

NOTE:
Any development upon any lot, parcel, tract, or right of Dove Hill Phase II is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as the sanitary and accompanying easements and appurtenances.

EASEMENT REQUIREMENTS:
Along the rear of all outside lots there shall be a ten foot utility and drainage easement. A five foot easement shall be on the front of each lot and the sides of the lots adjacent to the street.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:
There shall be provided at the intersections of all public streets, 25' visibility triangles as required by section 6.7 of the Subdivision Ordinance.

CITY APPROVAL OF 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 Commission
City of Weatherford, Texas

Signature of Chairperson: [Signature] Date of Recommendation: 8-9-06

APPROVED BY: City Council
City of Weatherford, Texas

Signature of Mayor: [Signature] Date of Approval: 8-9-06

ATTEST:
City Secretary: [Signature] Date: 8-9-06

SURVEYOR'S CERTIFICATE

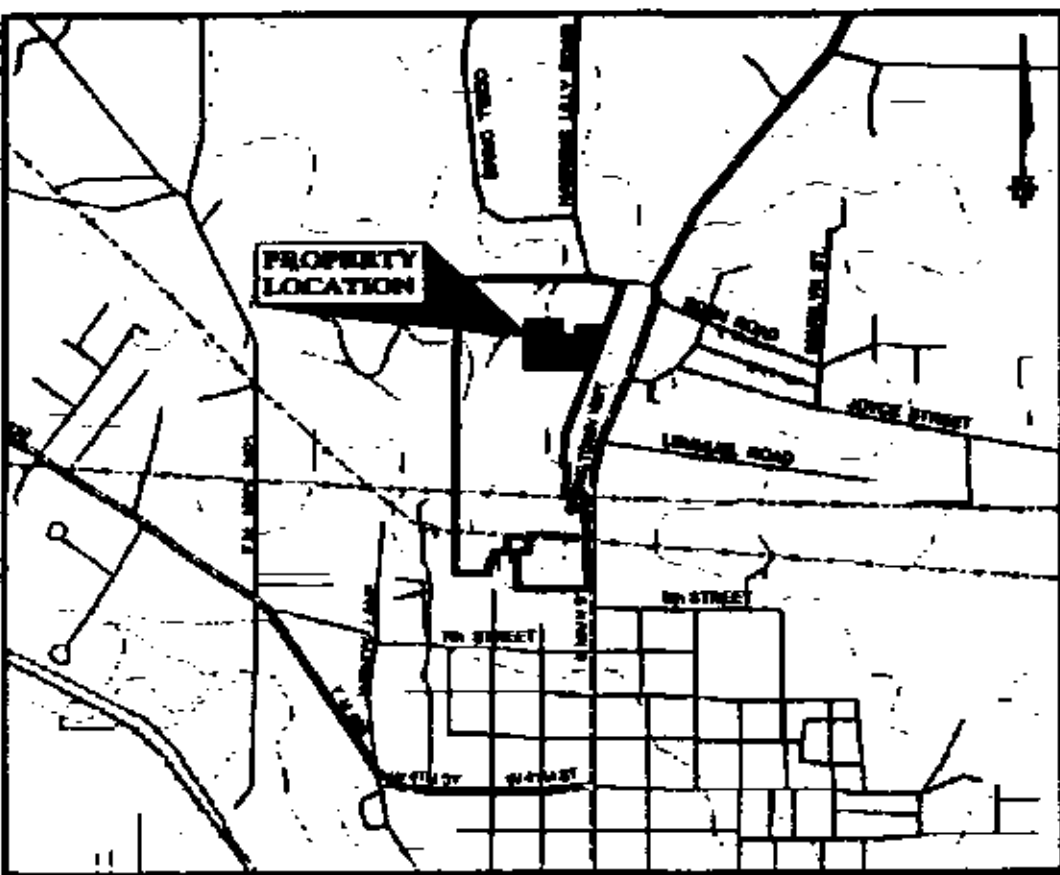
The surveyor responsible for surveying the subdivision area shall attest to the accuracy of same in the following form: THIS is to certify that I, DAVID HARLAN, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyor: [Signature] Date: 8-9-2006

