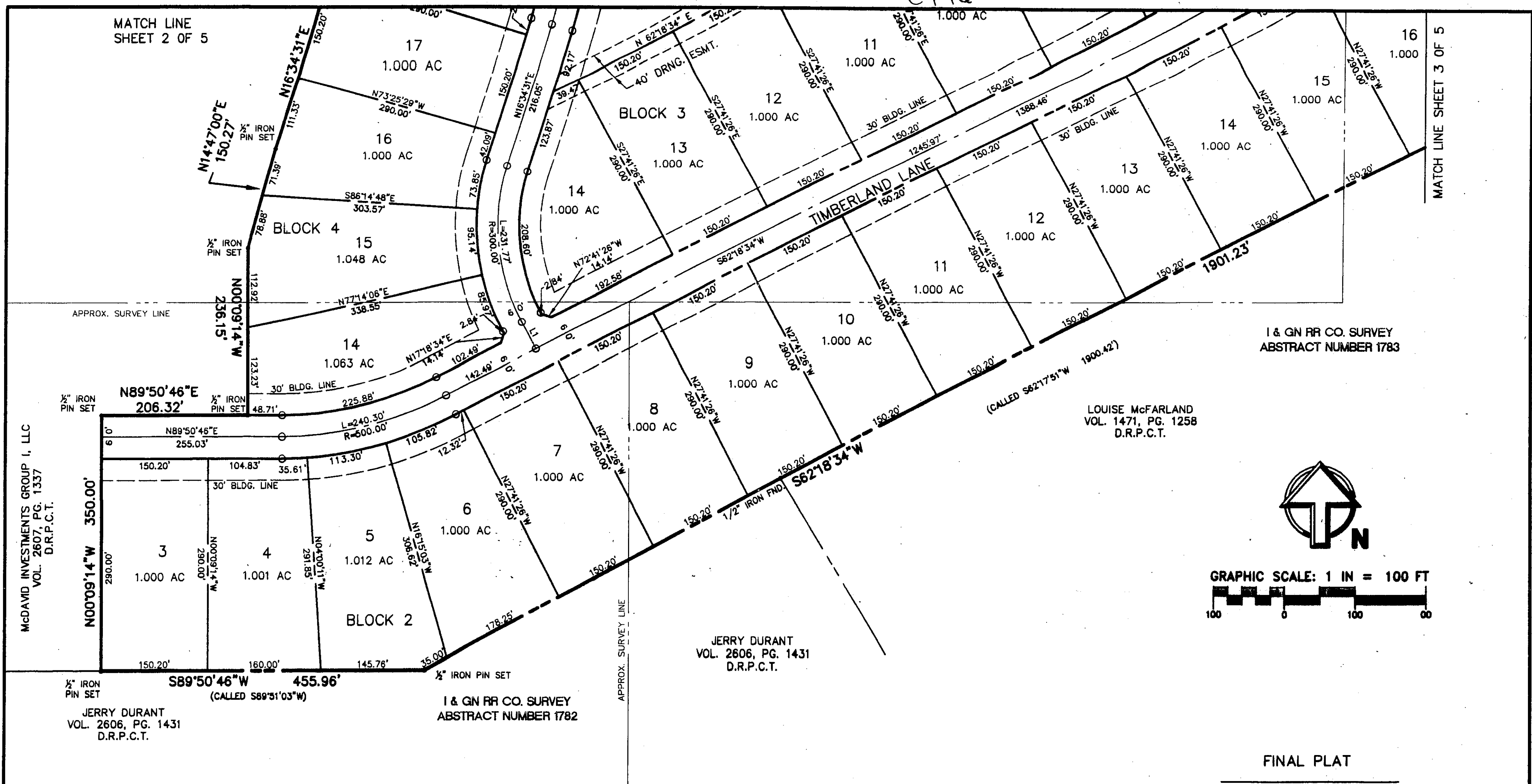
PRELIMINARY/ FINAL PLAT  
OF  
PARKER COUNTY HOSPITAL DISTRICT  
SITUATED IN THE  
ISSAC C. SPENCE SURVEY, ABSTRACT NO. 1172  
JOEL WALKER SURVEY, ABSTRACT NO. 1589  
CITY OF WEATHERFORD, TEXAS  
FOR  
WEATHERFORD REGIONAL MEDICAL CENTER  
BY

ACCT. NO.: 16048  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

REMAINDER OF 0.63 ACRES AS EVIDENCED BY RESOLUTION OF DIRECTORS OF PARKER COUNTY HOSPITAL DISTRICT TO SELL 0.63 ACRES TO DR. JAMES A. NORWOOD AND WIFE, MARSHA M. NORWOOD VOL 1175, PG 1118 D.R.P.C.T.	ZONED PD	WARRANTY DEED WITH VENDOR'S LIEN JAMES B. NEWTON AND JAMES KEITH ROLAND CALLED 0.95 ACRES VOL 1141, PG 475 D.R.P.C.T.	WARRANTY DEED d/b/a CAMPBELL MEMORIAL HOSPITAL CALLED 1.518 ACRES VOL 1324, PG 804 D.R.P.C.T.
--	----------	---	---

HALFF ASSOCIATES INC., ENGINEERS - SURVEYORS  
1201 N. BOWSER ROAD - DALLAS, TEXAS - 75081-2276  
SCALE: 1"=50' (214)348-8200 AVO. 25429 AUGUST, 2008

C746



McDAVID INVESTMENTS GROUP I, LLC  
VOL. 2607, PG. 1337  
D.R.P.C.T.

N00°09'14"W 350.00'

N89°50'46"E  
206.32'

N00°09'14"W 290.00'

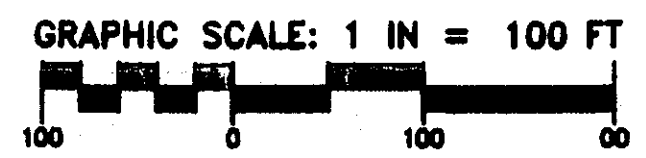
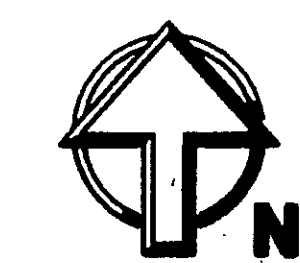
S89°50'46"W 455.96'  
(CALLED S89°31'03"W)

JERRY DURANT  
VOL. 2606, PG. 1431  
D.R.P.C.T.

I & GN RR CO. SURVEY  
ABSTRACT NUMBER 1782

JERRY DURANT  
VOL. 2606, PG. 1431  
D.R.P.C.T.

LOUISE McFARLAND  
VOL. 1471, PG. 1258  
D.R.P.C.T.



BASIS OF BEARING IS THE WEST LINE OF THE McDAVID  
INVESTMENTS GROUP I, LLC TRACT DESCRIBED IN DEED  
RECORDED IN VOLUME 2607, PAGE 1337, DEED  
RECORDS, PARKER COUNTY, TEXAS

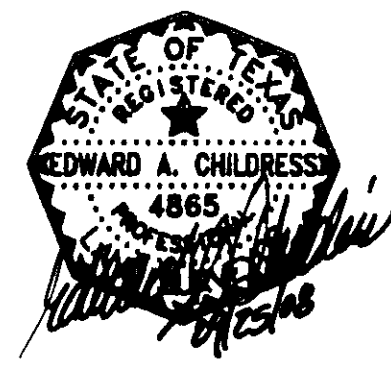
FINAL PLAT

**LOTS 3-21, BLOCK 2**  
**LOTS 1-16, BLOCK 3**  
**LOTS 14-30, BLOCK 4**  
**McDAVID SPRINGS**

BEING 63.057 ACRES OF LAND SITUATED IN THE  
I & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1782,  
I & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1783,  
& THE AJ OTTO SURVEY, ABSTRACT NUMBER 2340  
PARKER COUNTY, TEXAS

ACCT. NO: 14983  
SCH. DIST: AL  
CITY: CO  
MAP NO: L-19

PREPARED AUGUST 15, 2008



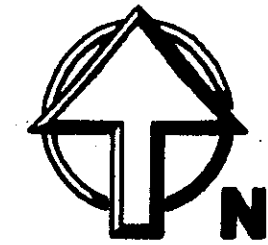
**SD Engineering, Inc.**  
Site Development Engineering

PO Box 1357 Alamo, TX 78008-1357  
(817) 441-8400 Fax (817) 441-8085  
www.sd-engineering.com

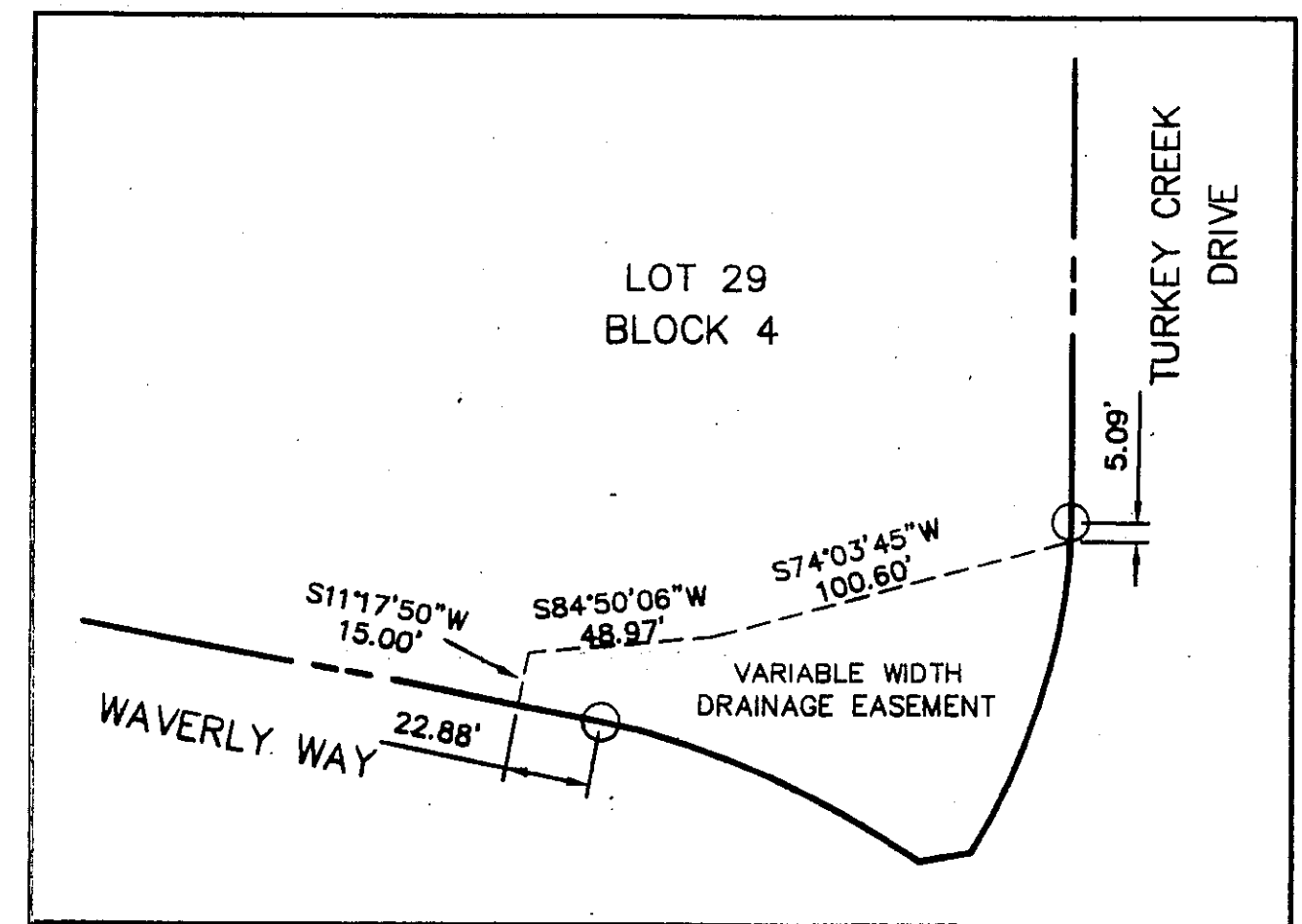
SHEET 4 OF 5



C746



GRAPHIC SCALE: 1 IN = 100 FT



DETAIL "A"

FINAL PLAT

# LOTS 3-21, BLOCK 2 LOTS 1-16, BLOCK 3 LOTS 14-30, BLOCK 4 McDAVID SPRINGS

BEING 63.057 ACRES OF LAND SITUATED IN THE  
I & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1782,  
I & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1783,  
& THE AJ OTTO SURVEY, ABSTRACT NUMBER 2340  
PARKER COUNTY, TEXAS

ACCT. NO: 14983  
SCH. DIST: AL  
CITY: CO  
MAP NO: L-19

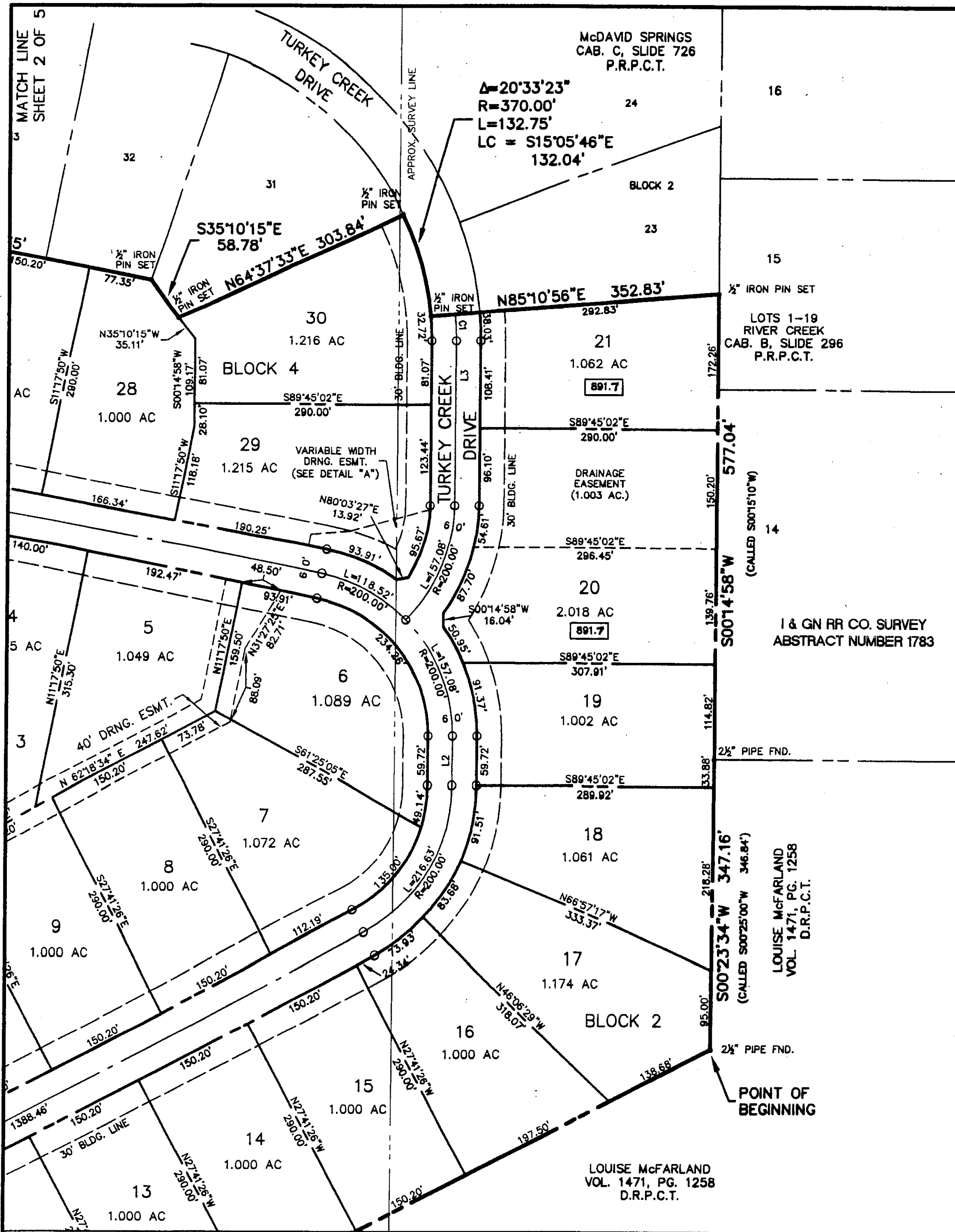
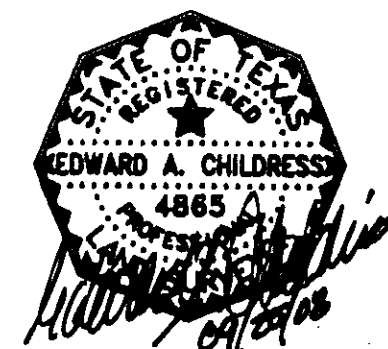
PREPARED AUGUST 15, 2008

## SD Engineering, Inc.

Site Development Engineering

PO Box 1357 Aledo, TX 76008-1357  
(817) 441-6400 Fax (817) 441-6085  
www.sd-engineering.com

SHEET 3 OF 5

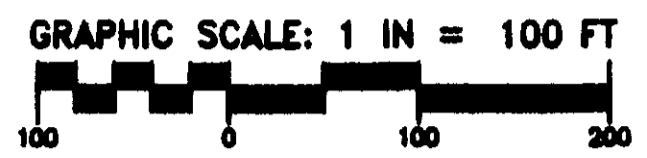


891.5 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOCATION SHOWN. BENCH MARK ELEV. 792.41 - TXDOT MONUMENT ON TOP OF BRIDGE ABUTMENT, N/E CORNER OF BRIDGE, CLEAR FORK OF TRINITY RIVER @ FM 5, S/W OF ALEDO, TX.

