

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS Pleasant Valley 2001, LLP is the owner of a tract of land situated in the J.F. Bandy Survey, Abstract number 182, City of Weatherford, Parker County, Texas and being all of lots 12R, 13R, and 14R of Block 11R, Pleasant Valley Phase 1, according to the plat recorded in Cabinet B, Slide 694, Plat Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod found stamped "VMA" for the northwest corner of Lot 5R, Block 14 of Mineral Heights Addition, as recorded in Cabinet B, Slide 95, Plat Records of Parker County, Texas; said point being common to the northeast corner of Lot 14R, of said Pleasant Valley Phase 1;

THENCE South 16 degrees 53 minutes 17 seconds East, along the common line of said Lot 5R and Lot 14R, a distance of 136.08 feet to capped iron set stamped "VMA" in the northwest right-of-way line of Ridgeway Boulevard, a variable width right-of-way;

THENCE South 73 degrees 06 minutes 43 seconds West, with said northwest right-of-way line, a distance of 50.00 feet to a 5/8" capped iron rod found stamped "VMA" at the beginning of a curve to the left having a radius of 209.04 feet;

THENCE Southwesterly with said curve and said northwest right-of-way line, through a central angle of 36 degrees 41 minutes 51 seconds, an arc length of 133.89 feet, and whose long chord bears South 54 degrees 45 minutes 47 seconds West, a distance of 131.61 feet to a 5/8" capped iron rod found stamped "VMA";

THENCE South 26 degrees 35 minutes 49 seconds West, continuing with said right-of-way line, a distance of 20.12 feet to a 5/8 inch capped iron rod set stamped "VMA" for the Southernmost Southeast corner of Lot 12R, of said Pleasant Valley Phase 1, common to the northeast corner of Lot 11R, of said Pleasant Valley Phase 1;

THENCE North 69 degrees 52 minutes 28 seconds West, departing said northwest right-of-way line, with the common line of said Lot 11R and Lot 12R, a distance of 120.42 feet to a 5/8 inch capped iron rod set stamped "VMA" occupying the Westernmost corner of said Lot 12R;

THENCE North 14 degrees 27 minutes 13 seconds East, with the Westerly line of said Lot 12R, a distance of 144.65 feet to a 5/8" capped iron rod found stamped "VMA";

THENCE North 74 degrees 22 minutes 53 seconds East, with the North line of said Lot 13R and 14R, a distance of 201.67 feet to a fence corner post found;

THENCE North 69 degrees 15 minutes 16 seconds East, continuing with the North line of said Lot 14R, a distance of 8.08 feet to the POINT OF BEGINNING and containing 38,986 square feet or 0.895 acres of land.

SURVEYOR'S CERTIFICATION

I, Murel W. Miller, Registered Professional Land Surveyor, hereby state that this map was made from an actual on the ground survey in the month of August, 2002 by me or under my direct supervision; all monuments exist as shown hereon; this survey is in compliance with the Professional and Technical Standards as set forth by the Texas Board of Professional Land Surveying effective September 1, 1992. (revised July 2001).

*Murel W. Miller*  
Murel W. Miller Date: August 16, 2002  
Registered Professional Land Surveyor No. 5438  
State of Texas

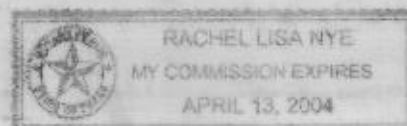


STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY, a Notary Public for the State of Texas, on this date personally appeared Murel W. Miller, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purposes and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this the 16 day of August, 2002.

*Rachel Lisa Rye*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY THE CITY OF WEATHERFORD, PARKER COUNTY, 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.

*Angie Winkle*  
ANGIE WINKLE  
CITY SECRETARY, CITY OF WEATHERFORD, TEXAS

8-16-02  
DATE

B 724

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PLEASANT VALLEY 2001, LLP, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS PLEASANT VALLEY PHASE I, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND IT DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND THIS 16 DAY OF AUGUST, 2002.

PLEASANT VALLEY 2001, LLP.  
BY: REGMUND ENTERPRISES INC.  
GENERAL PARTNER

*Thomas R. Regmund*  
BY: THOMAS R. REGMUND, PRESIDENT

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS R. REGMUND WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF AUGUST, 2002

