

**FINAL PLAT
LOT 1, BLOCK 1
MARTINEZ HILLS ESTATES
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
BEING A REPLAT OF LOTS 12, 38 AND 39 AND A PORTION OF LOT 13
BLOCK 16, LAKESHORE HILLS ESTATES, AN ADDITION TO THE
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JOE H. MARTINEZ; DOLORES MARTINEZ; DALE A. REISDORFER AND ANITA R. REISDORFER being the sole owners of Lots 12, 38 and 39 and a portion of Lot 13, Block 16, LAKESHORE HILLS ESTATES, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 313, Page 144, Deed Records, 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 West Lake Drive, right of way varies, at the northeast corner of said Lot 12 and the northwest corner of Lot 11, said Block 16, said iron being the most northerly northwest corner of a tract of land conveyed to Lake Weatherford Development by deed recorded in Volume 1546, Page 633, Real Records, Parker County, Texas; THENCE S 29°01'56" W, with the line of said Lake Weatherford Development, 369.91 feet to an iron rod found in the north right of way line of Yucca Trail, an unimproved road in a non-tangent curve to the left with a radius of 550.0 and whose chord bear N 62°48'38" W, 198.93 feet; THENCE with said curve to the left through a central angle of 28°58'19" and a distance of 200.04 feet to an iron rod found at the southeast corner of Lot 37, said Block 16; THENCE N 63°33'23" E, 158.89 feet to an iron rod found at the northwest corner of said Lot 37; THENCE N 29°54'22" E, 172.45 feet to an iron rod found in the south line of said West Lake Drive; THENCE with the south line of said West Lake Drive the following courses and distances; S 58°21'13" E, 64.54 feet to an iron rod found; S 79°10'13" E, 210.67 feet to the POINT OF BEGINNING and containing 1.899 Acres (82751 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JOE H. MARTINEZ; DOLORES MARTINEZ; DALE A. REISDORFER AND ANITA R. REISDORFER do hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, MARTINEZ HILLS ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOTS 12, 38 AND 39 AND A PORTION OF LOT 13, BLOCK 16, LAKESHORE HILLS ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown hereon.

WITNESS my hand at Weatherford, TX, Parker County, Texas this 18 day of June, 2004.

Joe H. Martinez
Joe H. Martinez
Dolores Martinez
Dolores Martinez
Dale A. Reisdorfer
Dale A. Reisdorfer
Anita R. Reisdorfer
Anita R. Reisdorfer

ACCT. NO: 142353
SCH. DIST: WIE
CITY: WIE
MAP NO: 1-112

Doc Bk Vol Pg
00521615 OR 2238 41

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
ON JUN 18, 2004 AT 09:49
Record Number: 002615
Sheet: 56.0
By: Leon Franklin

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the index and page of the deed records of: Parker County as stamped herein by me.
Jun 18, 2004

JANE MORGAN, COUNTY CLERK
PARKER COUNTY

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

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared JOE H. MARTINEZ 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 18 day of June, 2004.

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 DOLORES MARTINEZ 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 18 day of June, 2004.

Janet D. Belling
JANET D. BELLING
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-19-2005

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared DALE A. REISDORFER 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 18 day of June, 2004.

Janet D. Belling
JANET D. BELLING
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-19-2005

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared ANITA R. REISDORFER 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 18 day of June, 2004.

Janet D. Belling
JANET D. BELLING
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-19-2005

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared ANITA R. REISDORFER 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 18 day of June, 2004.

Janet D. Belling
JANET D. BELLING
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-19-2005

CITY APPROVAL STATEMENT

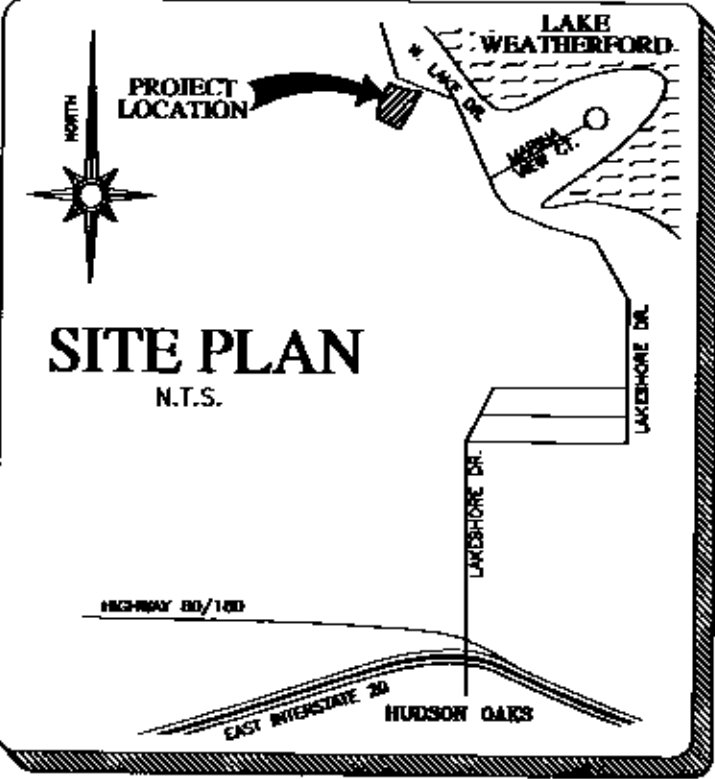
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.008B, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