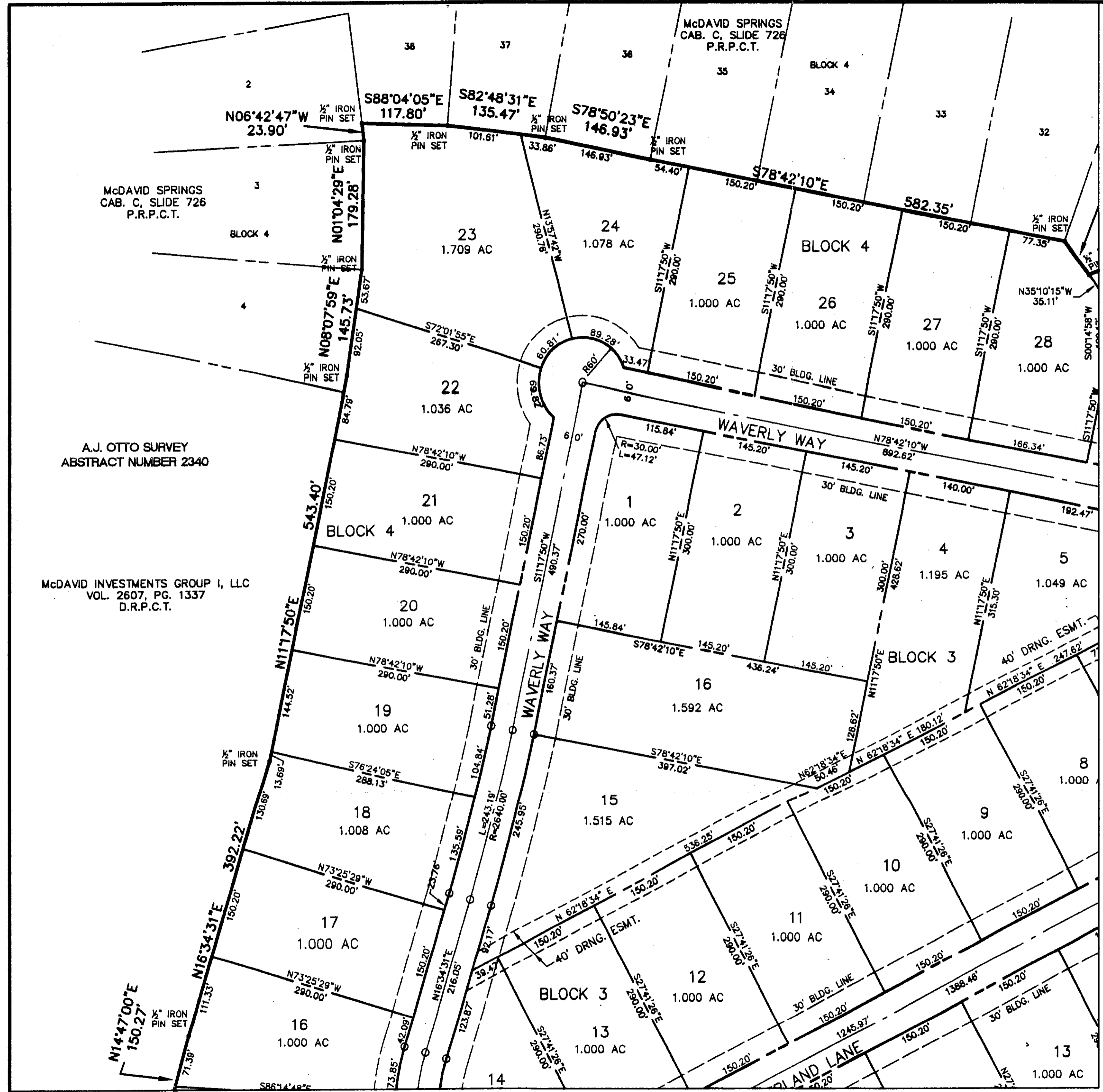
BASIS OF BEARING IS THE WEST LINE OF THE McDAVID INVESTMENTS GROUP I, LLC TRACT DESCRIBED IN DEED RECORDED IN VOLUME 2607, PAGE 1337, DEED RECORDS, PARKER COUNTY, TEXAS

MATCH LINE SHEET 4 OF 5

C746



MATCH LINE SHEET 3 OF 5



MATCH LINE SHEET 4 OF 5



FINAL PLAT

### LOTS 3-21, BLOCK 2 LOTS 1-16, BLOCK 3 LOTS 14-30, BLOCK 4 McDAVID SPRINGS

BEING 63.057 ACRES OF LAND SITUATED IN THE  
1 & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1782,  
1 & GN RR COMPANY SURVEY, ABSTRACT NUMBER 1783,  
& THE AJ OTTO SURVEY, ABSTRACT NUMBER 2340  
PARKER COUNTY, TEXAS

PREPARED AUGUST 15, 2008

## SD Engineering, Inc.

### Site Development Engineering

PO Box 1387 Alamo, TX 78008-1387  
(817) 441-8400 Fax (817) 441-8085  
www.sd-engineering.com

ACCT. NO.: 14983  
SCH. DIST.: AL  
CITY: CO  
MAP NO.: L-19

BASIS OF BEARING IS THE WEST LINE OF THE McDAVID INVESTMENTS GROUP I, LLC TRACT DESCRIBED IN DEED RECORDED IN VOLUME 2607, PAGE 1337, DEED RECORDS, PARKER COUNTY, TEXAS

SHEET 2 OF 5

D:\FILES\080800 /EVB /07-01-08 /F/P

C745

OWNERS CERTIFICATE

That I, Viren Patel, the owner of the land shown herein, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as Mineral Wells Hospitality Addition to the City of Mineral Wells, Parker County, Texas, being a part of the Southeast 1/4 of Section No. 4, M.E.P. & P. R.R. Co. Survey (C.J. Blackwell Survey), Abstract No. 2440, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 22 DAY OF September 2008  
BY: [Signature]  
(VIREN PATEL)

BEFORE ME, the undersigned authority, on this day did personally appear Viren Patel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was an act of the owner of the property indicated hereon and for the purposes indicated hereon and for the purposes and consideration as stated.

GIVEN under my hand and seal of office this 22 day of September, 2008  
Notary Public in and for Dallas County, Texas

[Signature]



FIELD NOTES

Of a 1.065 acres tract of land out of the Southeast 1/4 of Section No. 4, M.E.P. & P. R.R. Co. Survey (C.J. Blackwell Survey), Abstract No. 2440, Parker County, Texas; being part of a certain 7.196 acres tract described in Volume 2388, Page 975 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

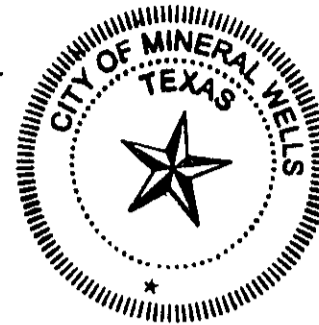
Beginning at a set 1/2" iron rod in the west right of way line of Washington Avenue (paved) and in the east line of said 7.196 acres tract and at the northeast corner of Lot 1, Block 1, Madhu Lodging Addition to the City of Mineral Wells, Parker County, Texas (according to plat recorded in Plat Cabinet "C", Slide 577 of the Plat Records of Parker County, Texas) for the southeast and beginning corner of this tract. Whence the southeast corner of said M.E.P. & P. R.R. Co. Survey No. 4 is called to bear S. 00 deg. 25 min. 04 sec. E. 215.00 feet, N. 89 deg. 40 min. 05 sec. W. 318.07 feet, South 76.6 feet and East 2395.0 feet.  
Thence N. 89 deg. 40 min. 05 sec. W. 265.00 feet to a set 1/2" iron rod in the north line of said Lot 1 for the southwest corner of this tract.  
Thence N. 00 deg. 25 min. 04 sec. W. 175.00 feet to a set 1/2" iron rod for the northwest corner of this tract.  
Thence S. 89 deg. 40 min. 05 sec. E. 265.00 feet to a set 1/2" iron rod in the west right of way line of said Washington Avenue and in the east line of said 7.196 acres tract for the northeast corner of this tract.  
Thence S. 00 deg. 25 min. 04 sec. E. 175.00 feet to the place of beginning.

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

Approved: SEPTEMBER 16, 2008.

City of Mineral Wells  
Parker County, Texas

By: [Signature] Mayor  
Attest: [Signature] City Clerk  
[Signature] Planning and Zoning  
Commission Chairman



Doc# 693108  
Book 2666 Page 1041

Doc# 693108 Fees: \$66.00  
09/30/2008 2:45PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS.

CERTIFICATE OF RECORD

THE STATE OF TEXAS  
COUNTY OF PARKER

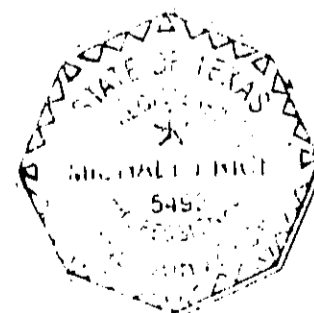
I, [Signature], Clerk of the County Court, in and for said county, do hereby certify that the foregoing plat with its Certificate of Authentication, was filed for record in my office the 22 day of September, 2008, at 1:24 o'clock P.M. and duly recorded the 22 day of September, 2008.

[Signature]  
COUNTY CLERK

SURVEYORS CERTIFICATE

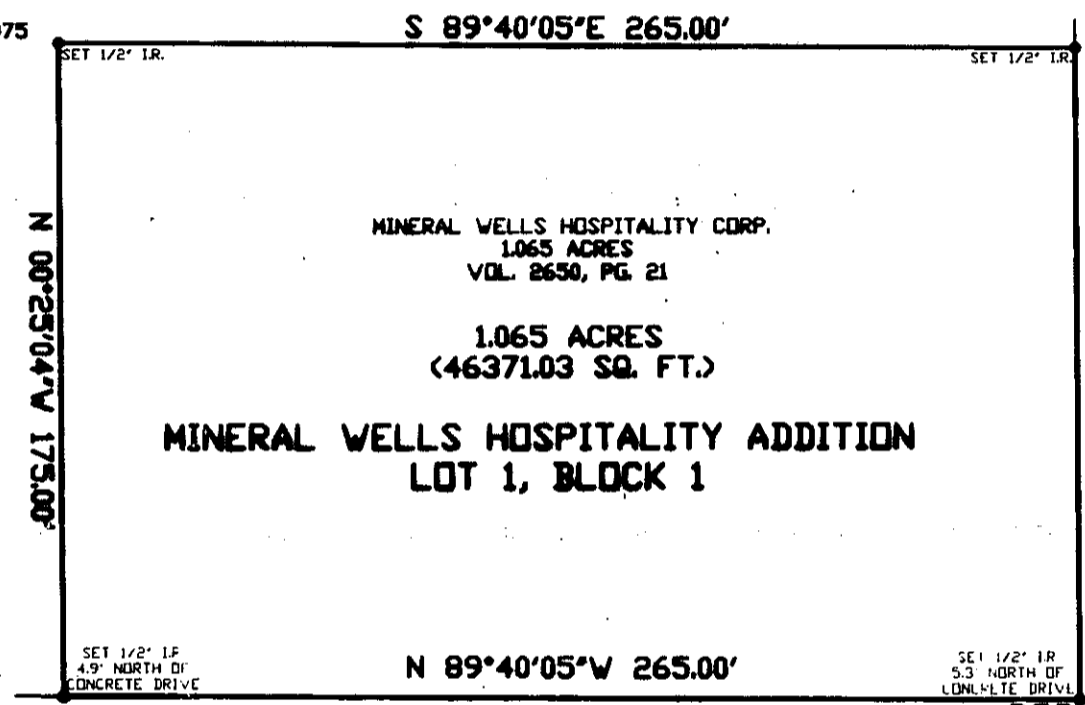
This is to certify that I, MICHAEL PRICE, Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves shall be properly marked on the ground, and that this plat correctly represents that survey made by me on June 27, 2008.

Michael Price, Surveyor, R.P.L.S. No. 5492  
Price Surveying, 213 South Oak Avenue, Mineral Wells, TX 76067  
940-325-4841 JN08417 08233.crd FN080637



SOUTHEAST 1/4 OF SECTION NO. 4  
M.E.P. & P. R.R. CO. SURVEY  
(C.J. BLACKWELL SURVEY)  
ABSTRACT NO. 2440

RNS PROPERTIES, INC.  
7.196 ACRES  
(TRACT 3)  
VOL. 2388, PG. 975



MINERAL WELLS HOSPITALITY CORP.  
1.065 ACRES  
VOL. 2666, PG. 21  
  
1.065 ACRES  
(46371.03 SQ. FT.)  
  
MINERAL WELLS HOSPITALITY ADDITION  
LOT 1, BLOCK 1

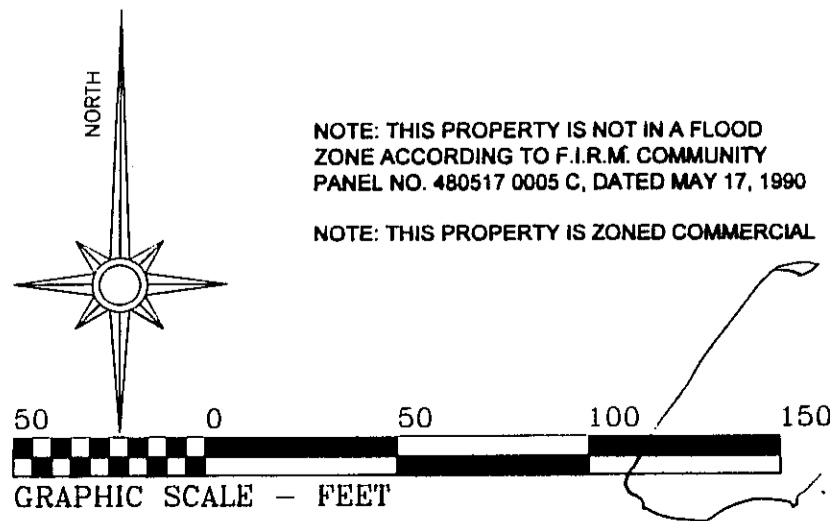
MADHU LODGING ADDITION  
LOT 1, BLOCK 1  
(P.C. "C", SLIDE 577)

MADHU LODGING PARTNERS, LP  
1.555 ACRES  
VOL. 2526, PG. 1468

U.S. HIGHWAY NO. 180

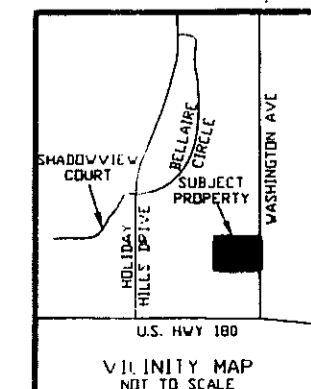
WASHINGTON AVENUE (PAVED)

ACCT. NO.: 15225  
SCH. DIST.: GA  
CITY: MW  
MAP NO.: A-12



NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480517 0005 C, DATED MAY 17, 1990