*LeeAnn Neal*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

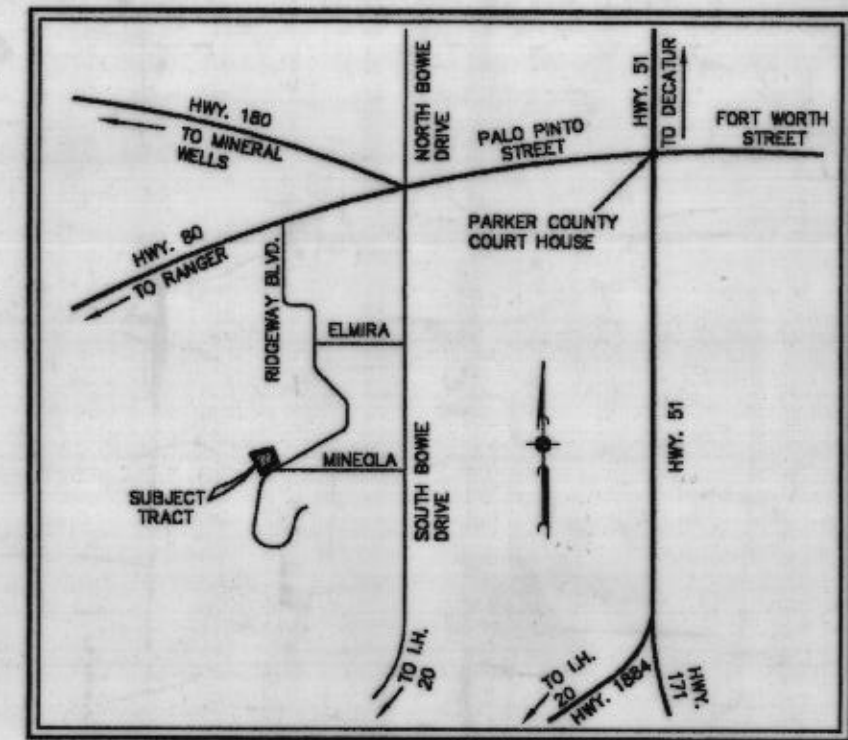


GENERAL NOTES:

- THE BASIS OF BEARING IS THE PLAT OF RECORD FOR PLEASANT VALLEY PHASE I, FILED IN CABINET B, SLIDE 694, P.R.P.C.T.
- THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITH THE 100 YEAR FLOOD AREA AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480522 0005 D, EFFECTIVE DATE, JANUARY 3, 1997.
- THE LOCATION OF THE LOTS, STREET R.O.W AND ALLEY R.O.W. AS SHOWN OF MINERAL HEIGHTS ADDITION ARE APPROXIMATE, THE RECORDED PLAT DOES NOT REFERENCE ANY LOT DIMENSIONS.
- THE EXISTING LOTS, STREET R.O.W AND ALLEY R.O.W. (MINERAL HEIGHTS ADDITION) CONTENDED WITHIN PLEASANT VALLEY PHASE I ADDITION, WERE ABANDONED BY PLAT FILED IN CABINET B, SLIDE 964, P.R.P.C.T.
- OWNER HEREBY INDEMNIFIES THE CITY OF WEATHERFORD AGAINST ALL CLAIMS FOR DAMAGES ASSOCIATED BY THE ESTABLISHMENT OF GRADES OR ALTERATION OF NATURAL CONTOURS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
- ALL LOTS WILL HAVE A 25 FOOT REAR BUILDING LINE.
- SIDE YARD 10% OF LOT WIDTH MEASURED AT STREET RIGHT-OF-WAY, 15 FOOT MAXIMUM.
- THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 8.7 OF THE SUBDIVISION ORDINANCE OF THE CITY.

THE UNDERSIGNED HEREBY ACCEPTS THIS REVISED PLAT:  
FIRST NATIONAL BANK OF WEATHERFORD

*David Milhollor*  
BY: DAVID MILHOLLOR  
TITLE: Vice Pres.



VICINITY MAP  
(NOT TO SCALE)

LEGEND

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET (WITH CAP MARKED "VMA")
F.C.P.	FENCE CORNER POST
C.M.	CONTROLLING MONUMENT
D. & U.E.	DRAINAGE & UTILITY EASEMENT
.....	LOT, STREET R.O.W., AND ALLEY R.O.W. LINE OF MINERAL HEIGHTS ADDITION

AREA TABLE

LOT 12R-1	BLOCK 11R	15,540 SQ. FT.	0.356 ACRES
LOT 13R-1	BLOCK 11R	12,621 SQ. FT.	0.290 ACRES
LOT 14R-1	BLOCK 11R	10,825 SQ. FT.	0.249 ACRES

OWNER/ PLEASANT VALLEY 2001, LLP  
P.O. BOX 177  
ALEDO, TEXAS 76008  
CONTACT: THOMAS REGMUND (817) 441-7812

REPLAT  
OF  
PLEASANT VALLEY PHASE I

OUT OF THE  
J.F. BANDY SURVEY, ABSTRACT NO. 182  
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
0.895 ACRES / 3 LOTS

BEING A REPLAT  
OF  
LOTS 12R, 13R, AND 14R  
BLOCK 11R  
OF  
PLEASANT VALLEY PHASE I  
ACCORDING TO THE PLAT RECORDED IN  
CABINET B, SLIDE 694, P.R.P.C.T.

ENGINEER/SURVEYOR: *vimja*

veselka+mycoskie+associates  
civil engineering/planning/landscape architecture/surveying

200 east abram  
arlington, texas 76010  
817-488-1671  
fax: 817-274-8757  
e-mail: vma@vma-inc.com

THIS PLAT FILED IN CABINET \_\_\_\_\_, PAGE \_\_\_\_\_, DATED \_\_\_\_\_