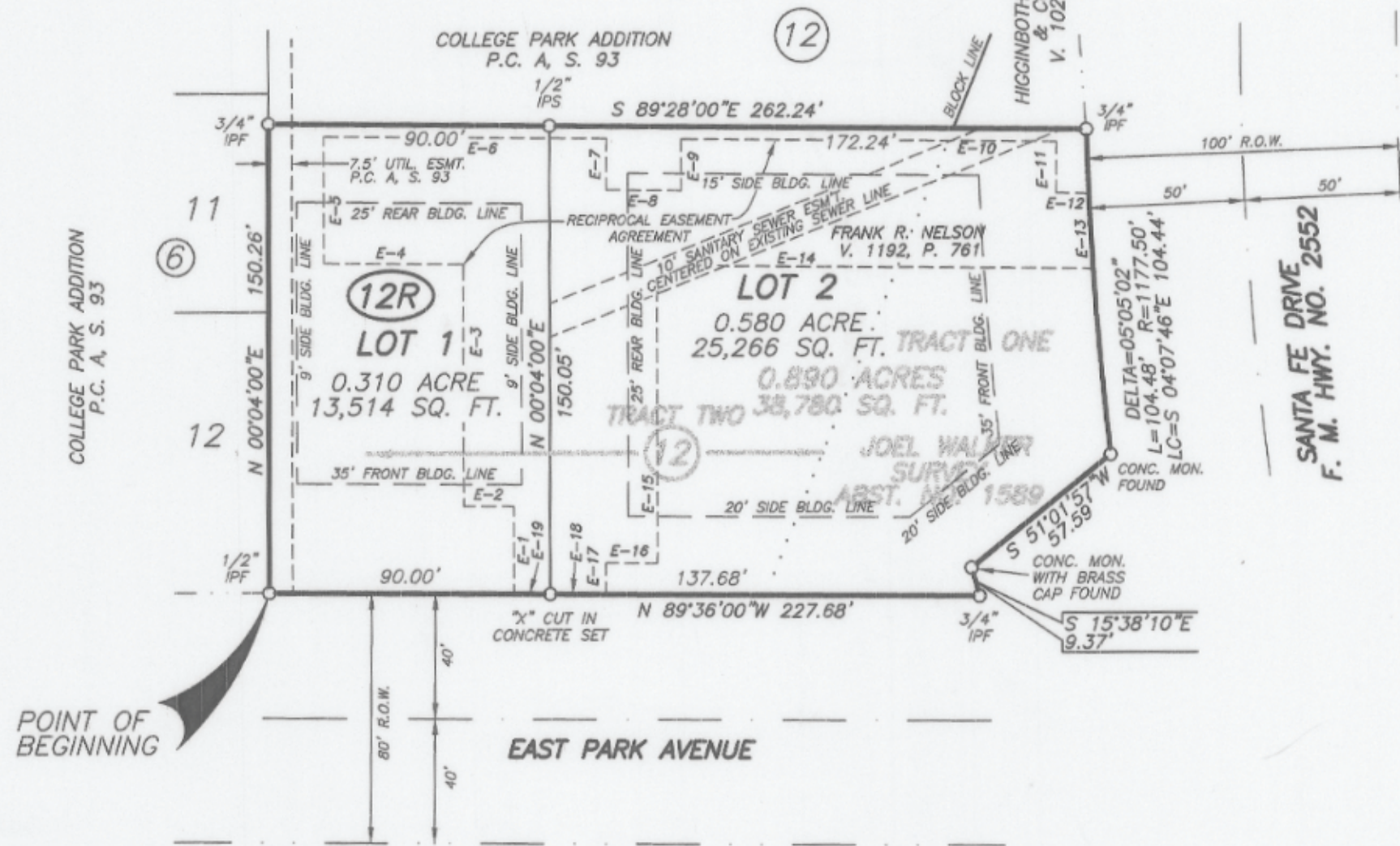


VICINITY MAP
N.T.S.

EASEMENT DATA		
COURSE	BEARING	DISTANCE
E-1	N 00°04'00"E	28.00'
E-2	N 89°36'00"W	16.00'
E-3	N 00°04'00"E	77.61'
E-4	N 89°28'00"W	44.65'
E-5	N 00°04'00"E	40.50'
E-6	S 89°28'00"E	90.50'
E-7	S 00°32'00"W	16.50'
E-8	S 89°28'00"E	24.00'
E-9	N 00°32'00"W	16.50'
E-10	S 89°28'00"E	120.48'
E-11	S 00°32'00"W	16.50'
E-12	S 89°28'00"E	10.44'
E-13	S 03°10'17"E	CHORD 24.05' CHORD
E-14	N 89°28'00"W	139.99'
E-15	S 00°04'00"W	95.47'
E-16	N 89°36'00"W	16.50'
E-17	S 00°04'00"W	10.00'
E-18	N 89°36'00"W	17.88'
E-19	N 89°36'00"W	11.62'



STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, Frank R. Nelson is the sole owner of the following described real property, to wit:

A portion of Block 12, COLLEGE PARK ADDITION, an Addition to the City of Weatherford, Parker County, Texas, according to Plat recorded in Plat Cabinet A, Slide 93, Plat Records, Parker County, Texas and a called 0.243 unplatted acre situated in the JOEL WALKER SURVEY, Abst. No. 1589, City of Weatherford, Parker County, Texas, being those certain tracts of land conveyed June 8, 1983 to Frank R. Nelson, described by deed as Tract One and Tract Two, recorded in Volume 1192, Page 761, Real Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron found at the southwest corner of said Block 12 and the southeast corner of Lot 12, Block 6, said COLLEGE PARK ADDITION, in the north line of East Park Avenue (an 80 foot R.O.W.);