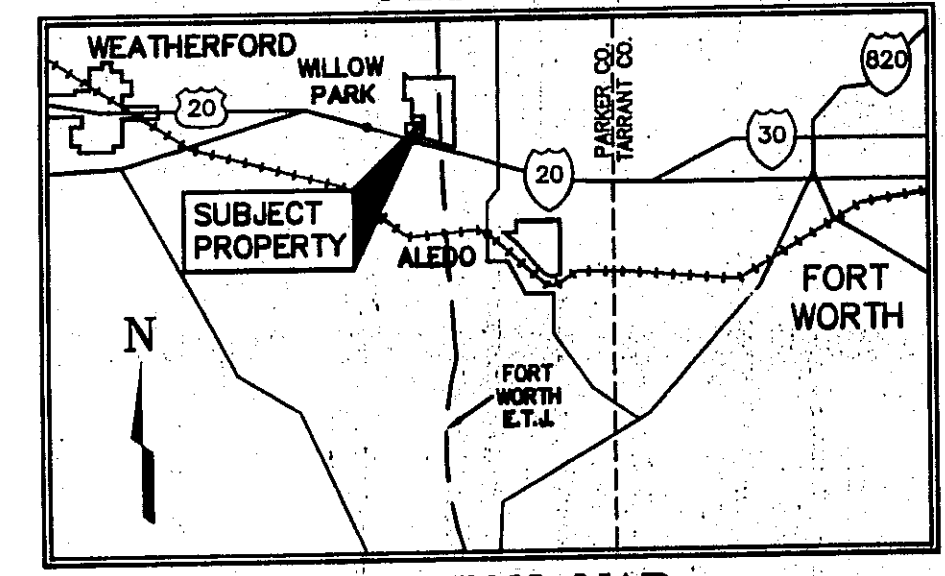
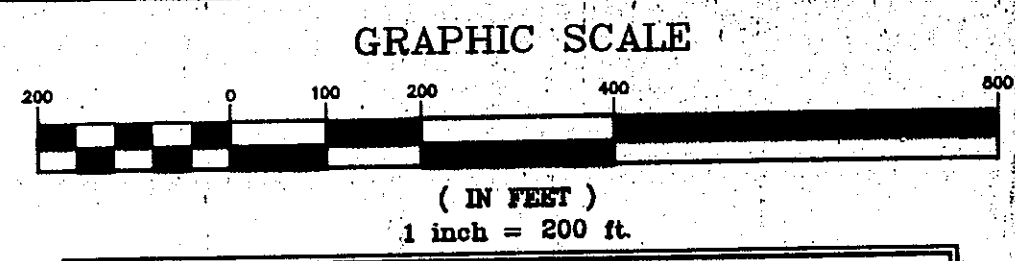
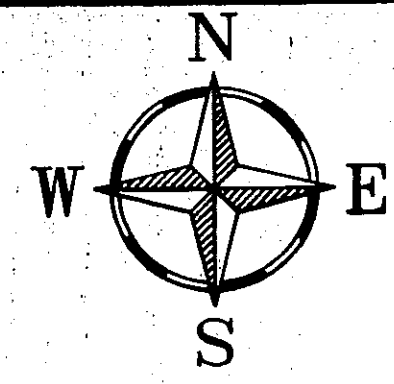
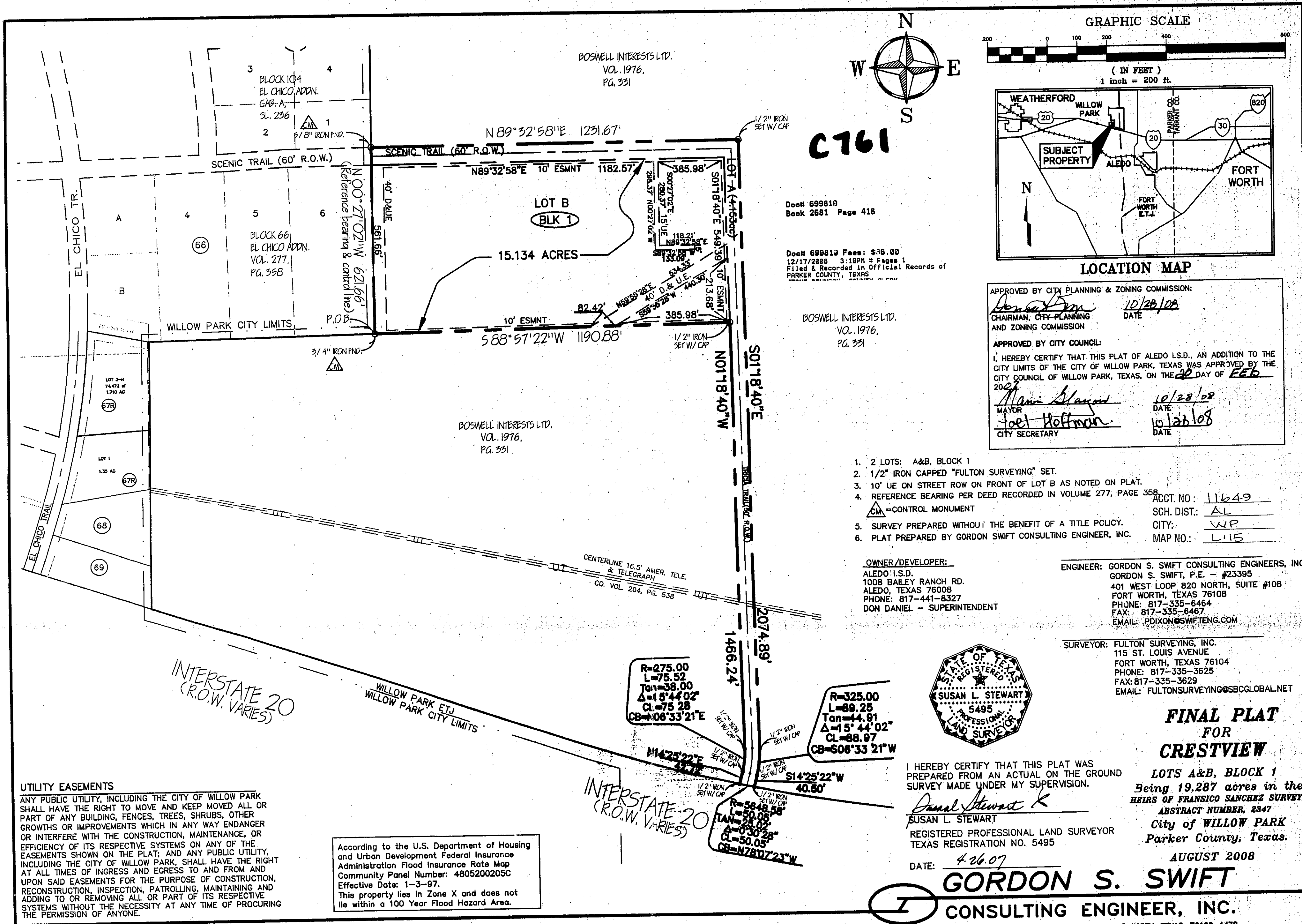
NOTE: THIS PROPERTY IS ZONED COMMERCIAL



SURVEYOR:  
PRICE SURVEYING  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
LOT 1, BLOCK 1  
"MINERAL WELLS HOSPITALITY ADDITION"  
TO THE CITY OF MINERAL WELLS  
  
OF A 1.065 ACRES TRACT OF LAND OUT OF THE SOUTHEAST 1/4 OF SECTION NO. 4, M.E.P. & P. R.R. CO. SURVEY (C.J. BLACKWELL SURVEY), ABSTRACT NO. 2440, PARKER COUNTY, TEXAS





LOCATION MAP

Doc# 699819  
Book 2681 Page 416

Doc# 699819 Fees: \$36.00  
12/17/2008 3:19PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

BOSWELL INTERESTS LTD.  
VOL. 1976,  
PG. 331

APPROVED BY CITY PLANNING & ZONING COMMISSION:  
*Gordon S. Swift* 10/28/08  
CHAIRMAN, CITY-PLANNING AND ZONING COMMISSION DATE

APPROVED BY CITY COUNCIL:  
I, HEREBY CERTIFY THAT THIS PLAT OF ALEDO I.S.D., AN ADDITION TO THE CITY LIMITS OF THE CITY OF WILLOW PARK, TEXAS WAS APPROVED BY THE CITY COUNCIL OF WILLOW PARK, TEXAS, ON THE 22 DAY OF FEB 2007  
*Mami Blaylock* 10/28/08  
MAYOR DATE  
*Joel Hoffman* 10/28/08  
CITY SECRETARY DATE

- 2 LOTS: A&B, BLOCK 1
- 1/2" IRON CAPPED "FULTON SURVEYING" SET.
- 10' UE ON STREET ROW ON FRONT OF LOT B AS NOTED ON PLAT.
- REFERENCE BEARING PER DEED RECORDED IN VOLUME 277, PAGE 358
- △ = CONTROL MONUMENT
- SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
- PLAT PREPARED BY GORDON SWIFT CONSULTING ENGINEER, INC.

ACCT. NO.: 11649  
SCH. DIST.: AL  
CITY: WP  
MAP NO.: L115

OWNER/DEVELOPER:  
ALEDO I.S.D.  
1008 BAILEY RANCH RD.  
ALEDO, TEXAS 76008  
PHONE: 817-441-8327  
DON DANIEL - SUPERINTENDENT

ENGINEER: GORDON S. SWIFT CONSULTING ENGINEERS, INC.  
GORDON S. SWIFT, P.E. - #23395  
401 WEST LOOP 820 NORTH, SUITE #108  
FORT WORTH, TEXAS 76108  
PHONE: 817-335-6464  
FAX: 817-335-6467  
EMAIL: PDIXON@SWIFTENG.COM

SURVEYOR: FULTON SURVEYING, INC.  
115 ST. LOUIS AVENUE  
FORT WORTH, TEXAS 76104  
PHONE: 817-335-3625  
FAX: 817-335-3629  
EMAIL: FULTONSURVEYING@SBCGLOBAL.NET



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION.

*Susan L. Stewart*  
SUSAN L. STEWART  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5495

DATE: 4-26-07  
**GORDON S. SWIFT**

**CONSULTING ENGINEER, INC.**

401 WEST LOOP 820 NORTH, SUITE 108, FORT WORTH, TEXAS, 76108-1438  
(817) 335-6464

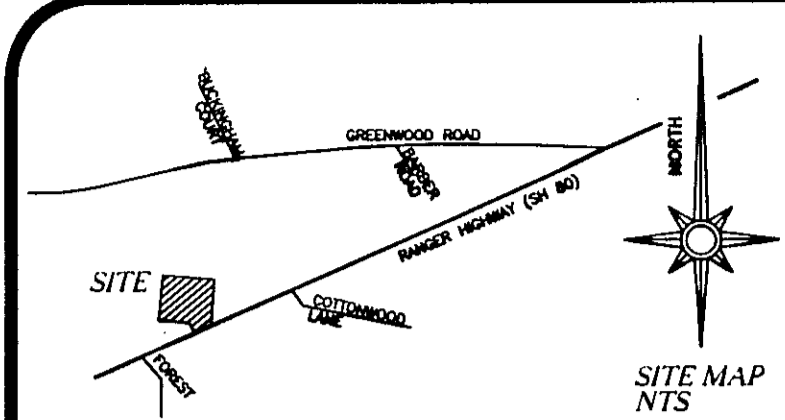
**UTILITY EASEMENTS**  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF WILLOW PARK SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF WILLOW PARK, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number: 4805200205C Effective Date: 1-3-97. This property lies in Zone X and does not lie within a 100 Year Flood Hazard Area.

INTERSTATE 20  
(C.R.O.W. VARIES)

INTERSTATE 20  
(C.R.O.W. VARIES)

E-1317 7/618000/PWD/12-19-2006/FINAL PLAT



**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of all public streets, visibility triangles as required by City of Weatherford and/or County Statutes.

**NOTE:** We do hereby waive all claims for damages against the City of Weatherford and/or County 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.

**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.

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, JUAN MANUEL SANCHEZ, being the sole owner of 4.894 Acres situated in and being a portion of the BENJAMIN THOMAS SURVEY, ABSTRACT No. 1563 and the FERDINAND EMMA SURVEY, ABSTRACT No. 421, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the north right of way line of Ranger Highway (U. S. Highway No. 180), said iron being called by deed to be N 00°05'38" E, 67.11 feet from the most northerly southeast corner of said Benjamin Thomas Survey;  
THENCE S 58°04'03" W, with the north right of way line of said Ranger Highway, 181.61 feet to an iron rod found;  
THENCE N 23°51'48" W, 46.19 feet to a fence post;  
THENCE N 89°54'34" W, on or about a fence line, 294.28 feet to a large nail found;  
THENCE N 00°15'02" W, on or about a fence line, 457.03 feet to a post;  
THENCE S 89°36'15" E, on or about a fence line, 470.89 feet to a post;  
THENCE S 00°15'23" W, on or about a fence line, 400.43 feet to the POINT OF BEGINNING and containing 4.894 acres (213179 acres) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JUAN MANUEL SANCHEZ, acting by and through its authorized agent (for companies), does hereby adopt this plat designating the hereinabove described real property as LOT ONE AND LOT TWO, BLOCK ONE, PEARL PARC, AN ADDITION TO PARKER COUNTY, TEXAS, Being 4.894 Acres situated in and being a portion of the Benjamin Thomas Survey, Abstract No. 1563 and the Ferdinand Emma Survey, Abstract No. 421, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, TX, Parker County, Texas this 1st day of October, 2008.

*Juan Manuel Sanchez*  
Juan Manuel Sanchez

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Juan Manuel Sanchez 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 1st day of October, 2008

*Janet Thomas*  
Notary Public in and for the State of Texas

THE STATE OF TEXAS )  
COUNTY OF PARKER )

PC C-759

APPROVED by the Commissioners Court of Parker County, Texas, this 2nd day of October, 2008.

*C. Absent*  
County Judge  
*[Signature]*  
Commissioner Precinct #1  
*[Signature]*  
Commissioner Precinct #3  
*[Signature]*  
Commissioner Precinct #2  
*[Signature]*  
Commissioner Precinct #4

THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, Juan Manuel Sanchez being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is within the Extra-Territorial Jurisdiction of the City of Weatherford, 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.

*[Signature]*  
TITLE

Doc# 699569  
Book 2680 Page 1356

Doc# 699569 Fees: \$66.00  
12/15/2008 12:19PM H Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TRAC SUBDIVISION COUNTY FILED

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kim Laine Askey known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of October, 2008.

*Janet Thomas*  
Notary Public in and for the State of Texas

My Commission Expires On:  
JANET L. THOMAS  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 07-30-2009

THIS is to certify that I, David Harlan Jr., a Registered Public 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 are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
JULY, 2008

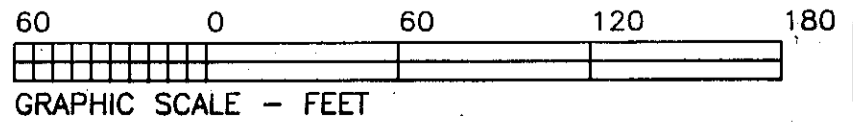


JANET L. THOMAS  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 07-30-2009

ACCT. NO.: 161163  
SCH. DIST.: WIE  
CITY: GO  
MAP NO.: G15

**FINAL PLAT**  
**LOT ONE AND LOT TWO, BLOCK ONE**  
**PEARL PARC**  
**AN ADDITION IN THE ETJ OF THE**  
**CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**  
**Being 4.894 Acres situated in and being a portion of the**  
**Benjamin Thomas Survey, Abstract No. 1563 and the Ferdinand**  
**Emma Survey, Abstract No. 421, Parker County, Texas**

OWNER/DEVELOPER:  
Juan Sanchez  
1538 Ranger Highway  
Weatherford, TX 76086  
817-613-7239



SCALE: 1" = 60'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

**CITY APPROVAL OF PRELIMINARY 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]* 10-14-08  
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
City of Weatherford, Texas  
*[Signature]* 10/14/08  
Signature of Mayor Date of Approval

ATTEST:  
*[Signature]* 10/14/08  
City Secretary Date

KIMBERLY BROOKS  
VOLUME 2462, PAGE 1787

BLAIR KELLNER  
VOLUME 2267, PAGE 1734

BRANDON DAVIS  
VOLUME 2382, PAGE 219

ELIZABETH MCLELLAN  
VOLUME 2471, PAGE 671

IAN MCLELLAN  
VOLUME 2471, PAGE 675

**NOTE:**  
THESE LOTS ARE ZONED "AG"  
AGRICULTURAL

BLOCK ONE

BENJAMIN THOMAS SURVEY  
ABSTRACT No. 1363

LOT ONE  
2.894 ACRES  
(126047 SF)

LOT TWO  
2.00 ACRES  
(87132 SF)

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

GORDON GOODRICH  
VOLUME 1494, PAGE 835

ARROWPOINT FACILITY SERVICES, INC.  
VOLUME 2344, PAGE 190

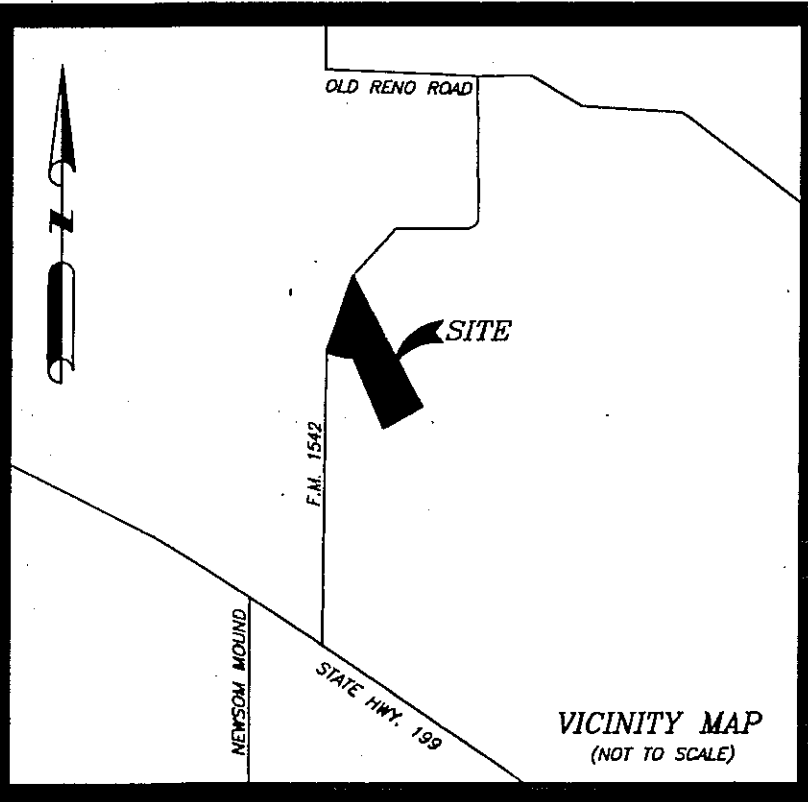
NOAHSTAGGS SURVEY  
ABSTRACT No. 1199

RANGER HIGHWAY  
(SPUR 312 100 ROW)  
FUTURE ROW IS 120'

LARGE NAIL FOUND  
LUPE RAMOS  
VOLUME 1732, PAGE 1081

APOLINARIA LOPEZ  
VOLUME 2316, PAGE 306

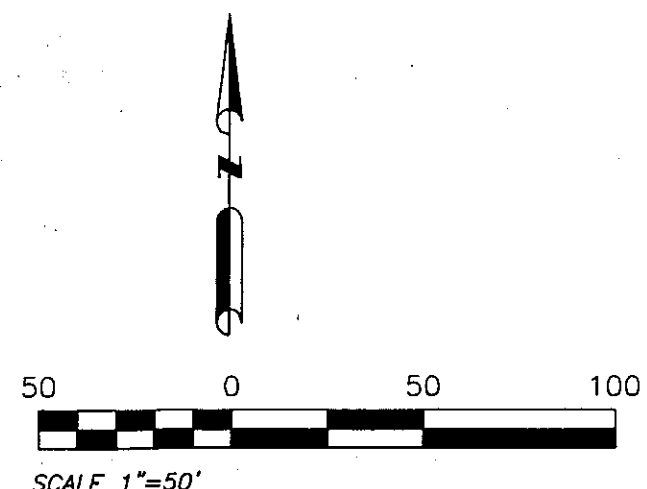
FERDINAND EMMA SURVEY  
ABSTRACT No. 421



**OWNER/DEVELOPER:**  
 PAULA ANN GRAHAM  
 895 SOUTH RENO ROAD  
 SPRINGTOWN, TEXAS 76082

**NOTES:**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0200-E EFFECTIVE DATE SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
 THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE MOST WESTERLY SOUTHERLY LINE OF VOLUME 1844, PAGE 1483, R.R.P.C.T.