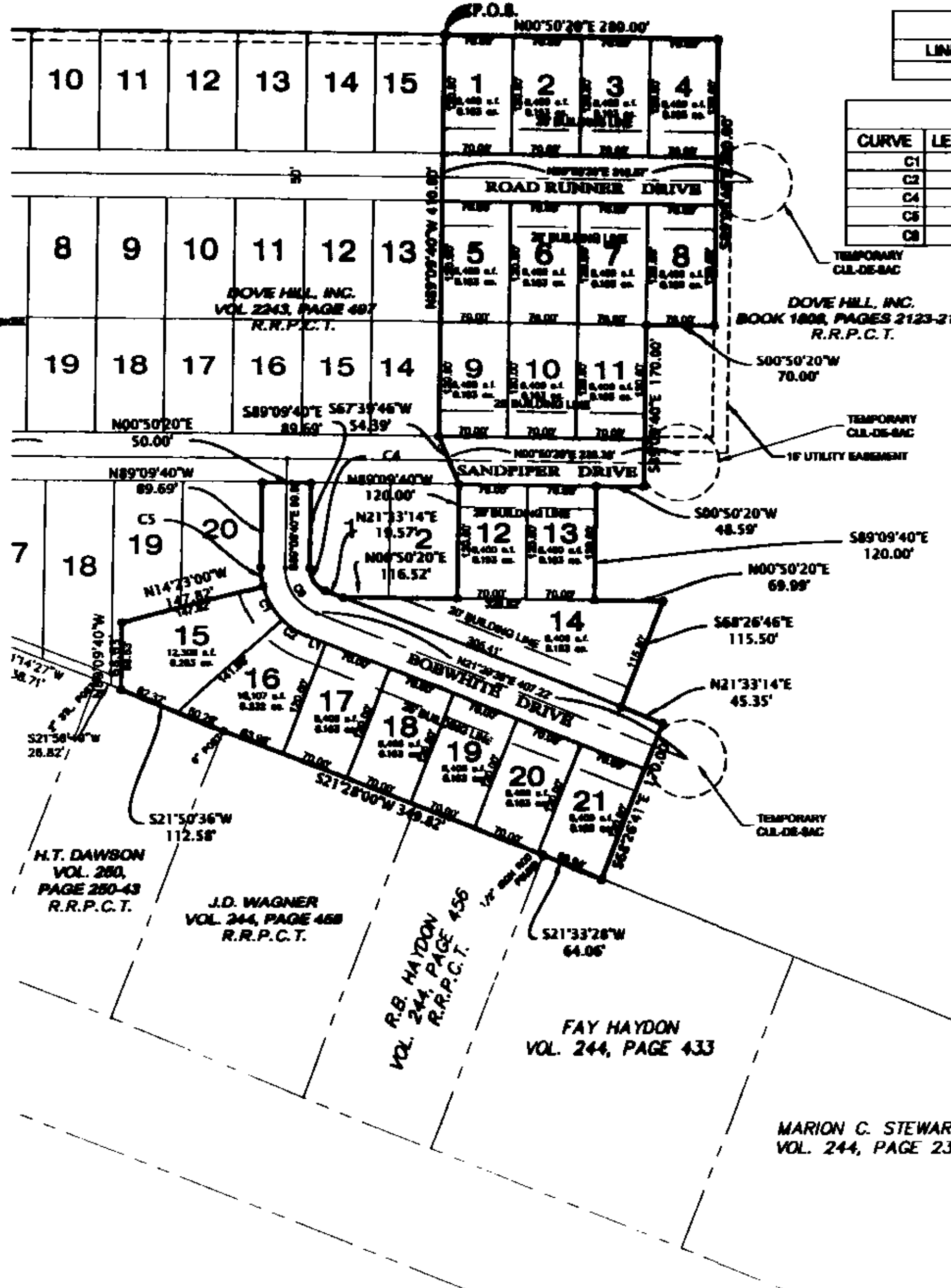
Texas Registration No. 2074

SURVEYOR'S FLOOD PLAIN NOTE

According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community panel Number 4806200125C, effective date, January 3, 1997, this property does not lie within a 100 year flood hazard area.



LOCATION MAP
SCALE: 1"=200'

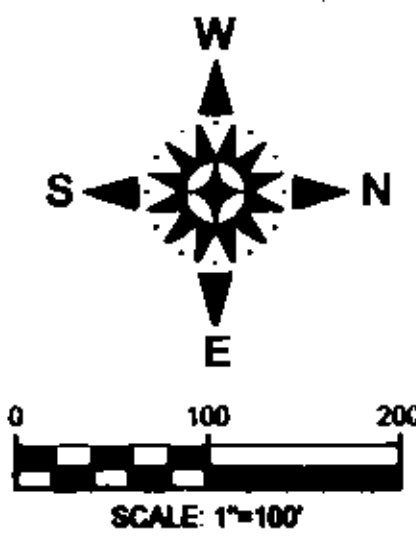


LINE TABLE

LINE	LENGTH	BEARING
L1	20.00	N21°28'58"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	48.84	74.38	31°14'21"	40.04	N89°38'23"E
C2	36.70	74.38	23°38'32"	30.49	N33°08'27"E
C4	38.23	25.00	88°17'50"	28.42	N88°11'47"E
C5	18.83	75.00	16°13'30"	19.87	N83°14'08"E
C8	88.83	88.88	88°53'28"	57.23	N88°23'38"E



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LEGAL DESCRIPTION

Being a part of the T. & P.R.R. Company Survey, Section 141, Abstract 1447, Parker County, Texas, and a part of Causey Addition, to the City of Weatherford, Parker County, Texas and being 5.53 acres of a 97.9111 acre tract of land recorded in Book 1808, Pages 2123-2127.

