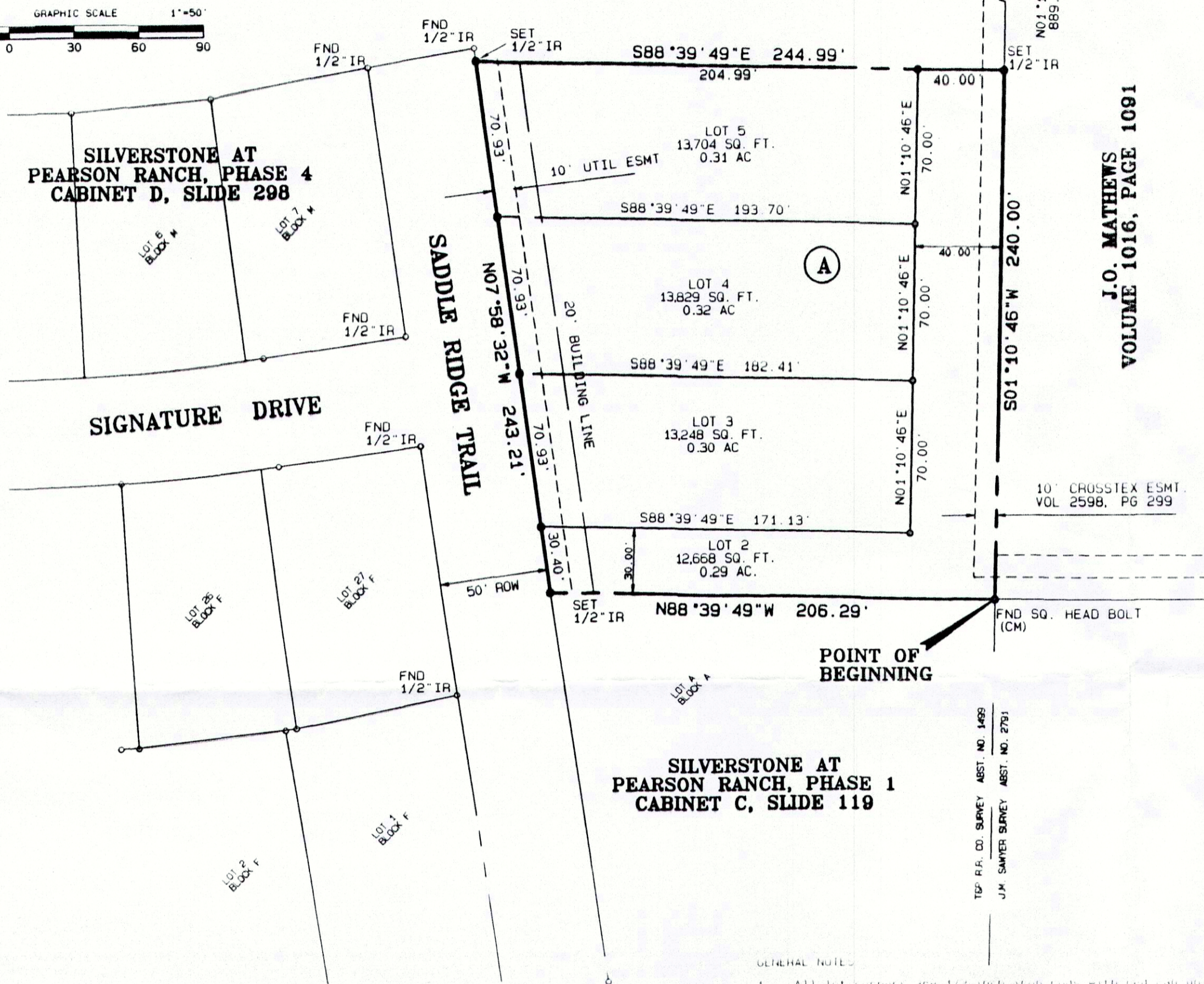


**PARKER-PEARSON, LP
VOLUME 2032, PAGE 201
(REMAINDER)**



**SILVERSTONE AT
PEARSON RANCH, PHASE 1
CABINET C, SLIDE 119**

**J.O. MATHEWS
VOLUME 1016, PAGE 1091**

LEGAL DESCRIPTION

WHEREAS, Parker-Pearson, LP is the Owner of a tract of land situated in the T & P Railroad Co. Survey, Abstract No. 1499, Parker County, Texas, and being a portion of that certain tract evidenced by warranty deed recorded in Volume 2032, Page 201, Deed Records Parker County, Texas, more particularly described by metes and bounds as follows:

Beginning at a found Hex Head bolt in the west line of the T&P Railroad Company Survey, Abstract No. 1499, said point being the southwest corner of the J.O. Mathews tract as recorded in Volume 1016, Page 1091, Deed Records Parker County, Texas, said point being in the north line of Lot 1, Block A, Silverstone at Pearson Ranch, Phase 5, an addition to the City of Weatherford, Texas as recorded in Cabinet C, Slide 119, Plat Records Parker County, Texas;

Thence North 88°39'49" West with the north line of said Lot 1 a distance of 206.29 feet to a set 1/2 inch iron rod in the east line of Saddle Ridge Trail for the northwest corner of said Lot 1, Block A.

Thence North 07°58'32" West with the Saddle Ridge Trail east line a distance of 243.21 feet to a set 1/2 inch iron rod;

Thence South 88°39'49" East a distance of 244.99 feet to a set 1/2 inch iron rod in the west line of said J.O. Mathews tract.