THENCE North 00 degrees 04 minutes 00 seconds East, along the common line of said Blocks 12 and 6, a distance of 150.26 feet to a 3/4" iron found;

THENCE South 89 degrees 28 minutes 00 seconds East, at 90.00 feet passing a 1/2" iron set, and passing the east line of Block 12 and the west line of that certain tract of land conveyed to Higginbotham Brothers & Company, by deed recorded in Volume 1028, Page 744, Real Records, Parker County, Texas, and continuing, in all, 262.24 feet to a 3/4" iron found in the west line of Santa Fe Drive (Farm To Market Highway No. 2552 - a 100 foot R.O.W.), said point being the beginning of a non-tangent curve to the left, whose radius is 1177.50 feet and whose long chord bears South 04 degrees 07 minutes 46 seconds East, 104.44 feet;

THENCE along the west line of said Santa Fe Drive, as follows:

Along said curve, in a southerly direction, through a central angle of 05 degrees 05 minutes 02 seconds, a distance of 104.48 feet to a concrete monument found;

South 51 degrees 01 minutes 57 seconds West, 57.59 feet to a concrete monument with a brass cap found;

South 15 degrees 38 minutes 10 seconds East, 9.37 feet to a 3/4" iron found at the intersection of the west line of said Santa Fe Drive and the north line of said East Park Avenue;

THENCE North 89 degrees 36 minutes 00 seconds West, along the north line of said East Park Avenue, at 137.68 feet passing a 1/2" iron set, and continuing, in all, 227.68 feet to the POINT OF BEGINNING and containing 0.890 acre (38,780 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That, Frank R. Nelson (owner), does hereby adopt this plat of the hereinabove described real property to be designated as...

Lots 1 and 2, Block 12R
COLLEGE PARK ADDITION
City of Weatherford
Parker County, Texas

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

EXECUTED this the 4 day of Feb, 2002

Frank R. Nelson
Frank R. Nelson

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Frank R. Nelson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4 day of Feb, 2002

Sheri K. Ferguson
Sheri K. Ferguson
Notary Public, Parker County, Texas
My Commission Expires 08-08-2003

ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON A UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, PATROLLING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE REQUEST AT ANYTIME OF PROCURING THE PERMISSION OF ANYONE.

DEED RESTRICTION CERTIFICATION STATEMENT

FRANK R. NELSON DOES 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.

Frank R. Nelson
FRANK R. NELSON (OWNER)

FRANK R. NELSON DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES ON THE ALTERATION OF THE EXISTING STREETS AND ALLEYS, ON ACTUAL CONTOURS TO THE GRADE ESTABLISHED IN THIS SUBDIVISION.

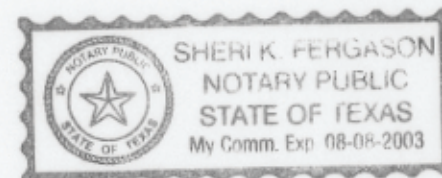
Frank R. Nelson
FRANK R. NELSON (OWNER)

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

2-9-02
DATE
Dottie K. Harris
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

SWORN TO AND SUBSCRIBED before me this the 4 day of Feb, 2002

Sheri K. Ferguson
Notary Public in and for
The State of Texas

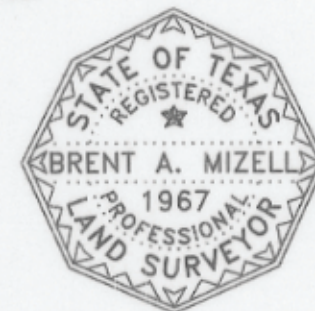


BEARINGS CORRELATED TO DEED CALL N 89°36'00"W ALONG THE NORTH LINE OF EAST PARK AVENUE P.C. A. S. 93, P.R.P.C.T.

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480522 005 D EFFECTIVE DATE JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

I HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY AND ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED ON THE GROUND. THIS SURVEY CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY DIRECT SUPERVISION.

Brent A. Mizell
BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
AUGUST 10, 2001
REVISED: JANUARY 22, 2002



Plat of
Lots 1 and 2, Block 12R
COLLEGE PARK ADDITION
City of Weatherford,
Parker County, Texas

Being a Replat of
A Portion of Block 12
COLLEGE PARK ADDITION
An Addition to the City of Weatherford, Parker County, Texas
According to Plat recorded in Plat Cabinet A, Slide 93,
Plat Records, Parker County, Texas
and
a called 0.243 Unplatted Acre Situated in the JOEL WALKER SURVEY,
Abst. No. 1589, City of Weatherford, Parker County, Texas

This Plat Filed in Cabinet B, Slide 674, Date 3/1/02

File # 439564

G-15(c)

25'
N.T.S.

THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES. EACH STREET SIDE THEREOF SHALL HAVE A LENGTH OF NOT LESS THAN TWENTY FIVE FEET (25') MEASURED AT THE RIGHT-OF-WAY BOUNDARY.

SCALE: 1" = 50'

50 0 50 100 150
GRAPHIC SCALE - FEET

MIZELL LAND SURVEYING, INC.
513 North Highway 1187, Suite 5
P.O. Box 1029 Alledo, TX 76008
817-441-6199 FAX: 817-441-6805

OWNER-DEVELOPER
FRANK R. NELSON
807 EAST PARK AVENUE
WEATHERFORD, TEXAS 76086
817-599-9971