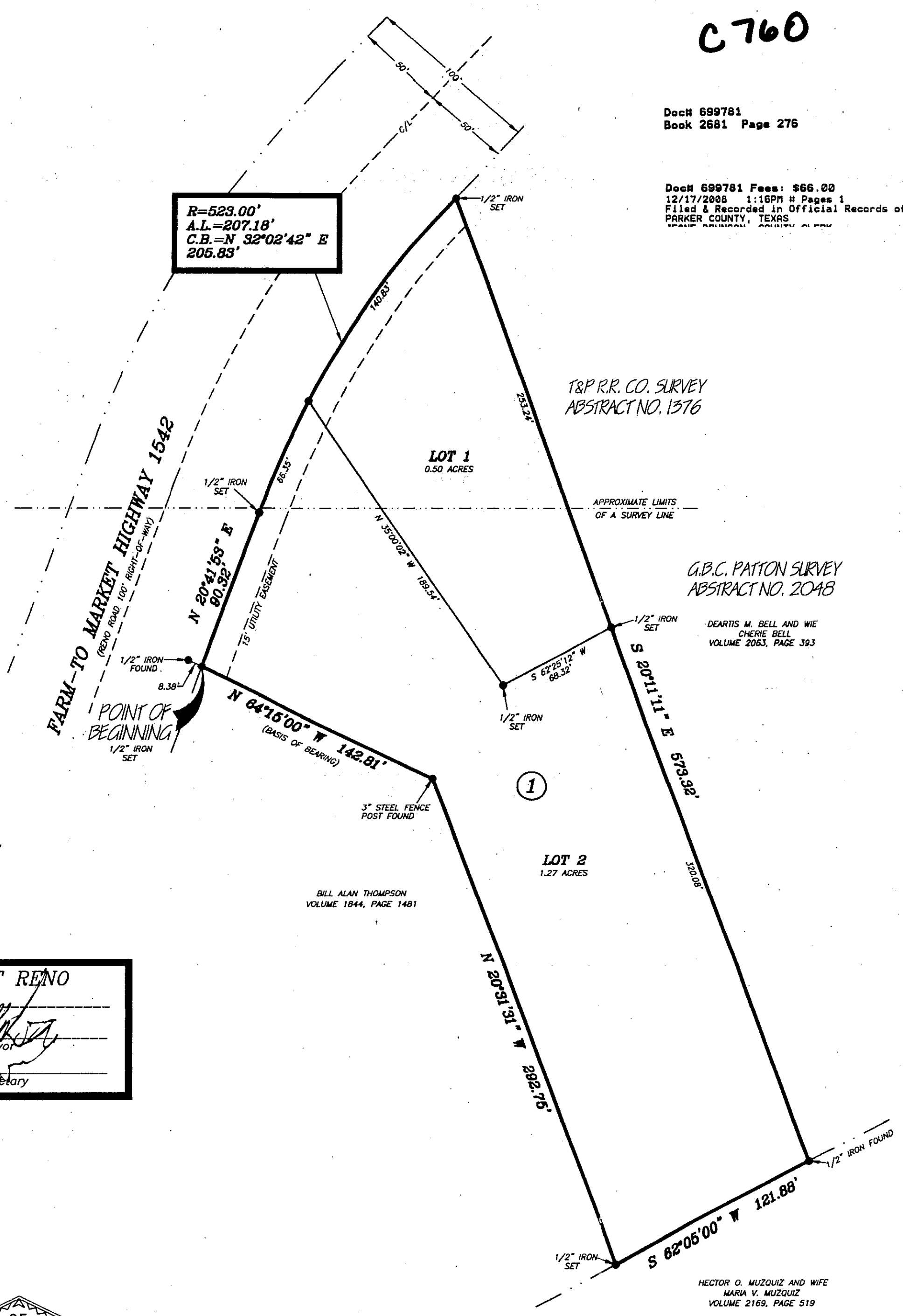
**CITY OF RENO**  
 Plat Approval Date: \_\_\_\_\_  
 By: *[Signature]*  
 Mayor  
 By: \_\_\_\_\_  
 Secretary



**TEXAS GEOSPATIAL**  
 P.O. BOX 1029  
 ALEDO, TEXAS, 76008  
 817-441-6199  
 FAX: 817-441-6805



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*[Signature]*  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 NOVEMBER 19, 2028



**C760**

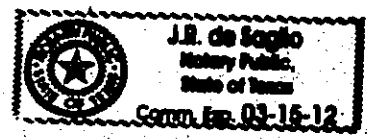
Doc# 699781  
 Book 2681 Page 276  
 Doc# 699781 Fees: \$66.00  
 12/17/2008 1:16PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS

STATE OF TEXAS |  
 COUNTY OF PARKER |  
 KNOW ALL MEN BY THESE PRESENTS, That Paula Ann Graham is the owner of following described real property, to wit:  
 LEGAL DESCRIPTION  
 Description for a 1.77 acre tract of land out of the T&P R.R. CO. SURVEY, Abstract No. 1376 and the G.B.C. PATTON SURVEY, Abstract No. 2048, City of Reno, Parker County, Texas, said tract being the same tract of land described in deed to Paula Ann Graham, recorded in Volume 1844, Page 1483, Real Records, Parker County, Texas and being more particularly described as follows:  
 BEGINNING at a 1/2" iron set in the Easterly line of Farm-to-Market Highway No. 1542, said iron being S 64°15'00" E, from a 1/2" iron found at the most Northerly-Northeast corner of that certain tract of land described in deed to Bill Alan Thompson, recorded in Volume 1844, Page 1481, Real Records, Parker County, Texas and the most Northerly Northwest corner of said Volume 1844, Page 1483;  
 THENCE the following calls:  
 THENCE N 20°41'53" E, with the Easterly line of said Farm-to-Market Highway No. 1542, 90.32 feet to a 1/2" iron set, said iron being for the beginning of a curve to the right whose radius is 523.00 feet;  
 THENCE with the Easterly line of said Farm-to-Market Highway No. 1542 and with said curve to the right whose chord bears N 32°02'42" E, 205.83 feet and being an arc length of 207.18 feet to a 1/2" iron set, said iron being in the common line of said Volume 1844, Page 1483 and that certain tract of land described in deed to Deartis M. Bell and wife Cherie Bell, recorded in Volume 2063, Page 393, Real Records, Parker County, Texas;  
 THENCE S 20°11'11" E, with the common line of said Volume 1844, Page 1483 and said Volume 2063, Page 393, 573.32 feet to a 1/2" iron found, said iron being for the Southeast corner of said Volume 1844, Page 1483 and for the Southwest corner of said Volume 2063, Page 393 and being in the Northerly line of that certain tract of land described in deed to Hector O. Muzquiz and wife Maria V. Muzquiz, recorded in Volume 2169, Page 519, Real Records, Parker County, Texas;  
 THENCE S 62°05'00" W, with the common line of said Volume 1844, Page 1483 and said Volume 2169, Page 519, 121.88 feet to a 1/2" iron set, said iron being for the Southwest corner of said Volume 1844, Page 1483 and for the Southeast corner of said Volume 1844, Page 1481;  
 THENCE N 20°31'31" W, with the common line of said Volume 1844, Page 1483 and said Volume 1844, Page 1481, 292.75 feet to a 3" steel fence post found;  
 THENCE N 64°15'00" W, with the common line of said Volume 1844, Page 1483 and said Volume 1844, Page 1481, 142.81 feet to the POINT OF BEGINNING and containing 1.77 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, Paula Ann Graham does hereby adopt this Plat of the hereinabove described real property to be designated as.....  
 Lots 1 & 2, Block 1  
 THOMPSON ADDITION  
 City of Reno  
 Parker County, Texas  
 and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 15<sup>th</sup> day of December, 2008  
*[Signature]*  
 Paula Ann Graham

STATE OF TEXAS |  
 COUNTY OF PARKER |  
 BEFORE ME, the undersigned authority on this day personally appeared Paula Ann Graham, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executes the same for the purpose and consideration therein expressed in the capacity thereof.  
 GIVEN UNDER MY HAND AND SEAL OF THIS 15<sup>th</sup> day of December, 2008.  
 Notary Public, Parker County, Texas *[Signature]*  
 My Commission Expires 2-15-2012

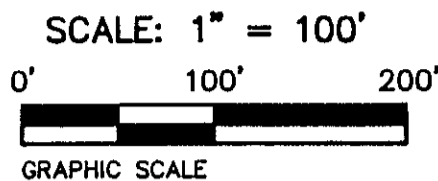
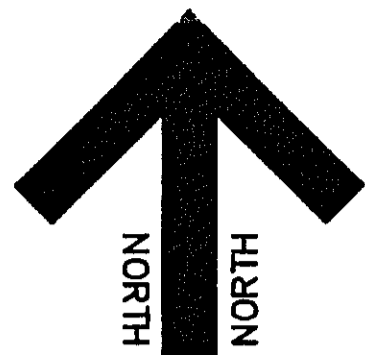


ACCT. NO.: 18370  
 SCH. DIST.: SP  
 CITY: RE  
 MAP NO.: M-7

**FINAL PLAT**  
 Lots 1 & 2, Block 1,  
 THOMPSON ADDITION,  
 City of Reno, Parker County, Texas  
 and being 1.77 acres of land situated in the  
 T&P R.R. CO. SURVEY, ABSTRACT NO. 1376 and the  
 G.B.C. PATTON SURVEY, ABSTRACT NO. 2048,  
 City of Reno, Parker County, Texas.



C 762



LINE DATA TABLE		
NO.	DIRECTION	DISTANCE
L1	N40°05'57"E	61.62'
L3	N89°48'48"E	63.04'
L4	N89°48'48"E	26.23'
L5	N00°25'17"W	19.22'
L6	N49°54'03"W	297.09'
L7	S39°56'08"W	267.86'
L8	S40°05'57"W	15.40'
L9	N49°54'03"W	285.50'
L10	N40°05'57"E	17.00'
L11	N49°54'03"W	287.71'
L12	S40°05'57"W	189.00'
L13	N49°54'03"W	287.71'
L14	S00°25'17"E	30.16'
L15	S49°54'03"E	30.98'
L16	S40°05'57"W	15.00'
L17	N49°54'03"W	37.89'
L18	N00°25'17"W	37.14'

CURVE DATA TABLE						
NO.	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	70°29'18"	215.14	264.68'	152.02'	N42°45'19"E	248.30
C2	34°17'24"	20.50	12.27	6.32	N22°57'15"E	12.09
C3	69°41'57"	191.64	233.13'	133.44'	N40°39'32"E	219.02'
C4	89°52'13"	20.50	32.15	20.45	N30°34'20"E	28.96
C5	78°55'14"	20.50	28.24	16.88	S10°26'26"E	26.06
C6	90°00'00"	45.50	71.47	45.50	N04°54'03"W	64.35
C7	90°00'00"	20.50	32.20	20.50	N04°54'03"W	28.99
C8	90°00'00"	20.50	32.20	20.50	S85°05'57"W	28.99
C9	49°42'48"	20.50	17.79	9.50	S25°02'39"E	17.23
C10	80°34'25"	166.64	234.35	141.26	S40°05'57"W	215.51
C11	49°42'48"	20.50	17.79	9.50	N74°45'27"W	17.23
C12	90°00'00"	20.50	32.20	20.50	N04°54'03"W	28.99
C13	90°00'00"	20.50	32.20	20.50	N85°05'57"E	28.99

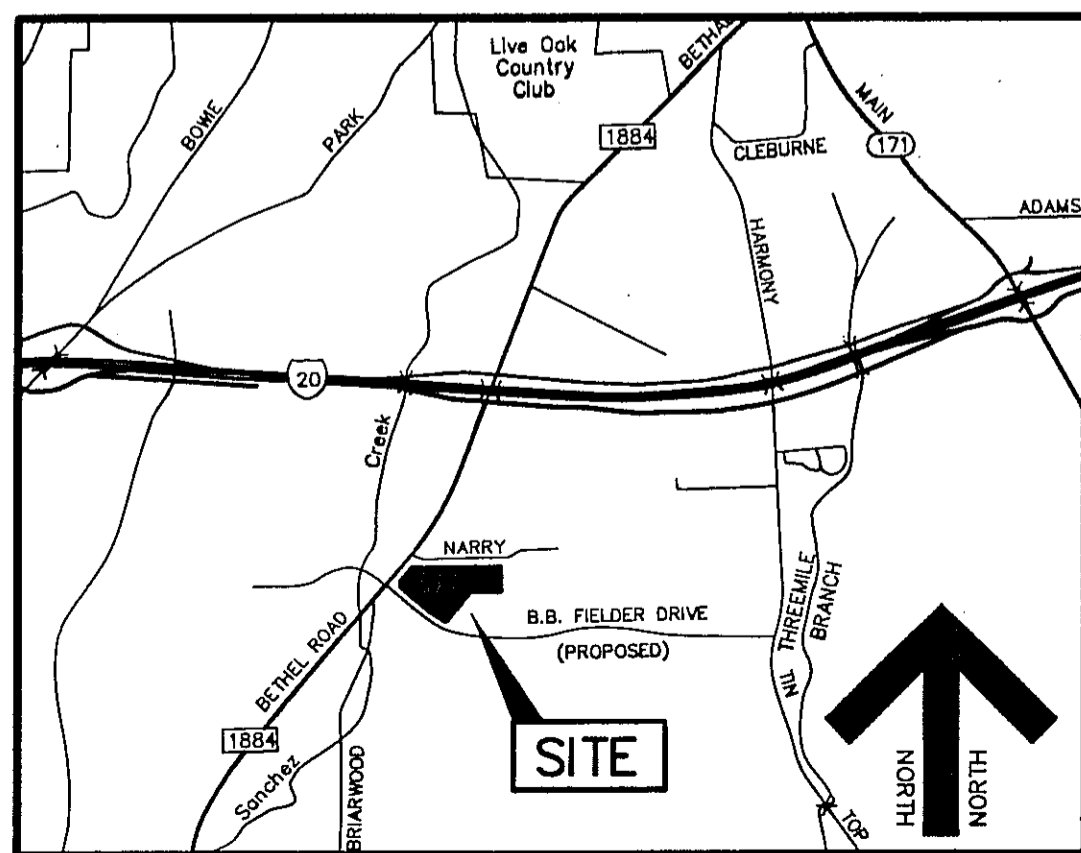
**AREA SUMMARY**  
384,432 SQUARE FEET OR 8.825 ACRES TOTAL  
LESS 19,052 SQUARE FEET FOR R.O.W. DEDICATION  
= NET 365,380 SQUARE FEET OR 8.388 ACRES (LOT 1)

**\* GENERAL NOTES \***

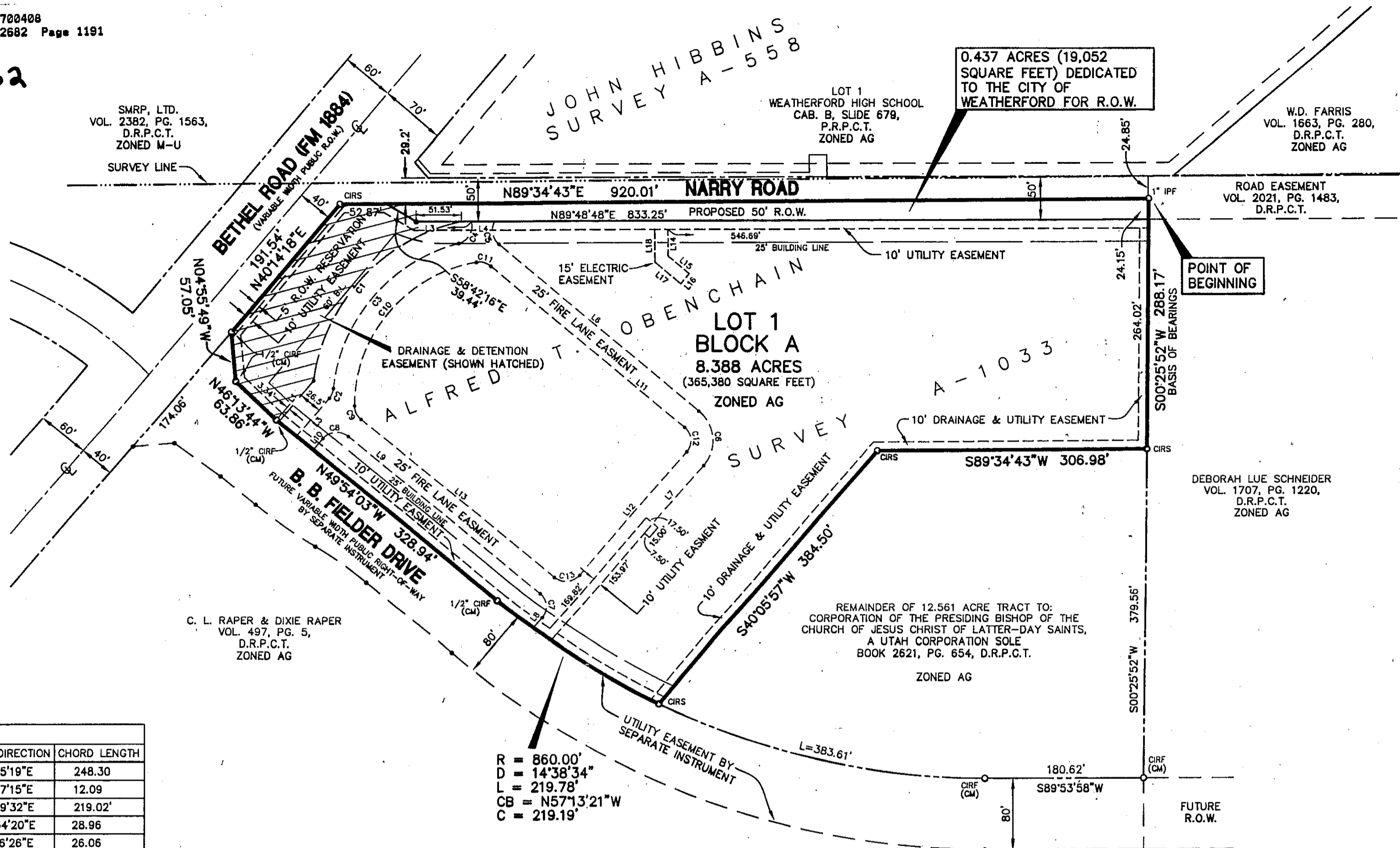
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THERE WILL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD, TEXAS.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN THE DEED FILED FOR RECORD IN BOOK 2621, PAGE 654, DEED RECORDS, PARKER COUNTY, TEXAS (CALLED BEARING = S00°25' 52"W).
- WE DO HEREBY WAIVER ALL CLAIM 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.
- THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NO. 480520 0200 B, DATED: SEPTEMBER 27, 1991.
- ALL CORNERS ARE MONUMENTED WITH A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JDJR" UNLESS OTHERWISE SHOWN HEREON.