COMMENCING at the northwest corner of the Dove Hill Phase 1 Addition, also being the southwest corner of this tract, at an iron rod (and);
 THENCE N 00° 00' 20" E a distance of 280.00 feet to an iron rod set;
 THENCE S 89° 08' 40" E a distance of 290.00 feet to an iron rod set;
 THENCE S 00° 00' 20" W a distance of 70.00 feet to an iron rod set;
 THENCE S 89° 08' 40" E a distance of 170.00 feet to an iron rod set;
 THENCE S 00° 00' 20" W a distance of 48.88 feet to an iron rod set;
 THENCE S 89° 08' 40" E a distance of 120.00 feet to an iron rod set;
 THENCE N 00° 00' 20" E a distance of 88.88 feet to an iron rod set;
 THENCE S 89° 08' 40" E a distance of 115.50 feet to an iron rod set;
 THENCE N 21° 33' 14" E a distance of 45.35 feet to an iron rod set;
 THENCE S 89° 08' 40" E a distance of 170.00 feet to an iron rod set;
 THENCE S 21° 33' 14" W a distance of 64.06 feet to an iron rod set;
 THENCE S 21° 33' 00" W a distance of 349.82 feet to an iron rod set;
 THENCE S 21° 30' 38" W a distance of 112.88 feet to an iron rod set;
 THENCE N 89° 08' 40" W a distance of 68.83 feet to an iron rod set;
 THENCE N 14° 23' 00" W a distance of 147.82 feet to a non-tangent curve to the right who's chord bears S 83° 14' 08" W with a distance 19.87 feet;
 THENCE along said curve to the right having a radius of 75 feet and an arc length of 19.83 feet with a delta of 18° 13' 30";
 THENCE N 89° 08' 40" W a distance of 88.88 feet to an iron rod set;
 THENCE N 00° 00' 20" E a distance of 88.88 feet to an iron rod set;
 THENCE S 89° 08' 40" E a distance of 88.88 feet to a curve to the left;
 THENCE along said curve to the left having a radius of 25.00 feet and an arc length of 30.23 feet with a delta of 88° 17' 50";
 THENCE N 21° 33' 14" E a distance of 18.87 feet to an iron rod set;
 THENCE N 00° 00' 20" E a distance of 118.82 feet to an iron rod set;
 THENCE N 89° 08' 40" W a distance of 120.00 feet to an iron rod set;
 THENCE S 87° 38' 48" W a distance of 84.39 feet to an iron rod set;
 THENCE N 89° 08' 40" W a distance of 410.00 feet to the POINT OF BEGINNING and containing 5.53 acres more or less.

OWNER'S DEDICATION STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT I, JIM MARTIN, do hereby adopt this plat designating the herein above described real property as DOVE HILL, PHASE II, 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.

JIM MARTIN does hereby waive all claims for damages against the City occasioned by the establishment of grades or the elevation of the surface of any portion of the existing streets and alleys, or natural conditions to the grade established in the subdivision.

[Signature]
DOVE HILL, INC.
STATE OF TEXAS
COUNTY OF PARKER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of July, 2005.

[Signature]
NOTARY PUBLIC, in and for the State of Texas

Commission Expiration Date: 12-21-2009

FINAL PLAT
OF
DOVE HILL PHASE 2
AN ADDITION
TO THE CITY OF WEATHERFORD
T. & P. R.R. COMPANY SURVEY, SECTION 141, A-1447
PART OF THE CAUSEY ADDITION
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
SEPTEMBER, 2005

Doc# 888488 Fees: \$56.00
8/14/2006 2:47PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS



SURVEYOR:
DAVID HARLAN
HARLAN LAND SURVEYING, INC.
786 EAST EUREKA
WEATHERFORD, TEXAS 76086
817-588-8700

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P.O. BOX 2230
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(817) 341-4342 METRO
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OWNER:
DOVE HILL, INC.
4088 EAST I-20
WILLOW PARK, TEXAS 76087
817-341-0112

ACGT. NO.: 11214
SCH. DIST.: WE
CITY: WE
MAP NO.: H-11