Thence South 01°10'46" West with the Mathews west line a distance of 240.00 feet to the Point of Beginning and Containing 54.153 square feet, 1.24 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Parker-Pearson, LP, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOTS 2-5, BLOCK A, SILVERSTONE AT PEARSON RANCH - PHASE 5, and addition to the City of Weatherford, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

Witness my hand this the 27 day of MARCH 2015.

PARKER-PEARSON, LP

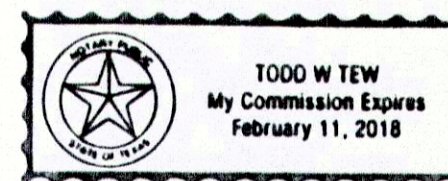
K. Wayne Lee
K. Wayne Lee, Managing Partner

STATE OF TEXAS
COUNTY OF PARKER

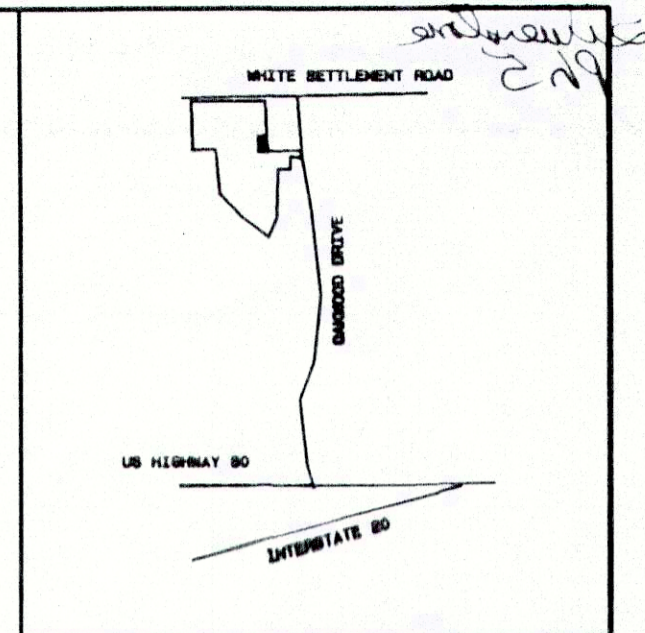
Before me, the undersigned authority, on this day appeared K. Wayne Lee, known by me to be the persons whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 27 day of MARCH 2015

[Signature]
Notary Public in and for the State of Texas



ACCT. NO: 17460
SCH. DIST: WE
CITY: WE
MAP NO: J-14



LOCATION MAP

FILED AND RECORDED

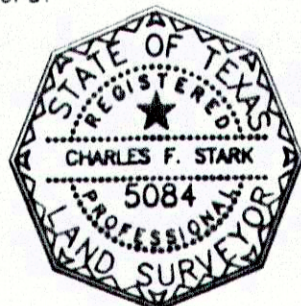
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201506660
04/07/2015 03:19 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYOR CERTIFICATE

I, Charles F. Stark, do hereby certify I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Charles F. Stark 3/25/15
Charles F. Stark, R.P.L.S. No. 5084



STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 24th day of MARCH 2015

Cynthia Kay Scoggin
Notary Public in and for the State of TEXAS



GENERAL NOTES

- All lot corners are 1/2 inch iron rods with red cap unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
- Basis of bearing for this plat is the Texas State Plane Coordinate System, North Central Texas Zone, NAD 83.
- No portion of subject property lies within a FEMA designated flood plane or flood prone area, Parker County FIRM, Panel 46367C0300E, Effective Date Sept. 26, 2008.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- All portions of this plat lie within the corporate city limits of the City of Weatherford.
- Lot 2, Block A of this plat is to be owned and maintained by the Home Owners Association. No residential structures may be constructed on this lot. All water uses are limited to common open space, recreational facilities, and drainage paths.
- The portion of Saddle Ridge Trail fronting the Phase 5 lots is an existing paved street. Parker-Pearson, LP covenants that if the Saddle Ridge Trail extension is not under construction within six months of the filing of this plat, developer will construct an emergency vehicle turnaround meeting standard City criteria at the current terminus of Saddle Ridge Trail.

Approved by the City of Weatherford for Filing at the Office of the County Clerk of Parker County.

RECOMMENDED BY: *[Signature]* Date of Recommendation: 4-7-15
City Councilman, City of Weatherford, Texas

APPROVED BY: *[Signature]* Date of Approval: 4/7/15
City Council, City of Weatherford, Texas

ATTEST: *Malinda Naucle* Date: 4/7/15
City Secretary

**MINOR PLAT
SILVERSTONE AT PEARSON RANCH
PHASE 5**

**T&P R.R. COMPANY SURVEY
ABSTRACT NO. 1499
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS**



**BARRON, STARK & SWIFT
CONSULTING ENGINEERS, LP
CIVIL ENGINEERING • LAND SURVEYING**
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Fort Worth, Texas 76132
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Texas Registered Engineering Firm F-10998
www.barronstark.com

**FILED FOR RECORD
PARKER COUNTY TEXAS PLAT RECORDS**

CABINET **D**, SLIDE **400**
DATE _____

OWNER

**PARKER-PEARSON, LP
580 N. KIMBALL AVENUE, SUITE 140
SOUTHLAKE, TEXAS 76092**