**\* LEGEND \***

- CIRF 1/2" IRON ROD FOUND WITH A CAP STAMPED "BRITAIN & CRAWFORD"
- IPF IRON PIPE FOUND
- CIRS 5/8" IRON ROD SET WITH A CAP STAMPED "JDJR"
- D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY



\* VICINITY MAP \*  
NOT TO SCALE



R = 860.00'  
D = 14°38'34"  
L = 219.78'  
CB = N57°13'21"W  
C = 219.19'

ACCT. NO: 10495  
SCH. DIST: WE  
CITY: WE  
MAP NO: H-17

FINAL PLAT OF  
**BETHEL ROAD CHURCH SUBDIVISION**  
**LOT 1, BLOCK A**

AN ADDITION TO THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS, SITUATED IN THE  
ALFRED T. OBENCHAIN SURVEY, ABSTRACT NO. 1033

FINAL PLAT P&Z 0808-005  
PRELIMINARY PLAT P&Z 0808-006  
SITE PLAN P&Z 0808-007

NOVEMBER - 2008

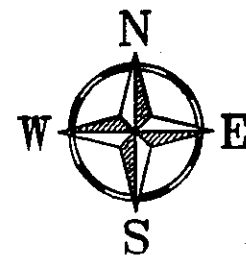
PREPARED BY: SHEET 1 OF 2

OWNER:  
CORPORATION OF THE PRESIDING  
BISHOP OF THE CHURCH OF JESUS  
CHRIST OF LATTER-DAY SAINTS,  
A UTAH CORPORATION SOLE  
50 EAST NORTH TEMPLE STREET  
SALT LAKE CITY, UTAH 84150

**JDJR** ENGINEERS AND CONSULTANTS

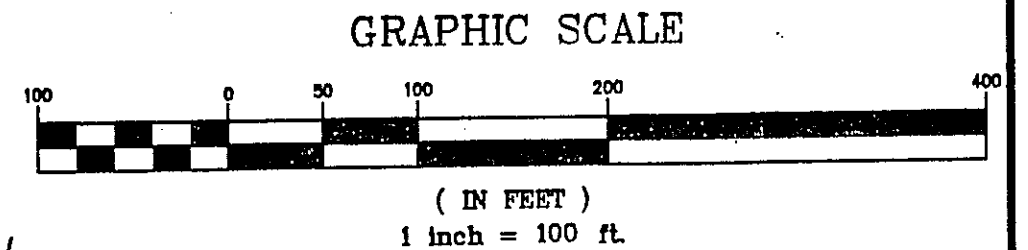
ENGINEERS • LAND PLANNERS • SURVEYORS

2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-262-JDJR(6357) Fax 972-252-8958

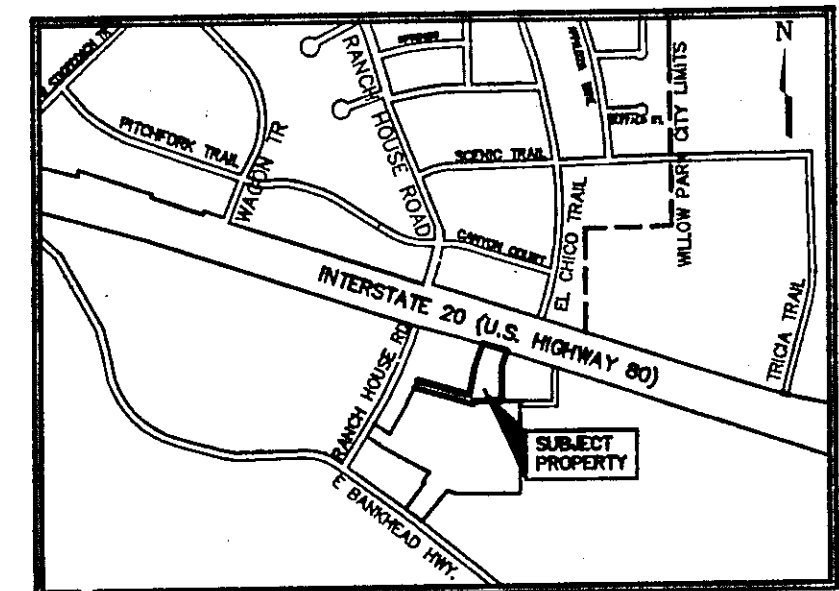


Notes: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 481 164 0005 B Effective January 3, 1997 this property does not lie within a 100 year flood hazard area.

CURVE TABLE					
CURVE	LENGTH	RADIUS	ANGLE	CHORD BEAR.	CHORD DIST.
C1	173.58	830.00	10°58'54"	N 09°45'23" E	173.25'
C2	131.50	530.00	14°12'55"	N 10°50'21" E	131.16'
C3	68.12	800.00	04°52'42"	N 20°13'49" E	68.09'



APPROVED BY CITY PLANNING & ZONING COMMISSION:  
 CHAIRMAN, CITY PLANNING AND ZONING COMMISSION DATE \_\_\_\_\_  
 APPROVED BY CITY COUNCIL:  
 I, HEREBY CERTIFY THAT THIS PLAT OF WILLOW PARK CROSSING, AN ADDITION TO THE CITY OF WILLOW PARK, TEXAS WAS APPROVED BY THE CITY COUNCIL OF WILLOW PARK, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 MAYOR DATE \_\_\_\_\_  
 CITY SECRETARY DATE \_\_\_\_\_



LOCATION MAP NOT TO SCALE

Doc# 700563  
 Book 2683 Page 71

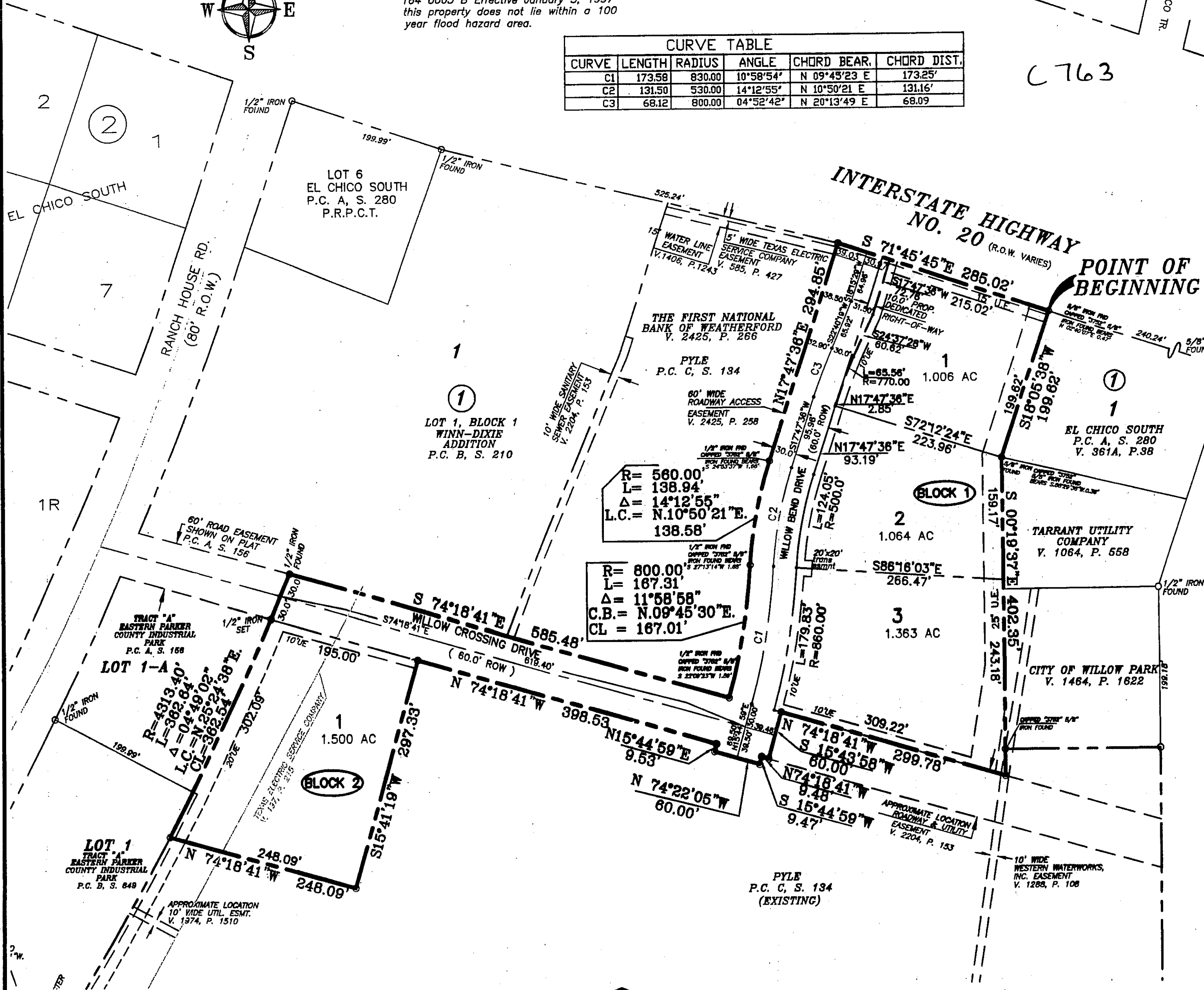
ACCT. NO: 19514  
 SCH. DIST: AL  
 CITY: WP  
 MAP NO: L-16

FINAL PLAT  
 For  
**WILLOW PARK**  
 CROSSING  
 PHASE ONE  
 LOTS 1 - 3, BLOCK 1  
 LOT 1, BLOCK 2

Being A 6.707 ACRE REPLAT OF A Portion of PYLE ADDITION, An Addition to The City of Willow Park Parker County, Texas  
 ACCORDING TO PLAT RECORDED IN PLAT CABINET C, SLIDE 134, PLAT RECORDS PARKER COUNTY, TEXAS

OCTOBER 2008  
 REVISED: NOVEMBER 19, 2008

**GORDON S. SWIFT**  
 CONSULTING ENGINEER, INC.  
 401 WEST LOOP 820 NORTH, SUITE 108, FORT WORTH, TEXAS 76108-1438  
 (817) 335-6464



KNOW ALL MEN BY THESE PRESENTS  
 That I, Andrew E. Stevens a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.  
 Andrew E. Stevens, R.P.L.S. No. 5395 Date 11/24/08

**ENGINEER**  
 GORDON S. SWIFT CONSULTING ENGINEERS, INC.  
 GORDON S. SWIFT, P.E. - #23395  
 401 WEST LOOP 820 NORTH, SUITE #108  
 FORT WORTH, TEXAS 76108  
 PHONE: 817-335-6461  
 FAX: 817-335-6467  
 EMAIL: GSWIFT@SWIFTENG.COM

**OWNER/DEVELOPER:**  
 TRITON REALTY PARTNERS I, LTD  
 A TEXAS LIMITED PARTNERSHIP  
 MR. BILL POLAND, MANAGER  
 2 HENRY ADAMS STREET, SUITE #450  
 SAN FRANCISCO, CA 94103  
 TEL: 415-552-7700  
 FAX: 415-552-7780

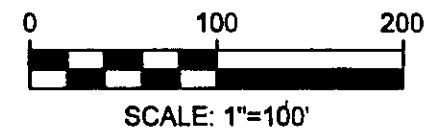
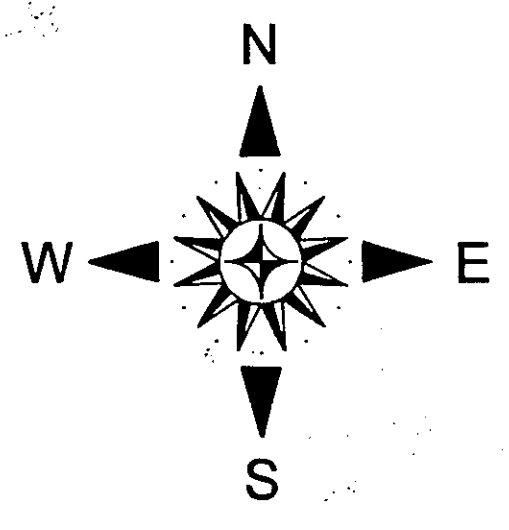
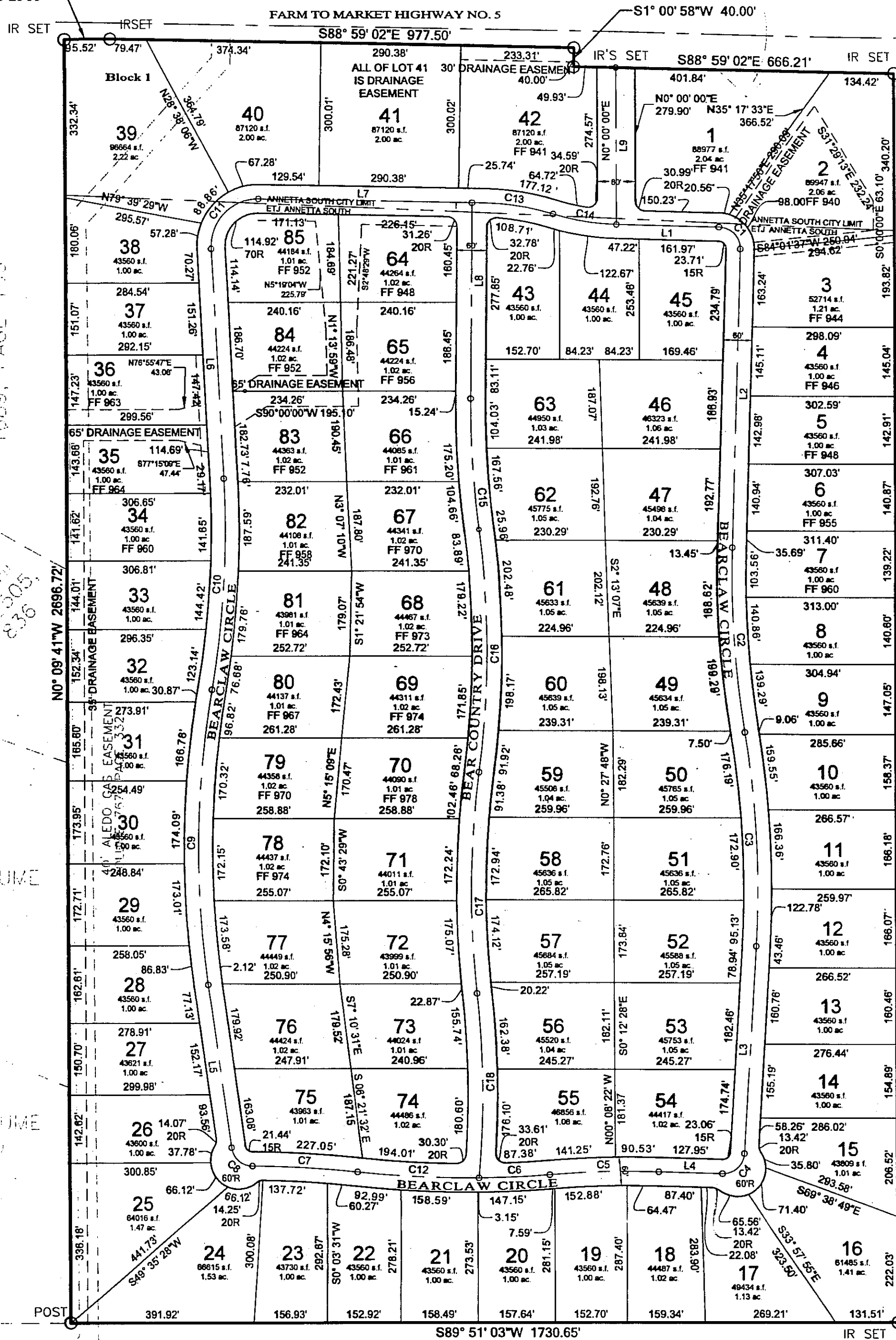
**SURVEYOR**  
 STEVENS LAND SURVEYING  
 ANDREW E. STEVENS #5395  
 PO BOX 121965  
 FORT WORTH, TEXAS 76121-1965  
 PHONE 817-696-9775  
 FAX: 817-696-9780

E-0722/0722004/PWD/10-03-08 /WPC-PLANS SHEET

C764

L=95.52'  
R=1597.08'  
Δ=3°25'36"