6-15-04 *Angela Wacker*
DATE ANGELA WACKER
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

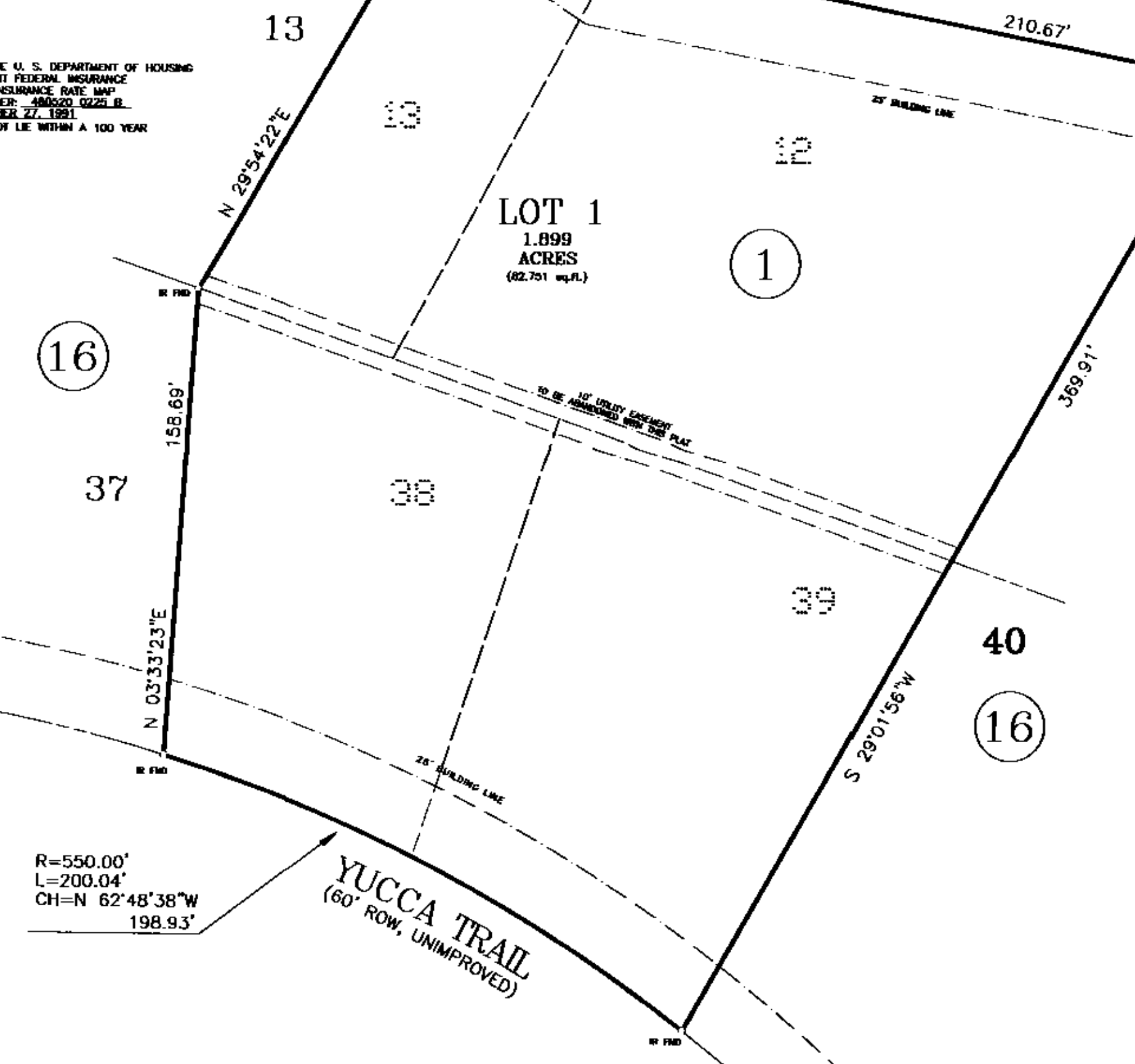
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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

NOTE: We do hereby waive 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.



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48020 0225 B, EFFECTIVE DATE: SEPTEMBER 27, 1991. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



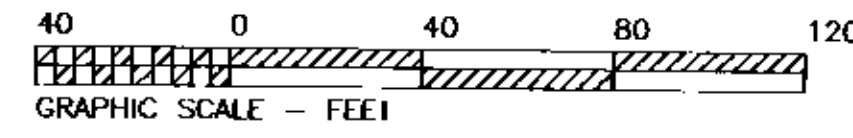
R=550.00'
L=200.04'
CH=N 62°48'38" W
198.93'
YUCCA TRAIL
(60' ROW, UNIMPROVED)

OWNER/DEVELOPER:
Joe and Dolores Martinez
Phillip Martinez
3025 Sunnyside Drive
Fort Worth, TX 76116
817-723-7445

THIS is to certify that I, David Harlan, Jr., a Registered Professional Land 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 the survey made by me or under my supervision.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MARCH, 2004



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

PLAT Cab C-152