

Plat Cabinet C-77

SECTION NO. 165
ABSTRACT NO. 1441

SEVENTY OAKS RANCH, INC.
152.013 ACRES
V. 1610, P. 904

OWNERS CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS THAT SEVENTY OAKS RANCH, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

Of a 10.001 acres tract of land out of SECTION NO. 165, T.&P. RR. CO. SURVEY, ABSTRACT NO. 1441, Parker County, Texas; being out of a certain 152.013 acres tract of land as described in Volume 1610, Page 904, of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in Old Garner Road, (a paved road) and at the southwest corner of said 152.013 acres tract, for the southwest and beginning corner of this tract. Whence a found 3/8" iron rod at the southwest corner of the J.G. EASLEY SURVEY, Abst. No. 430 bears N 80°53'43" E 3085.35 feet.
THENCE N 00°32'44" W 417.84 feet along the east right of way line of said Old Garner Road and the west line of said 152.013 feet to a set 1/2" iron rod, for the northwest corner of this tract.
THENCE N 87°57'20" E 854.94 feet to a set 1/2" iron rod, for the northeast corner of this tract.
THENCE S 01°32'16" W 661.97 feet to a set 1/2" iron rod in the north line of said Old Garner Road and the south line of said 152.013 acres tract, for the southeast corner of this tract.
THENCE N 64°03'39" W 263.01 feet along the north line of said Old Garner Road and the south line of said 152.013 acres tract to a set 1/2" iron rod, for a corner of this tract.
THENCE N 82°26'34" W 246.88 feet along the north line of said Old Garner Road and the south line of said 152.013 acres tract to a set 1/2" iron rod for a corner of this tract.
THENCE N 79°22'50" W 357.53 feet along the north line of said Old Garner Road and the south line of said 152.013 acres tract to the PLACE OF BEGINNING. Containing 10.001 acres, more or less, to be known as:

HENDRICK OAKS
TRACTS 1-7

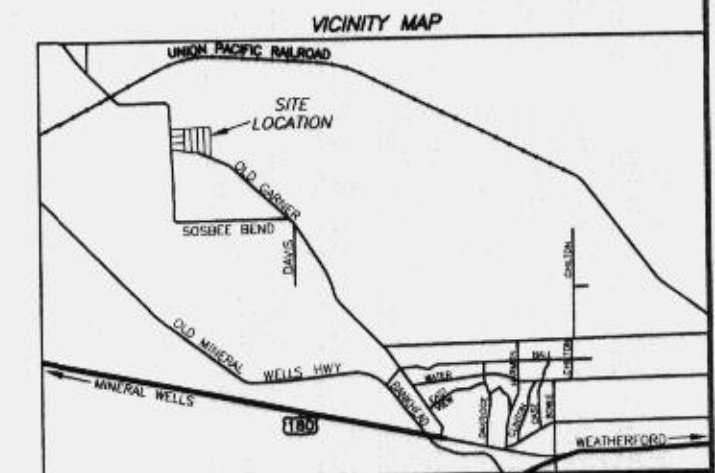
AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS 11th DAY OF November, 2003
KATHERINE FRENCH
PRESIDENT, SEVENTY OAKS RANCH
FLOYD HENDRICK
OWNER

STATE OF TEXAS)
COUNTY OF PARKER)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF NOVEMBER, 2003, BY KATHERINE FRENCH, PRESIDENT OF SEVENTY OAKS RANCH.
DOROTHY E. FAIN
NOTARY 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: Planning and Zoning Board, City of Weatherford, Texas.
APPROVED BY: City Council, City of Weatherford, Texas.
CITY SECRETARY

THE STATE OF TEXAS)
THE COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County Texas, this 11th day of December, 2003.
COMMISSIONERS PRECINCT #1
COMMISSIONERS PRECINCT #2
COMMISSIONERS PRECINCT #3
COMMISSIONERS PRECINCT #4



SOSBEE BEND ROAD Doc 00503777 Bk 2178 Vol 1610 Pg 469

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Dec 24, 2003 at 09:22:38
Document Number: 00503777
Sheet: 36.00
By: Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
Dec 24, 2003

Jeanne Brunson, County Clerk
Parker County

SURVEYORS CERTIFICATE
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086
817-594-0400 JNO31101A
NOVEMBER 3, 2003.



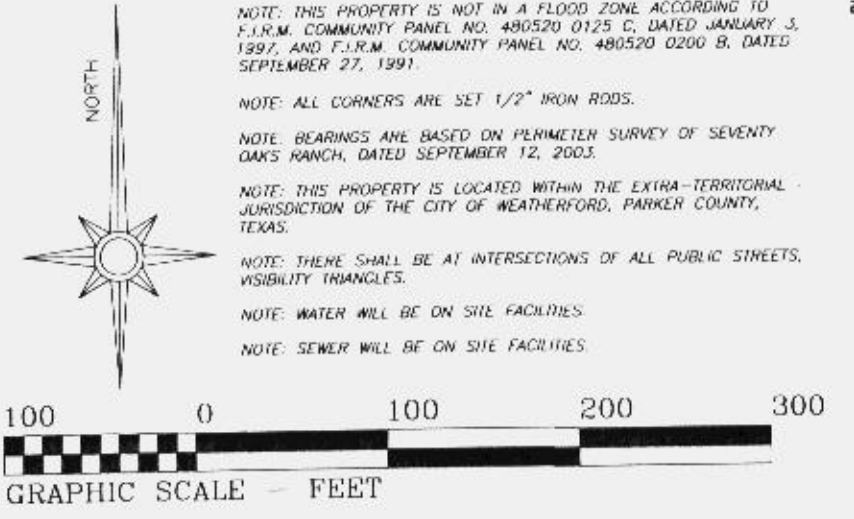
ACCT. NO.: 13248
SCH. DIST.: WE
CITY: CO
MAP NO.: G-14
ALL OF: 21441-014-001-00

**FINAL PLAT
HENDRICK OAKS**

Of the division of a certain 10.001 acres tract of land into 7 lots, out of SECTION NO. 165, T.&P. RR. CO. SURVEY, ABSTRACT NO. 1441, Parker County, Texas.

CARTER SURVEYING & MAPPING

110A PALO PINTO ST
WEATHERFORD, TX 76086
817-594-0400
JNO31101A
NOVEMBER 3, 2003.



NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520 0125 C, DATED JANUARY 3, 1997, AND F.I.R.M. COMMUNITY PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1991.
NOTE: ALL CORNERS ARE SET 1/2" IRON RODS.
NOTE: BEARINGS ARE BASED ON PERIMETER SURVEY OF SEVENTY OAKS RANCH, DATED SEPTEMBER 12, 2003.
NOTE: THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
NOTE: THERE SHALL BE AT INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES.
NOTE: WATER WILL BE ON SITE FACILITIES.
NOTE: SEWER WILL BE ON SITE FACILITIES.