TRAIL DRAINAGE EASEMENT  
VOLUME 240 PAGE 202



MH 2, LP  
119 S. RANCH HOUSE  
ROAD  
SUITE 400  
ALEDO, TEXAS

ALIGNMENT CURVE DATA			
CURVE #	RADIUS	LENGTH	DELTA
C1	45.00'	71.14'	90° 34' 20"
C2	2000.00'	389.55'	11° 09' 36"
C3	2000.00'	450.98'	12° 55' 11"
C4	45.00'	69.17'	88° 03' 54"
C5	1994.29'	228.81'	06° 34' 25"
C6	1975.64'	146.53'	04° 14' 59"
C7	1999.97'	223.69'	06° 24' 30"
C8	45.00'	64.31'	81° 52' 58"
C9	1993.69'	622.22'	17° 52' 54"
C10	1971.06'	445.08'	12° 56' 16"
C11	100.00'	164.17'	94° 03' 37"
C12	2000.00'	250.96'	07° 11' 22"
C13	524.76'	168.72'	18° 25' 19"
C14	495.45'	137.11'	15° 51' 21"
C15	1999.98'	275.73'	07° 53' 57"
C16	2000.01'	510.88'	14° 38' 08"
C17	1999.98'	465.65'	13° 20' 24"
C18	2006.62'	383.60'	10° 57' 11"

ALIGNMENT LINE DATA		
LINE #	LENGTH	BEARING
L1	209.19'	S88° 47' 37"E
L2	627.95'	S1° 46' 43"W
L3	436.14'	S3° 32' 18"W
L4	127.95'	N88° 23' 48"W
L5	345.12'	N8° 07' 18"W
L6	483.64'	N3° 02' 39"W
L7	446.90'	S88° 59' 02"E
L8	411.75'	S0° 34' 51"W
L9	329.36'	S0° 00' 00"E

ACCT. NO.: 10408  
SCH. DIST.: AL  
CITY: CO  
MAP NO.: K-19

FINAL PLAT  
OF  
**BEAR COUNTRY**  
**BLOCK 1 - Lots 1-85**  
I. & G.N.R.R. SURVEY, A-1782  
PARKER COUNTY, TEXAS  
AUGUST, 2008

A. SPRINGER VOLUME  
1689, PAGE 155

S. J. CHAMBERLAIN  
VOLUME 2505,  
PAGE 836

C. HUDSON VOLUME  
770, PAGE 300

N. HOLLEY VOLUME  
631, PAGE 300

40' ALEDO GAS EASEMENT  
VOLUME 767, PAGE 532

**SURVEYOR CERTIFICATE AND PLAT DESCRIPTION**

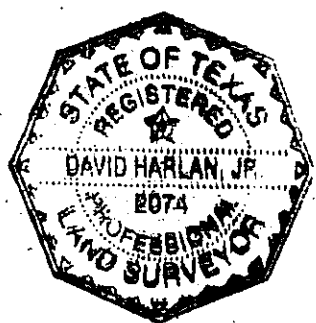
**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE SURVEY PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

PLAT DESCRIPTION: BEAR COUNTRY

SIGNATURE: *David Harlan, Jr.*  
DAVID HARLAN, JR.  
(PRINT NAME)  
REGISTERED PUBLIC LAND SURVEYOR

DATE: 11-11-03



**SURVEYOR:**  
David Harlan, Jr.  
Harlan Land Surveying, Inc.  
Weatherford, Texas 76086  
(817) 596-9700



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

Doc# 701215 Fees: \$66.00  
01/07/2009 2:38PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
ERNE BRUNSON, COUNTY CLERK

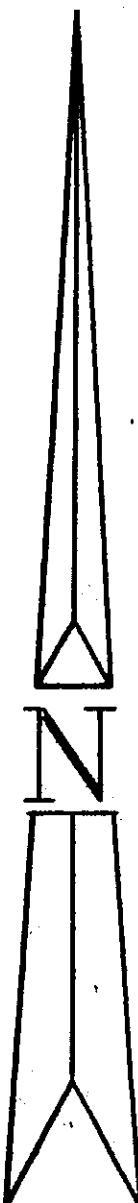
**OWNER:**  
NPW Property Management Co., Inc.  
536 Santa Fe Drive  
Weatherford, Texas 76086  
(817) 341-4242



Doc# 701867  
Book 2685 Page 1568

Doc# 701867 Fees: \$65.00  
01/14/2009 9:52AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANE BRUNSON, COUNTY CLERK

C-765



**LIENHOLDER**

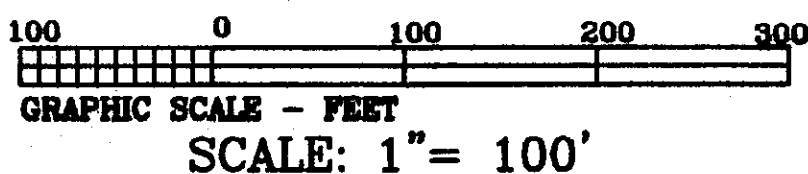
Generation Mortgages  
3565 Piedmont Road N.E.  
Suite 3-300  
Atlanta, Ga 30395-1638

*Walter W. Ward*  
Signature of Lienholder

This the 30 day of December 2008

*Walter W. Ward*  
Notary Public, State of Georgia.

Certification of Groundwater availability for the plat is filed in Volume \_\_\_\_\_ Page \_\_\_\_\_ Real Records, Parker County, Texas.



SCALE: 1" = 100'

THE CITY COUNCIL OF THE CITY OF WILLOW PARK VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

DATE APPROVED: 10/20/08

MAYOR: Maria Slawson

CITY ADMINISTRATOR: \_\_\_\_\_

CITY SECRETARY: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

DATE APPROVED: 1/14/09

COUNTY JUDGE: Mark Wiley

COMMISSIONER: Walter W. Ward

COMMISSIONER: [Signature]

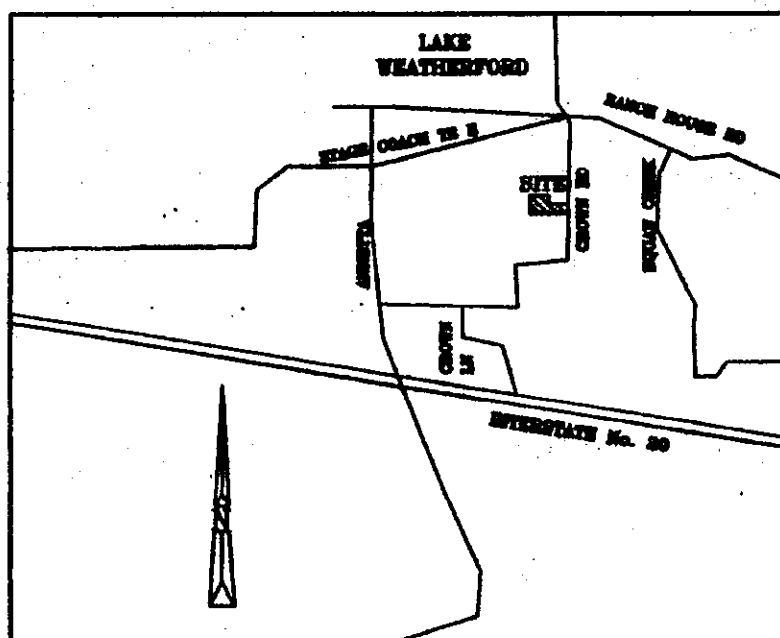
COMMISSIONER: [Signature]

COMMISSIONER: Jim Webster #4

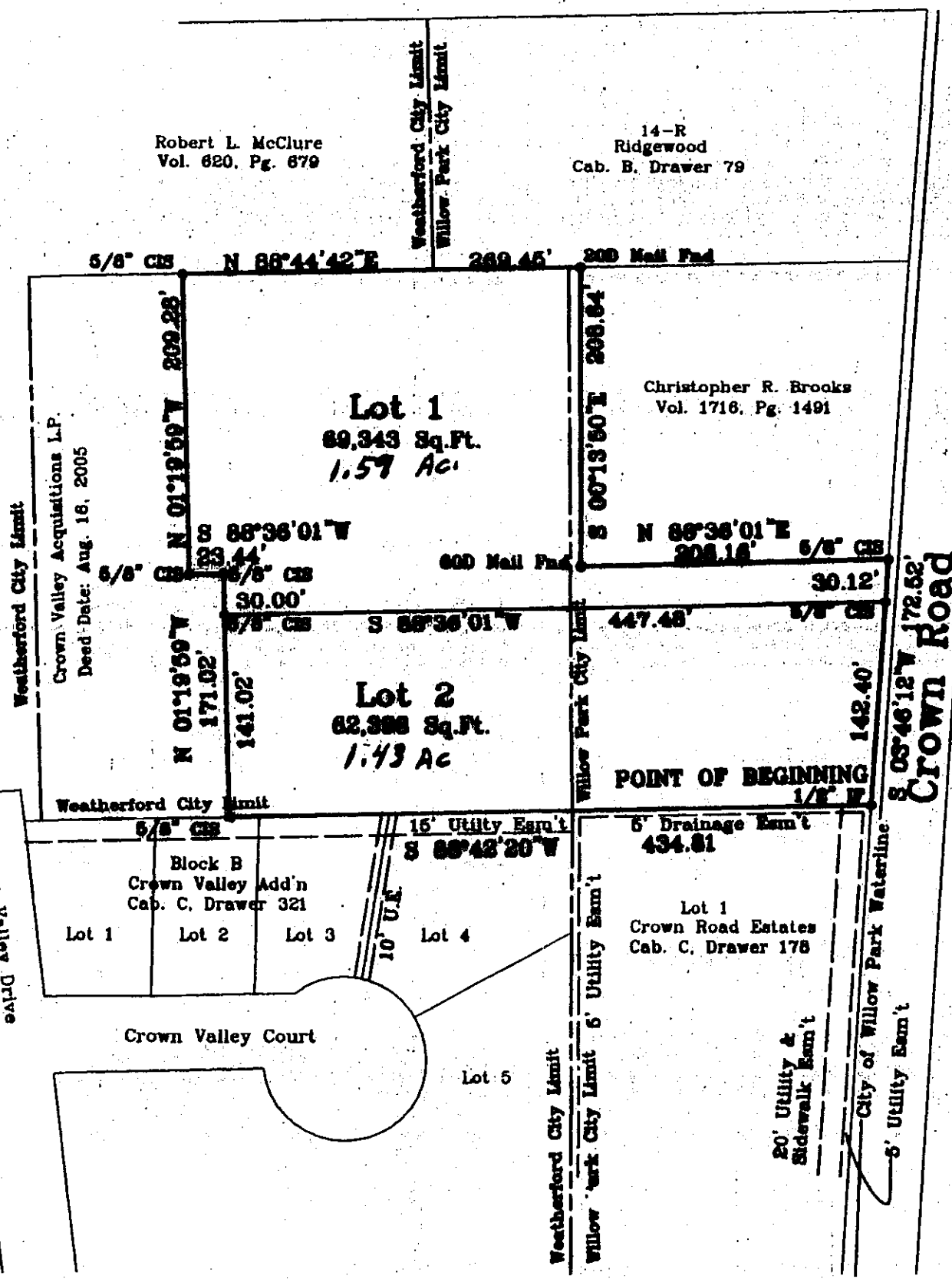
PLANNING AND ZONING COMMISSION RECOMMENDED FOR APPROVAL:

DATE APPROVED: 10/14/08

CHAIRPERSON: [Signature]



VICINITY MAP (NTS)



OWNER:  
Jack Wendell Holt Jr.  
69 Crown Road  
Weatherford, Texas, 76087

NOTES:

- Development will be in accordance with Willow Park's Tree Preservation Ordinance.
- None of this property on the plat lies within the FEMA flood plain designated area.
- Not in Weatherford ETJ

KNOW ALL MEN BY THESE PRESENTS That, I, Walter W. Ward a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision.

*Walter W. Ward 10-15-08*  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2014.

DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

BEING A TRACT IN THE ANN McCARVER SURVEY ABSTRACT No. 910 SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND BEING A PORTION OF THE TRACT DESCRIBED IN A DEED TO JACK WENDELL HOLT JR. RECORDED IN VOLUME 1372, PAGE 1493, DEED RECORDS, PARKER COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron found at the northeast corner of Lot 1, Crown Road Estates, an addition to the City of Willow Park, as shown on a plat recorded in Cabinet FC, Slide 178, Plat Records, Parker County, Texas, in the west right-of-way line of Crown Road, said iron being the southeast corner of the herein described tract;

THENCE S 88°-42'-20"W 434.81 feet with the north line of said Lot 1, and continuing along the north lines of Lots 4, 3, and 2, Block B, of Crown Valley Addition to the City of Weatherford, as shown on a plat of record filed in Cabinet C, Slide 321, Plat Records Tarrant County, Texas, to a 5/8" capped iron found for the southeast corner of a tract described in a deed to Crown Valley Acquisitions, L.P. dated August 16, 2006, said point being the southwest corner of the herein described tract;

THENCE N. 00°-19'-59"W. 171.02 feet along an east line of the last referenced tract to a 5/8" capped iron found for corner;

THENCE S. 88°-36'-01"W. 23.44 feet to a 5/8" capped iron found for corner;

THENCE N. 01°-19'-59"W. with the east line of the last referenced tract 209.28 feet to a 5/8" capped iron found in the most northerly line of said Holt tract in the south line of a tract of land described in a deed to Robert L. McClure filed in Volume 620, Page 679, Real Records, Parker County, Texas;

THENCE N. 88°-44'-43"E. 269.45' with said McClure tract and continuing along the south line of Lot 14R, Ridgewood Addition, as shown on a plat recorded in Cabinet B, Slide 78, Plat Records, Parker County, Texas, to a 20-D nail found for the northwest corner of a tract described in a deed to Christopher R. Brooks recorded in Volume 1716, Page 1491, Real Records, Parker County, Texas;

THENCE S. 00°-13'-50"E. 208.64 feet along the west line of the last referenced tract to a 60-D nail found at the southwest corner of same;

THENCE N. 88°-36'-01"E. 208.16 feet along the south line of the last referenced tract to a 5/8" capped iron set for the southeast corner of same in the west right-of-way line of Crown Road, said iron being the most easterly northeast corner of the herein described tract;

THENCE S. 03°-46'-12"W. 172.52 feet along said west right-of-way line to the POINT OF BEGINNING and containing 131,738 Sq.Ft. = 3.024 acres +/-.

NOW THEREFORE KNOW ALL THESE PRESENTS

THAT, Jack Wendell Holt Jr. does hereby adopt this plat designated Lots 1 & 2, Holt Addition, an addition to the City of Willow Park, Parker County, Texas and does hereby dedicate to the public streets and easements shown hereon

WITNESS MY HAND this 17 day of 10 2008

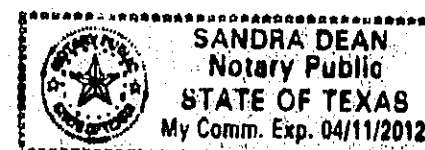
*Jack Wendell Holt Jr.*  
Jack Wendell Holt Jr.

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned Notary Public, on this day personally appeared Jack Wendell Holt Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 17 day of Oct, 2008

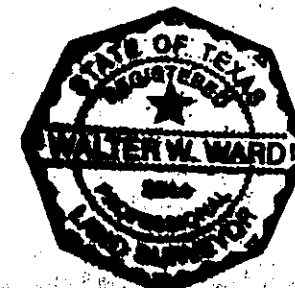
*Sandra Dean*  
Notary Public, State of Texas  
My Commission Expires 04/11/2012



FINAL PLAT  
LOTS 1 & 2  
HOLT ADDITION  
BEING IN THE ANN McCARVER  
SURVEY ABSTRACT No. 910; SITUATED  
IN THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS.

