

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, RICKEY L. HARMAN AND JUDY F. HARMAN, BEING THE SOLE OWNERS OF 2.30 ACRES SITUATED IN AND BEING ALL OF LOTS 6 AND 7, BLOCK 1, OF HIDDEN ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN VOLUME 363-A, PAGE 27, PLAT RECORDS OF PARKER COUNTY, TEXAS BY DEED DATED MAY 14, 2004 AND RECORDED IN VOLUME 2222, PAGE 49 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A T-IRON FOUND IN THE NORTHWESTERLY LINE OF CIRCLEVIEW DRIVE AND BEING THE MOST SOUTHERLY CORNER OF LOT 6 BLOCK 1 OF SAID ADDITION AND THE NORTHEASTERLY CORNER OF LOT 5-R BLOCK 1 OF THE REPLAT OF LOT 4 AND 5, BLOCK 1 REPLAT OF HIDDEN ACRES AS RECORDED IN CABINET B, SLIDE 592 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS;  
THENCE NORTH 66 DEGREES 48 MINUTES 56 SECONDS WEST, WITH THE COMMON LINE OF LOTS 5-R AND LOT 6, A DISTANCE OF 289.29 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 5-R AND THE SOUTHWEST CORNER OF LOT 6, SAID POINT BEING IN THE WEST LINE OF SAID HIDDEN ACRES ADDITION;  
THENCE NORTH 01 DEGREES 34 MINUTES 01 SECONDS EAST, WITH THE WEST LINE OF SAID ADDITION, A DISTANCE OF 90.0 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT AN ANGLE POINT IN SAID ADDITION AND IN LOT 6;  
THENCE CONTINUING WITH THE NORTHWESTERLY LINE OF SAID ADDITION THE FOLLOWING COURSE AND DISTANCE: NORTH 87 DEGREES 06 MINUTES 13 SECONDS EAST, 82.47 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT, NORTH 56 DEGREES 54 MINUTES 36 SECONDS EAST, PASSING AT 157.1 FEET A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 6 AND THE SOUTHWEST CORNER OF LOT 7, AND CONTINUING FOR A TOTAL DISTANCE OF 330.38 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 7 OF SAID ADDITION;  
THENCE SOUTH 33 DEGREES 05 MINUTES 24 SECONDS EAST, WITH THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 2500 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 7 AND BEING IN THE NORTHWESTERLY LINE OF CIRCLEVIEW DRIVE;  
THENCE SOUTH 56 DEGREES 54 MINUTES 36 SECONDS WEST, WITH THE NORTHWESTERLY LINE OF CIRCLEVIEW DRIVE AND THE SOUTHEASTERLY LINE OF LOT 7, A DISTANCE OF 175.20 FEET TO A T-IRON FOUND AT THE SOUTHEAST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF LOT 6, AND BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 307.42 FEET;  
THENCE WITH SAID CURVE AND NORTHWESTERLY LINE OF CIRCLEVIEW DRIVE AND SOUTHEASTERLY LINE OF SAID LOT 6, AN ARC DISTANCE OF 119.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.3 ACRES OF LAND, MORE OR LESS.

Doc 00560217 Bk OR Vol 2338 Pg 1975

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jun 22, 2005 at 09:20AM

Notary Public  
Laura Nichols  
61.00

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 stated hereon by me.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RICKEY L. HARMAN AND JUDY F. HARMAN, DO HEREBY ACCEPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 6-R, BLOCK 1, BEING A REPLAT OF LOTS 6 AND 7, BLOCK 1 REPLAT OF HIDDEN ACRES, 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 24th DAY OF May, 2005.

Rickey L. Harman  
RICKEY L. HARMAN

Judy F. Harman  
JUDY F. HARMAN

STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICKEY L. HARMAN, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE THE 24th DAY OF May, 2005.  
Laura Nichols  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDY F. HARMAN, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE THE 24th DAY OF May, 2005.  
Laura Nichols  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEED RESTRICTIONS 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  
SWORN TO AND SUBSCRIBED BEFORE THIS DATE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2005.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATEMENT OF VISIBILITY TRIANGLES  
THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 8.7 OF THE SUBDIVISION ORDINANCE OF THE CITY.  
NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFIRM 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.

STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS THIS THE 22 DAY OF June, 2005.

Mark Wiley  
COUNTY CLERK  
Charles  
COMMISSIONER PRCT. #1  
Tom Webster  
COMMISSIONER PRCT. #4

THIS IS TO CERTIFY THAT I, JIMMILYN DENISE WOODARD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION, FROM AN ACTUAL SURVEY ON THE GROUND AND ALL LOT CORNERS, ANGLE POINTS AND POINT OF CURVE ARE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY, MADE BY ME OR UNDER MY SUPERVISION.

Jimmilyn D. Woodard  
JIMMILYN DENISE WOODARD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5398  
MARCH 7, 2005  
POGUE & WOODARD LAND SURVEYORS, INC.  
3510 MARVIN D. LOVE FRWY.  
DALLAS, TEXAS 75224  
(214) 376-3836  
(214) 376-3860 FAX

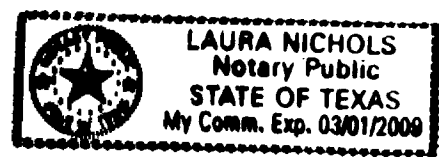


CITY APPROVAL STATEMENT  
APPROVED BY THE CITY OF WEATHERFORD, TEXAS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY: PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS  
James Saunders 6-14-05  
SIGNATURE OF CHAIRPERSON DATE OF RECOMMENDATION

APPROVED BY: CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS  
James Saunders 6-14-05  
SIGNATURE OF MAYOR DATE OF APPROVAL

Angela White 6-14-05  
CITY SECRETARY DATE  
CITY OF WEATHERFORD, TEXAS

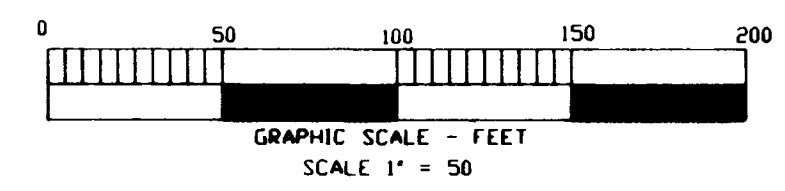


STATE OF TEXAS  
COUNTY OF PARKER  
THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINT IN THE DEDICATION OF THE STREETS AND EASEMENTS.

TITLE  
STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2005.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MINOR RE-PLAT OF  
LOT 6-R, BLOCK 1  
BEING A REPLAT OF LOTS 6 & 7, BLOCK 1  
REPLAT OF HIDDEN ACRES  
PARKER COUNTY, TEXAS



C277

ACCT. NO: 13260  
SCH. DIST: WE  
CITY: W  
MAP NO: I-17