

HOWARD D. BRITAIN
VOLUME 1829, PAGE 1670

HARVEY E. JONES
VOLUME 286, PAGE 206

20' ADDITIONAL
R.O.W. TO BE DEDICATED
TO THE TEXAS DEPARTMENT
OF TRANSPORTATION

BETHEL ROAD
RIGHT OF WAY VARIES

C-112

NOTE: ALL CORNERS ARE 1/2" IRONS CAPPED "HARLAN 2074" UNLESS OTHERWISE NOTED.
NOTE: 15' UTILITY EASEMENT ALONG THE PERIMETER OF SUBDIVISION UNLESS OTHERWISE NOTED.
NOTE: 15' UTILITY EASEMENT ALONG ALL ROADS UNLESS OTHERWISE NOTED.
NOTE: 25' FRONT BLDG. LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED.
NOTE: 25' SIDE BLDG. LINE ON ALL CORNER LOTS UNLESS OTHERWISE NOTED.
NOTE: 15' SIDE & REAR BLDG. LINES UNLESS OTHERWISE NOTED.
NOTE: 13 LOTS RESIDENTIAL
NOTE: 1.00 ACRE MINIMUM
NOTE: ON-SITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS
NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48001010000 B EFFECTIVE DATE: SEPTEMBER 22, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

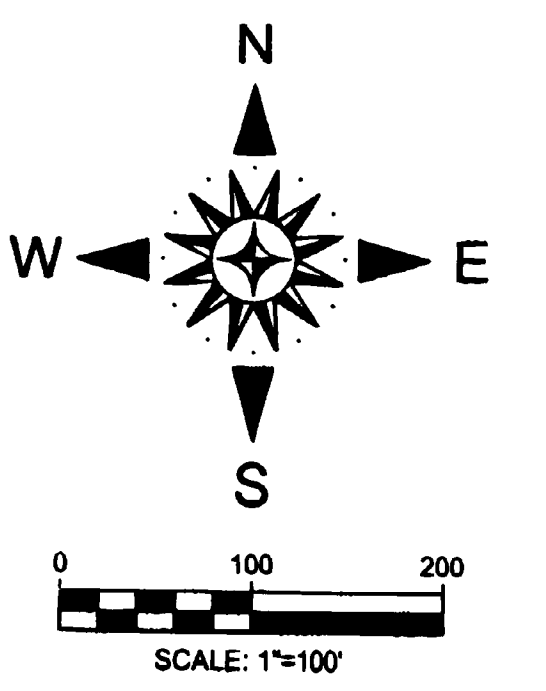
Approval by the Planning and Zoning Board, City of Weatherford, Parker County, Texas, this the 10th day of February, 2003.

Approved by the City Council, City of Weatherford, Parker County, Texas, this the 10th day of February, 2003.

THIS is to certify that I, David Harlan Jr., a Registered Professional Land Surveyor of the State of Texas, has 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 supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
December, 2002

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG.	TANGENT
C1	236.51	300.00	45°10'14"	230.43	N61°18'14"E	124.79
C2	199.23	245.00	48°35'32"	193.79	S62°00'53"W	105.49



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
This the 10th day of March, 2003.

Simon W. [Signature] County Judge
[Signature] Commissioner
[Signature] Commissioner

BARNETT ENGINEERING INC.
P.O. BOX 2230
WEATHERFORD, TX 76086
(817) 590-4278
(817) 341-4242 METRO
(817) 590-4278 FAX
www.barnettengineering.com

OWNER:
ED BROWN
3200 CALIENTE COURT
FORT WORTH, TEXAS 76017
(817) 472-5822

SURVEYOR:
DAVID HARLAN
HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TEXAS 76086
(817) 596-9700



STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS JAMES E. BROWN AND JAN C. BROWN being the sole owners of 16.442 acres situated in and being a portion of the JOHN DAVIS SURVEY, ABSTRACT No. 349, Parker County, Texas and being the remainder of all that certain 80.0 Acre Lot, Tract or Parcel of land conveyed to H. H. Owell by deed recorded in Volume 286, Page 206, Deed Records, Parker County, Texas and being the same Lot, Tract or Parcel of land conveyed to James E. Brown and Jan C. Brown by deed recorded in Volume 804, Page 114, Deed Records, Parker County, Texas and being more particularly described by notes and bounds as follows:

BEING that an iron rod found at the northeast corner of said 80.0 Acre Tract in the west right of way line of Bethel Road, said iron rod being called by deed to be North, 52.82° East and West, 1688.0 feet from the southeast corner of said John Davis Survey;
THENCE S 09°58'28" E, with the west right of way line of said Bethel Road, 970.89 feet to an iron rod found;
THENCE N40°04'49" W a distance of 26.25 feet;
THENCE S89°53'00" W a distance of 183.71 feet;
THENCE S20°02'39" E a distance of 510.81 feet;
THENCE N89°53'00" W a distance of 17.67 feet;
THENCE S 01°44'08" E, 287.89 feet to an iron rod found in the south line of an 80.0 Acre Tract;
THENCE S 09°58'28" W, with the south line of said 80.0 Acre Tract, 978.63 feet to an iron rod found;
THENCE N 01°38'43" W, 204.84 feet to an iron rod found;
THENCE S 89°58'28" W, 208.51 feet to a post in the west line of said 80.0 Acre Tract;
THENCE N 01°44'08" W, with the west line of said 80.0 Acre Tract, 687.88 feet to a post at the northeast corner of an 80.0 Acre Tract;
THENCE East, with the north line of said 80.0 Acre Tract, 1071.55 feet to the POINT OF BEGINNING and containing 13.442 acres or (97,810 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JAMES E. BROWN AND JAN C. BROWN do hereby adopt this plat designating the heretofore described real property as STONEGATE MEADOWS, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon.

WITNES my hand at Bank of America, Parker County, Texas, this 2 day of February, 2003.
JAMES E. BROWN Jan C. BROWN
James E. Brown Jan C. Brown

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared JAMES E. BROWN and JAN C. BROWN, 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 2 day of February, 2003.
Monica Bustamante
Notary Public in and for the State of Texas

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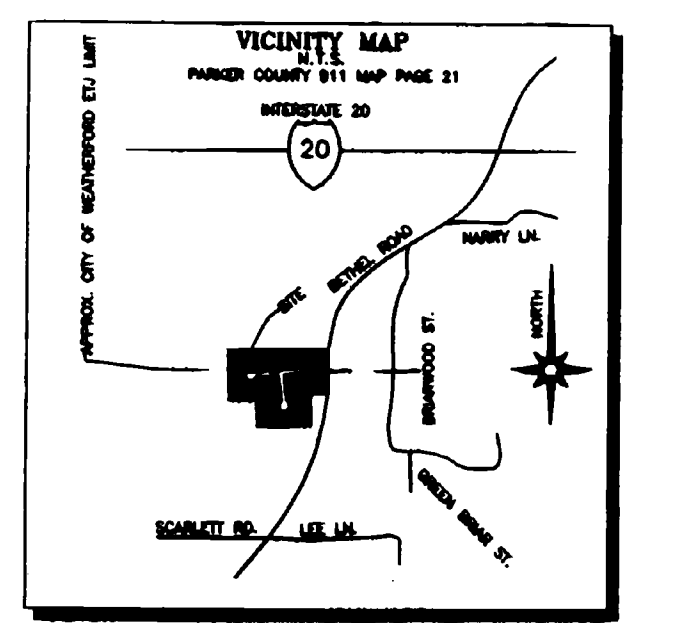
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Janette P. Keese
Notary Public in and for the State of Texas

OWNER/DEVELOPER: ED BROWN
3200 CALIENTE COURT
FORT WORTH, TX 76030
817-472-5822
VOLUME 2047, PAGE 114
R.L.P.C.T.

ACCT. NO.: 17956
SCH. DIST.: WE
CITY: CO
MAP NO.: G-11

REPLAT OF STONEGATE MEADOWS LOTS 1-13

JOHN DAVIS SURVEY
ABSTRACT NO. 349
PARKER COUNTY, TEXAS
JANUARY, 2003



STATE OF TEXAS)
COUNTY OF PARKER)
I, JAMES BROWN being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

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COUNTY OF PARKER)
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