2 LOTS  
3.024 ACRES  
OCTOBER 2008

ACCT. NO: 13621  
SCH. DIST: AL  
CITY: WP  
MAP NO: K-15



**WARD SURVEYING COMPANY INC.**  
P.O. BOX 690253-0253  
FORT WORTH, TEXAS 76182  
PHONE 817-321-6411 FAX 817-636-7093

C768

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY

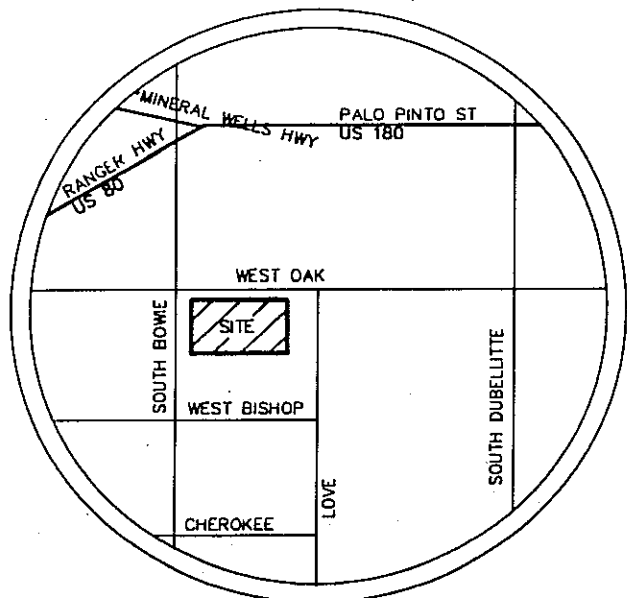
LAND SURVEYORS L.P.  
• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

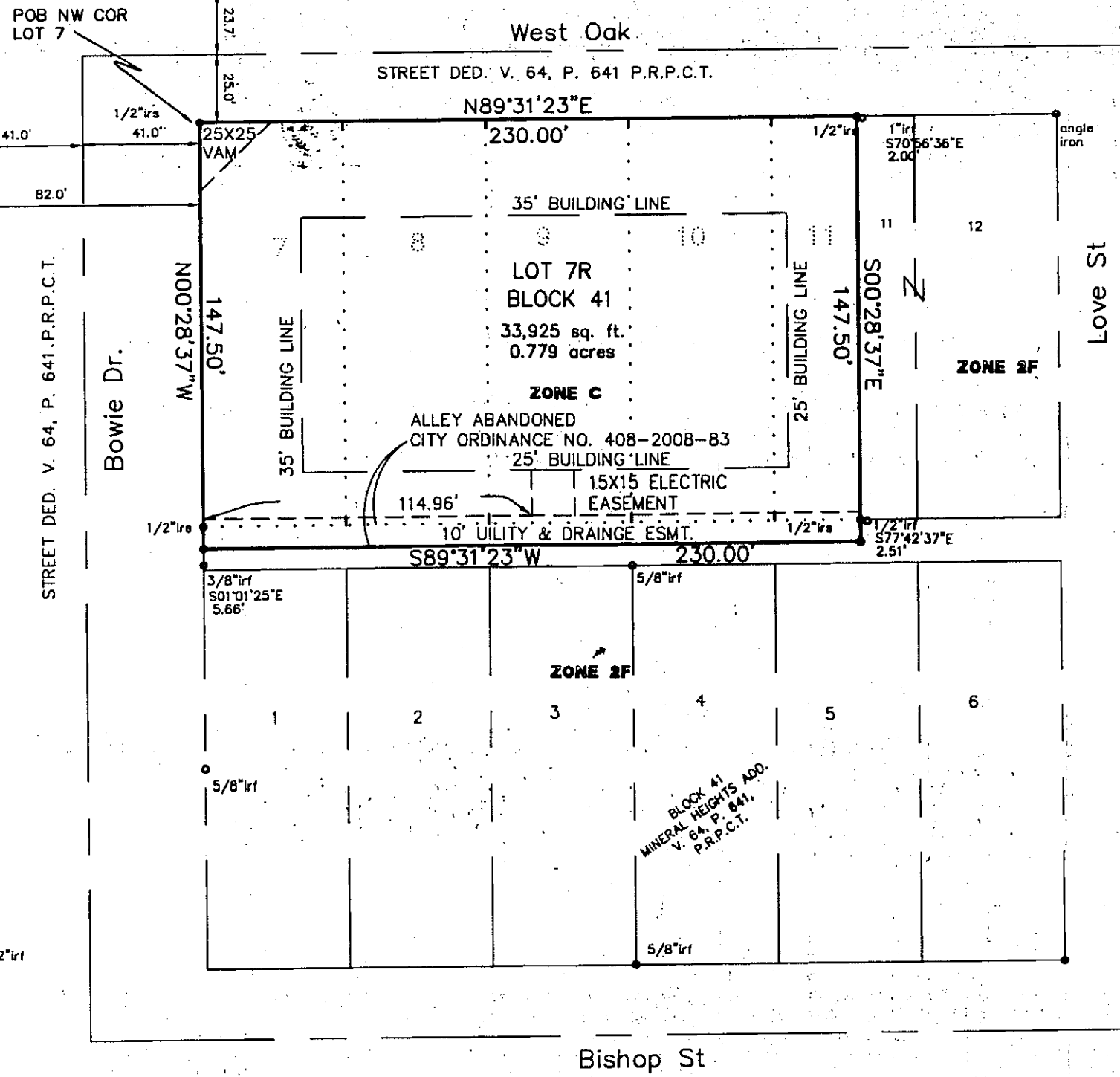
METRO 817-429-0194  
FAX 817-446-5488

The subject property is not located in the 100 year flood zone A, AE, AH, AO, A99, V, or VE, according to the United States Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map of the City of Weatherford, Parker County, Texas, Community-Panel No. 480522 0005 D, Dated January 3, 1997. The property being located in Zone X (Areas determined to be outside 500 year flood plain), according to said map.

I (we) do hereby waive all claim 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.



VICINITY MAP  
MAPSCO 494-Z



**Visibility, Access and Maintenance Easements**  
The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement of any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

RECOMMENDED BY: Planning and Zoning Board  
City of Weatherford, Texas  
Signature of Chairperson: [Signature] Date of Recommendation: 1-13-09  
APPROVED BY: City Council  
City of Weatherford, Texas  
Signature of Mayor: [Signature] Date of Approval: 1-13-09  
ATTEST: Laura Semands  
City Secretary Date: 1-14-09

This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY 4050". Irons that are damaged, disturbed, or not so marked are not original.

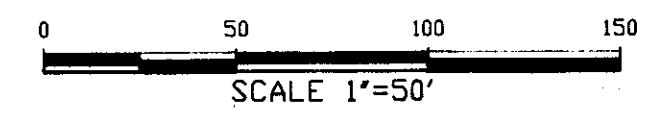
Herbert S. Beasley  
Texas Registration No. 4050  
STATE OF TEXAS  
COUNTY OF PARKER



BEFORE ME, the undersigned authority, on this day personally appeared Herbert S. Beasley, a registered professional land surveyor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of Dec 2008.

Dick S Jones  
Notary Public, State of Texas  
My Commission Expires: January 31, 2013



Owner/Developer:  
Weatherford Housing Authority  
1128 Fort Worth Highway  
Weatherford, Texas 76086-4554  
817-596-0301

Surveyors:  
Herbert Beasley Land Surveyors L.P.  
PO Box 8873  
Fort Worth, Texas 76124-0873  
(817) 429-0194  
(817) 446-5488 fax  
hsbeasley@msn.com email

STATE OF TEXAS §  
COUNTY OF PARKER §

Doc# 702659 Fees: \$66.00  
01/22/2009 3:55PM Pages 1  
Filed & Recorded Official Records of  
PARKER COUNTY, TEXAS

WHEREAS, Weatherford Housing Authority, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J. Veasey, Survey, Abstract No. 1586, City of Weatherford, County of Parker, Texas, according to the deed recorded in Volume 2634, Page 1864, Deed Records, Parker County, Texas and more particularly described as follows:

Being Lots 7 through 10, a portion of Lot 11, Block 41, and the North 7.5 feet of the alley adjacent to Lots 7 through 10, and portion of Lot 11, Block 41, Mineral Heights Addition, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 64, Page 641, Plat Records, Parker County, Texas. Said Lots 7 through 11 and alley being more particularly described as follows:

BEGINNING at an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Northwest corner of said Lot 7;

THENCE N89°31'23"E, a distance of 230.00 feet along the North line of said Block 41 to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the North line of said Lot 11, from which an 1" iron rod found bears S70°56'36"E a distance of 2.00 feet;

THENCE S00°28'37"E, at a distance of 140.00 feet passing an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the South line of said Lot 11, from which an 1/2" iron rod found bears S77°42'37"E a distance of 2.51 feet, in all a distance of 147.50 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the centerline of said alley;

THENCE S89°31'23"W, a distance of 230.00 feet along said centerline to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the East right-of-way line of Bowie Drive according to said plat of Mineral Heights Addition, from which a 3/8" iron rod found bears S01°01'25"E a distance of 5.66 feet;

THENCE N00°28'37"W, at a distance of 7.50 feet passing an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Southwest corner of said Lot 7, in all a distance of 147.50 feet to the point of beginning, containing 0.779 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas Grid.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Weatherford Housing Authority, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 7R, Block 41, Mineral Heights Addition, an addition to the City of Weatherford, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No building, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

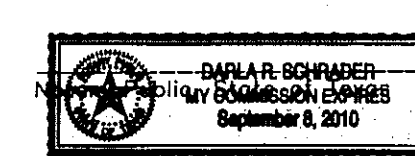
WITNESS MY HAND this the 12 day of January, 2008.

Weatherford Housing Authority  
[Signature]

STATE OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Letia Friddle, Weatherford Housing Authority, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Authority.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of January 2008.



[Signature]

ACCT. NO.: 15220  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

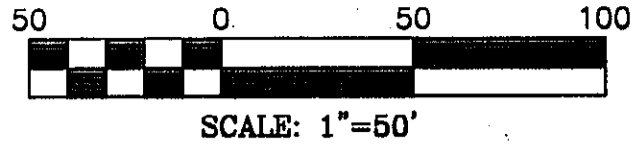
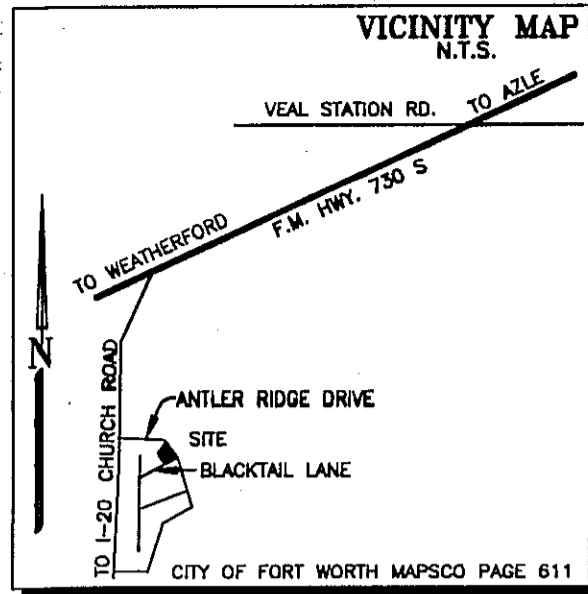
FINAL PLAT  
MINERAL HEIGHTS ADDITION  
BLOCK 41, LOT 7R,  
AN ADDITION TO THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS

Being a replat of Lots 7 through 11, a portion of Lot 11, Block 41, and the North 7.5 feet of the alley adjacent to the South lines of Lots 7 through 11, and portion of Lot 11, Block 41, Mineral Heights Addition an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 64, Page 41, Plat Records, Parker County, Texas.

PREPARED SEPTEMBER 15, 2008

SCALE 1"=50'

THIS PLAT FILED IN CABINET SLIDE, 2008  
PLAT RECORDS PARKER COUNTY, TEXAS.



This replat does not vacate the previous Plat of Record governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

The purpose of this plat is to combine two lots into one lot.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY FLOOD HAZARD ZONING MAP EFFECTIVE DATE: 1/1/2007 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

C 766

**Utility Easements**

Any public utility, including the City of Fort Worth, shall have the right to access and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or operation of its respective system on any of the easements shown on the plat and they shall have the right of all things to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, painting, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone.

**Site Drainage Study**

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site in grading plan in some instances may be adequate. If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating assurance that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

**Floodplain Restriction**

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation. Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatments and treatment facilities and related structures; buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

**Partway Permit**

Partway improvements such as curb and gutter, pavement 16-in. drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a partway permit.

**Construction Prohibited Over Easements**

No permanent structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

**Flood Plain/Drainageway Maintenance**

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

**OWNERS DEDICATION AND ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Ronald A. Stucky et ux, Sherry J. Stucky, being the owners of those certain tracts of land situated in Deer Ridge Estates, being recorded in Volume 2550, Page 1058 and Volume 2543, Page 1391, Official Records, Parker County, Texas.

2.423 acres situated in and being all of Lot 11 and Lot 10, Block 2, Deer Ridge Estates, an Addition to Parker County, Texas according to the Plat thereof recorded in Plat Cabinet C, Slide 15, Plat Records, Parker County, Texas and being more described by metes and bounds as follows:

BEGINNING at a 1/2" iron found for the Southwest corner of said Lot 11, Block 2, same being for the Southeast corner of Lot 12, Block 2 of said Deer Ridge Estates, said iron also being in the Northerly line of Blacktail Lane;

THENCE N 14°10' 28" W, 284.78 feet to a 1/2" iron found;  
THENCE N 41°02'19" E, 245.78 feet to a 1/2" iron found in the Westery line of Antler Ridge Drive;  
THENCE with the Westery line of said Antler Ridge Drive being with a curve to the right whose radius is 580.00 feet and whose central angle is 34°47'13" and whose chord bears S.31°34'04"E., 348.78 feet being an arc length of 362.14 feet to a 1/2" iron found;  
THENCE S 14°10'28" E, continuing with the Westery line of said Antler Ridge Drive, 124.10 feet to a 1/2" iron found;  
THENCE S 75°49'32" W, 100.00 feet to a 1/2" iron found in a cul-de-sac at the end of said Blacktail Lane;  
THENCE with said cul-de-sac being a curve to the left whose radius is 60.00 feet and whose central angle is 150°00'01" and whose chord bears N.89°10'27"W., 115.91 feet being an arc length of 157.08 feet to a 1/2" iron set;  
THENCE S 75°49'32" W, with the Northerly line of said Blacktail Lane, 83.55 feet to the POINT OF BEGINNING and containing 2.423 acres of land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS**

That Ronald A. Stucky et ux, Sherry J. Stucky does hereby adopt this plat designating the hereinabove described real property as Lot 11R, Block 2, Deer Ridge Estates, an Addition to Parker County, Texas, and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS OUR HANDS on this the 19<sup>th</sup> day of November, 2008

*Ronald A. Stucky*  
Ronald A. Stucky

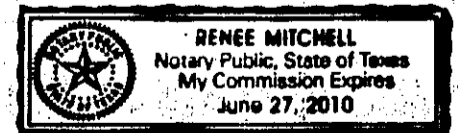
*Sherry J. Stucky*  
Sherry J. Stucky

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Ronald A. Stucky et ux, Sherry J. Stucky, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 19<sup>th</sup> day of November, 2008.

*Renée Mitchell*  
Notary Public in and for the State of Texas



ACCT. NO.: 11774  
SCH. DIST.: AZ  
CITY: CO  
MAP NO.: M-10

**FINAL PLAT  
LOT 11R, BLOCK 2  
DEER RIDGE ESTATES**

BEING A REPLAT OF LOTS 10 AND 11, BLOCK 2  
DEER RIDGE ESTATES  
ACCORDING TO THE PLAT RECORDED IN  
PLAT CABINET C, SLIDE 15, PLAT RECORDS  
PARKER COUNTY, TEXAS

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_

**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 11/21/08

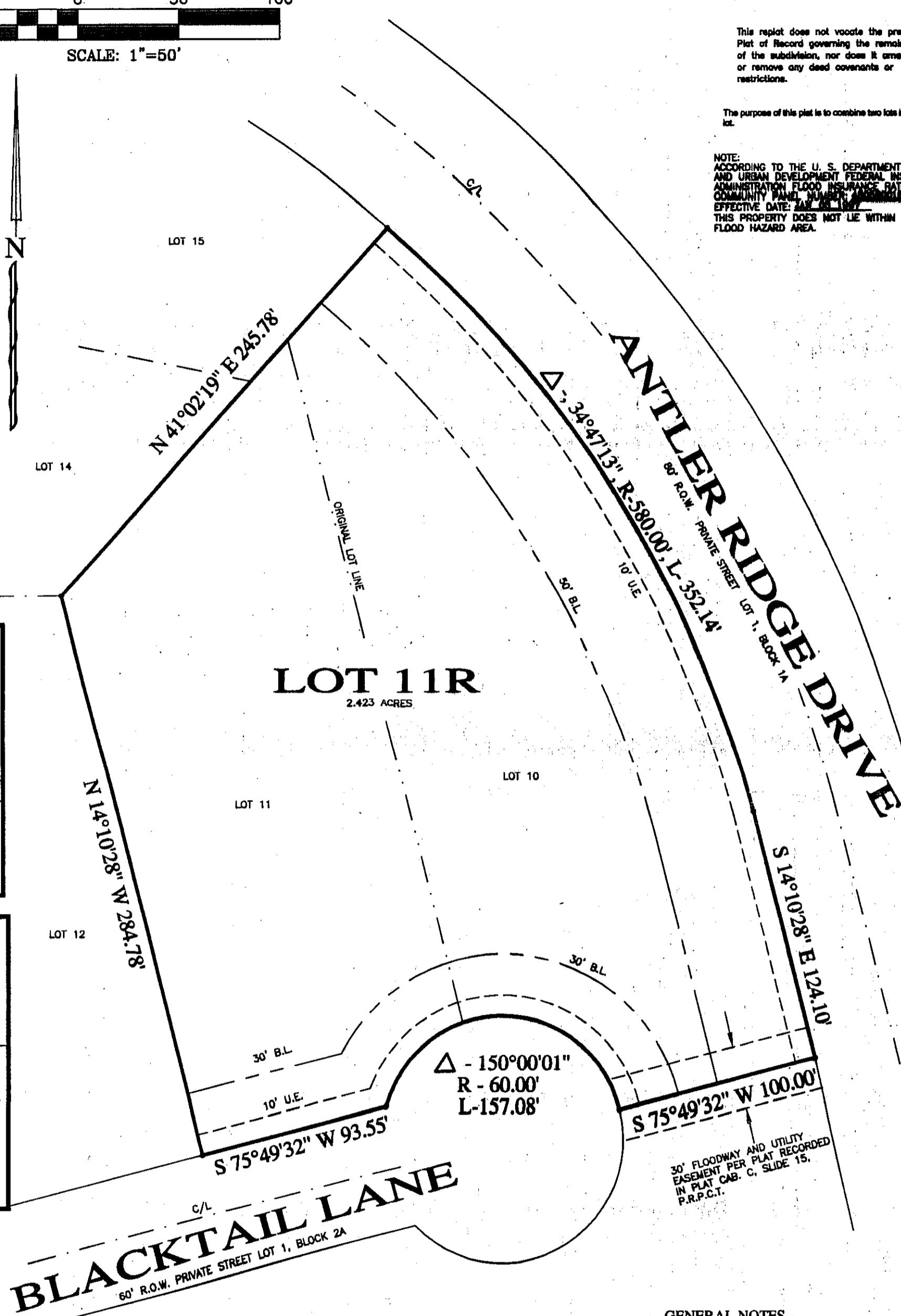
BY: *Sherry J. Stucky* CHAIRMAN  
BY: *Dana B. Stucky* SECRETARY

**COMMISSIONERS COURT  
PARKER COUNTY, TEXAS**  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 11-26-2008

MARK P. RICE, COUNTY JUDGE

DANNY CHOATE, COMMISSIONER PRECINCT #1  
JOE BRINKLEY, COMMISSIONER PRECINCT #2  
JIM WEBSTER, COMMISSIONER PRECINCT #3  
JOHN ROTH, COMMISSIONER PRECINCT #4



**GENERAL NOTES**

2.423 TOTAL ACRES  
WATER TO BE PROVIDED BY PRIVATE WATER WELLS. SANITARY SEWER WILL BE PROVIDED BY PRIVATE SYSTEMS

ELECTRIC SERVICE TO BE PROVIDED BY TRI-COUNTY ELECTRIC CO-OP.

ALL CORNERS ARE 1/2" IRONS UNLESS NOTED OTHERWISE.

30' FRONT BUILDING LINES UNLESS OTHERWISE NOTED.

15' SIDE AND REAR BUILDING LINES EXCEPT ALONG ANTLER RIDGE DRIVE WHICH SHALL BE 50' BUILDING LINE.

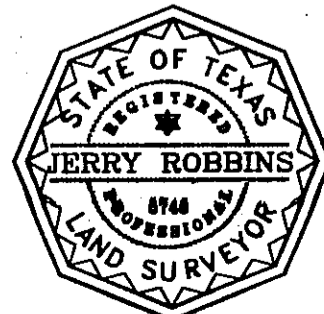
**OWNER/DEVELOPER:**

RONALD A. STUCKY ET UX SHERRY J. STUCKY  
104 BLACKTAIL LANE  
AZLE, TEXAS 76020  
VOLUME 2550, PAGE 1058 (LOT 11)  
VOLUME 2543, PAGE 1391 (LOT 10)

**LONE STAR SURVEYING LLC**  
108 SHADY LANE  
AZLE, TEXAS 76020  
OFFICE 817-270-2323  
FAX 817-270-4181  
07366

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

*Jerry Robbins*  
JERRY ROBBINS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6746  
SURVEYED/OCTOBER/2007  
REVISED/JANUARY/2008



Doc# 702197  
Book 2586 Page 1102

Doc# 702197 Fees: \$66.00  
01/16/2009 2:41PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JERNE BRUNSON, COUNTY CLERK



*H. BAH*  
11-20-08

Case No. FS-007-280



**GENERAL PLAT NOTES**

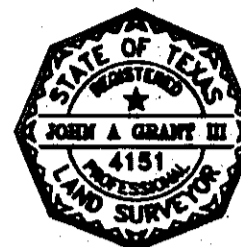
WATER BY INDIVIDUAL WELLS.  
SEWER BY ON-SITE SEPTIC SYSTEMS.  
ALL SEWER AND WATER FACILITIES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS. WATER WELLS AND SEPTIC SYSTEMS TO BE SEPARATED BY A MINIMUM OF 150 FEET.  
A 10 FEET WIDE UTILITY EASEMENT EXISTS ALONG ALL STREET FRONTAGES. A 10 FEET WIDE UTILITY EASEMENT SHALL BE CENTERED ON ALL COMMON SIDE LOT LINES (5 FEET WIDE ON EACH LOT). THESE EASEMENTS ARE NOT SHOWN ON THE PLAT DUE TO SCALE LIMITATIONS. THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.  
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP DESIGNATED AS "PARKER COUNTY, TEXAS", COMMUNITY 480520, PANEL 0125-C, BEARING A REVISION DATE OF JANUARY 3, 1997.

JAMES A. MADDOX &  
LINDA D. MADDOX  
VOLUME 1574, PAGE 1153

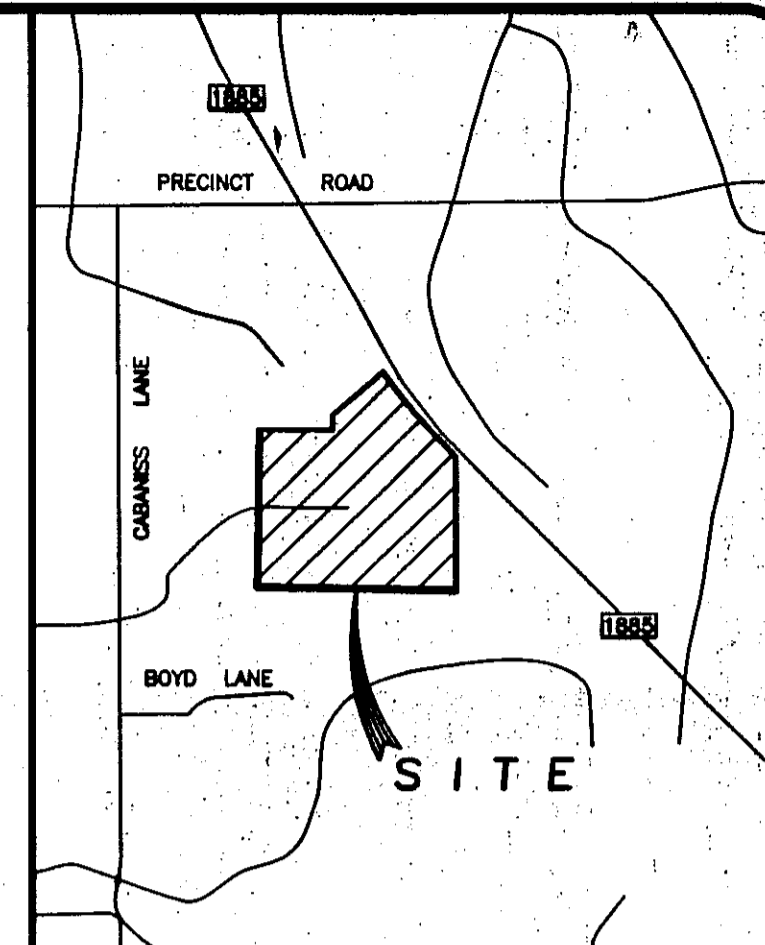
Doc# 702338  
Book 2686 Page 1784

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JUNE, 2008, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



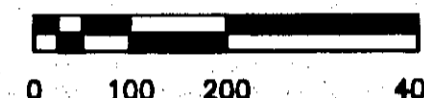
*John A. Grant, III* 1-9-09  
JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151



**LOCATION MAP**  
SCALE: 1" = 2000'



SCALE: 1" = 200'



**OWNER:**

PEASTER CREEK RANCH LP  
113 DENNIS JUNCTION RD.  
WEATHERFORD, TEXAS 76088  
817-228-0807

**SURVEYOR:**

GRANT ENGINEERING COMPANY  
3244 HEMPHILL STREET  
FORT WORTH, TEXAS 76110-4014  
817-923-3131 VOICE  
817-923-4111 FAX

PLAT RECORDED IN

PLAT CABINET C

SLIDE 767

DATE 1-20-09

**FINAL PLAT**

LOTS 1 - 5

**PEASTER CREEK RANCH**

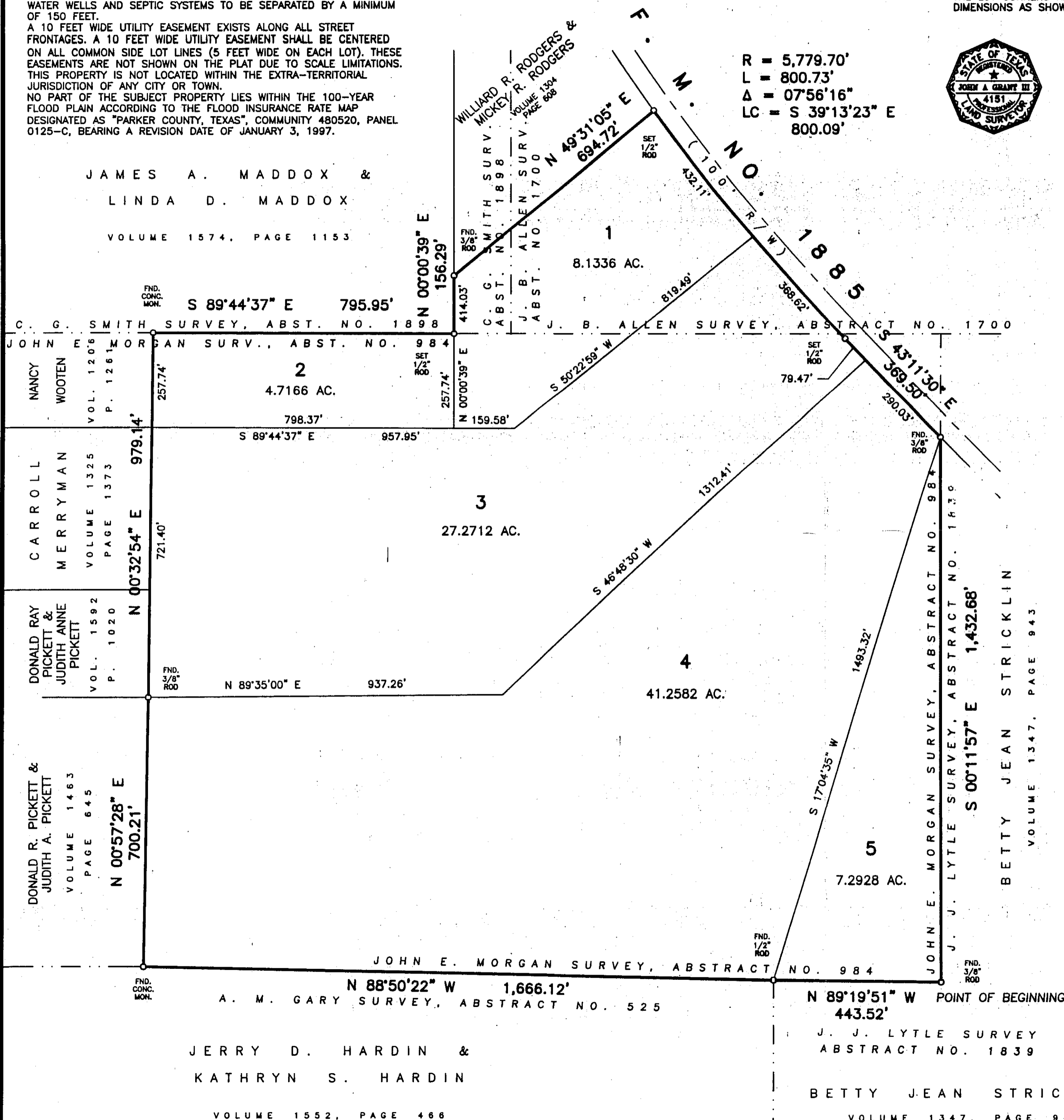
88.6724 ACRES OUT OF THE  
JOHN F. MORGAN SURVEY, ABSTRACT NO. 984  
J. B. ALLEN SURVEY, ABSTRACT NO. 1700  
AND THE  
C. G. SMITH SURVEY, ABSTRACT NO. 1898  
PARKER COUNTY, TEXAS

NOVEMBER, 2008  
5 RESIDENTIAL LOTS

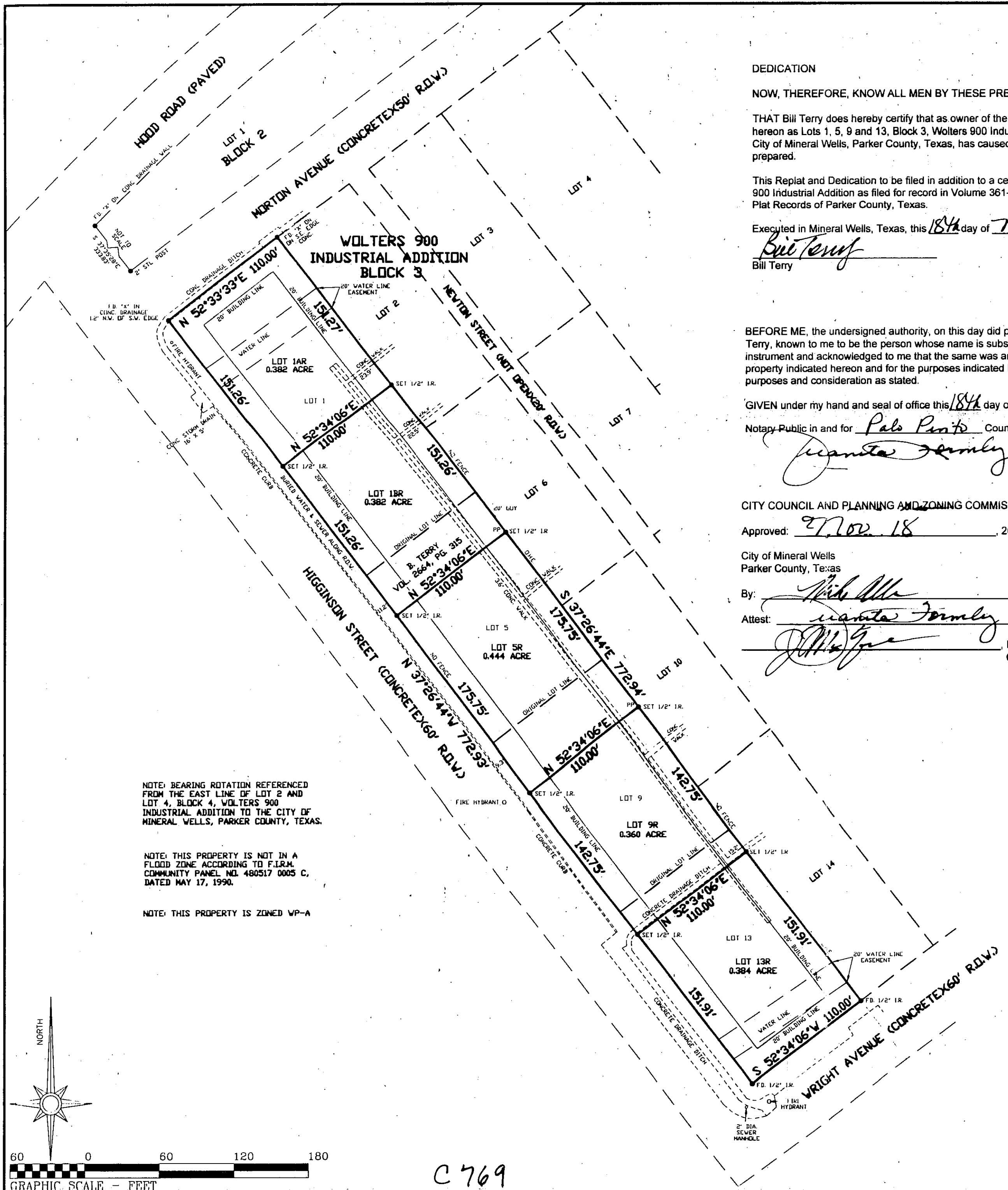
**Grant Engineering, Inc.**

Engineers Surveyors Planners  
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

C-767



ACCT. NO: 16190  
SCH. DIST: PE  
CITY: CO  
MAP NO: E110



NOTE: BEARING ROTATION REFERENCED FROM THE EAST LINE OF LOT 2 AND LOT 4, BLOCK 4, WOLTERS 900 INDUSTRIAL ADDITION TO THE CITY OF MINERAL WELLS, PARKER COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480517 0005 C, DATED MAY 17, 1990.

NOTE: THIS PROPERTY IS ZONED WP-A

DEDICATION  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Bill Terry does hereby certify that as owner of the property indicated hereon as Lots 1, 5, 9 and 13, Block 3, Wolters 900 Industrial Addition to the City of Mineral Wells, Parker County, Texas, has caused this replat to be prepared.

This Replat and Dedication to be filed in addition to a certain Plat of Wolters 900 Industrial Addition as filed for record in Volume 361-A, Page 25 of the Plat Records of Parker County, Texas.

Executed in Mineral Wells, Texas, this 18th day of Nov, 2008  
*Bill Terry*  
Bill Terry

BEFORE ME, the undersigned authority, on this day did personally appear Bill Terry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was an act of the owner of the property indicated hereon and for the purposes indicated hereon and for the purposes and consideration as stated.

GIVEN under my hand and seal of office this 18th day of Nov, 2008  
Notary Public in and for *Palo Pinto* County, Texas  
*Juanita Family*

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL  
Approved: *27 Nov 18*, 2008.

City of Mineral Wells  
Parker County, Texas  
By: *Rich Allen*, Mayor  
Attest: *Juanita Family*, City Clerk  
*John G. ...*, Planning and Zoning Commission Chairman

CERTIFICATE OF RECORD  
THE STATE OF TEXAS  
COUNTY OF PARKER

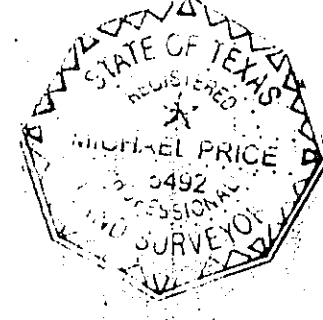
I, \_\_\_\_\_, Clerk of the County Court, in and for said County, do hereby certify that the foregoing plat, with its Certificate of Authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

COUNTY CLERK

SURVEYORS CERTIFICATE

This is to certify that I, MICHAEL PRICE, Registered Professional Land Surveyor of the State of Texas, have platted the above replat from an actual survey on the ground; and that all lot corners, angle points, and points of curves shall be properly marked on the ground, and that this plat correctly represents that survey made by me on October 3, 2008.

Michael Price, Registered Professional Land Surveyor No. 5492  
Price Surveying, 213 South Oak Avenue, Mineral Wells, TX 76067  
940-325-4841 JN08472 08448.CRD



Doc# 703887 Fees: \$66.00  
02/05/2009 12:54PM # Pages: 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TEANE BRUNSON COUNTY CLERK

Doc# 703887  
Book 2690 Page 1356

ACCT. NO.: 19750  
SCH. DIST.: GA  
CITY: MW  
MAP NO.: A.12

REPLAT OF WOLTERS 900 INDUSTRIAL ADDITION  
LOTS 1AR, 1BR, 5R, 9R, & 13R  
BLOCK 3

BEING A REPLAT OF LOTS 1, 5, 9, & 13, BLOCK 3 OF WOLTERS 900 INDUSTRIAL ADDITION TO THE CITY OF MINERAL WELLS, PARKER COUNTY, TEXAS; AS RECORDED IN VOLUME 361-A, PAGE 25 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

SURVEYOR  
PRICE SURVEYING  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

C 769