

CONSTRUCTION PLAT

LOTS 1 THROUGH 19, BLOCK 1 SIMONS MEADOWS ESTATES, PHASE III AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

Being 5.69 Acres situated in and being a portion of the SARAH
MONK SURVEY, ABSTRACT No. 906, Parker County, Texas

CITY APPROVAL OF CONSTRUCTION PLAT
Approved for preparation of final plat following construction
of all public improvements (or appropriate sureties thereof)
necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Weatherford, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

ACCT. NO.: 17492
SCH. DIST.: WE
CITY: WE
MAP NO.: I 15

DEED RESTRICTION 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 me this ____ day of _____, 2005.

Notary Public in and for the State of Texas

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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."

NOTE: We do hereby waive 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 conform 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)

WHEREAS, TEXAS LONGHORN EQUITY, CORP. being the sole owners
of 5.69 Acres situated in and being a portion of the SARAH MONK SURVEY,
ABSTRACT No. 906, Parker County, Texas and being more particularly
described by metes and bounds as follows:

BEGINNING at an iron rod set at the southwest corner of Lot 37,
Block 1, Simons Meadows Estates, Phase I, an addition to the City of
Weatherford, Parker County, Texas, according to the plat recorded in Plat
Cabinet A, Slide 539, Plat Records, Parker County, Texas, said iron also being
called by deed to be N 00°00'38" E, 481.32 feet from the southwest
corner of Block 14 or the Larger Subdivision of said Sarah Monk Survey;
THENCE N 83°42'09" E, 208.54 feet to an iron rod set in the west right
of way line of Terry Trail at the northeast corner of said Lot 37;
THENCE S 06°17'51" E, with the west right of way line of said Terry
Trail, 21.32 feet to an iron rod set;
THENCE N 83°42'09" E, crossing said Terry Trail at 50.0 feet passing an
iron rod set in the east right of way line of said Terry Trail and in all 185.0
feet to an iron rod set;
THENCE N 06°17'51" W, 79.0 feet to an iron rod found at the northeast
corner of Lot 19, Block 2, said Simons Meadows Estates, Phase I and the
southwest corner of Lot 9, Block 2, Simons Meadows Estates, Phase II, an
addition to the City of Weatherford, Parker County, Texas, according to the
plat recorded in Plat Cabinet A, Slide 538, Plat Records, Parker County,
Texas;
THENCE N 83°42'09" E, at 135.0 feet passing the west right of way line
of Sylvia Street and at 185.0 feet passing the east right of way line of said
Sylvia Street and in all 336.19 feet to an iron rod found in a fence;
THENCE S 06°17'51" E, on or about a fence line, 533.75 feet to an iron
rod set at the northeast corner of a tract of land described to the City of
Weatherford recorded in Volume 1489, Page 1522, Real Records, Parker
County, Texas in a non-tangent curve to the right with a radius of 1000.0
feet and whose chord bears N 63°10'38" W, 871.29 feet;
THENCE with said curve to the right through a central angle of
51°39'10" and a distance of 901.51 feet to the POINT OF BEGINNING
and containing 5.69 acres (247771 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, TEXAS LONGHORN EQUITY, CORP. does hereby adopt this plat
designating the hereinabove described real property as LOTS 1
THROUGH 19, BLOCK 1, SIMONS MEADOWS ESTATES, PHASE III, AN
ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being
5.69 Acres situated in and being a portion of the SARAH MONK SURVEY,
ABSTRACT No. 906, Parker County, Texas and does hereby dedicate to the
public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County,
Texas this ____ day of _____, 2005.

Kevin Rowell, Agent

RECEIVED

NOV 18 2005

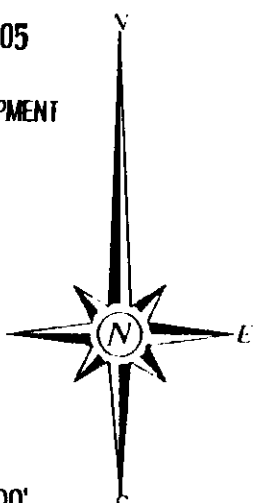
PLANNING & DEVELOPMENT

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 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 ____ day of _____, 2005.

Notary Public in and for the State of Texas

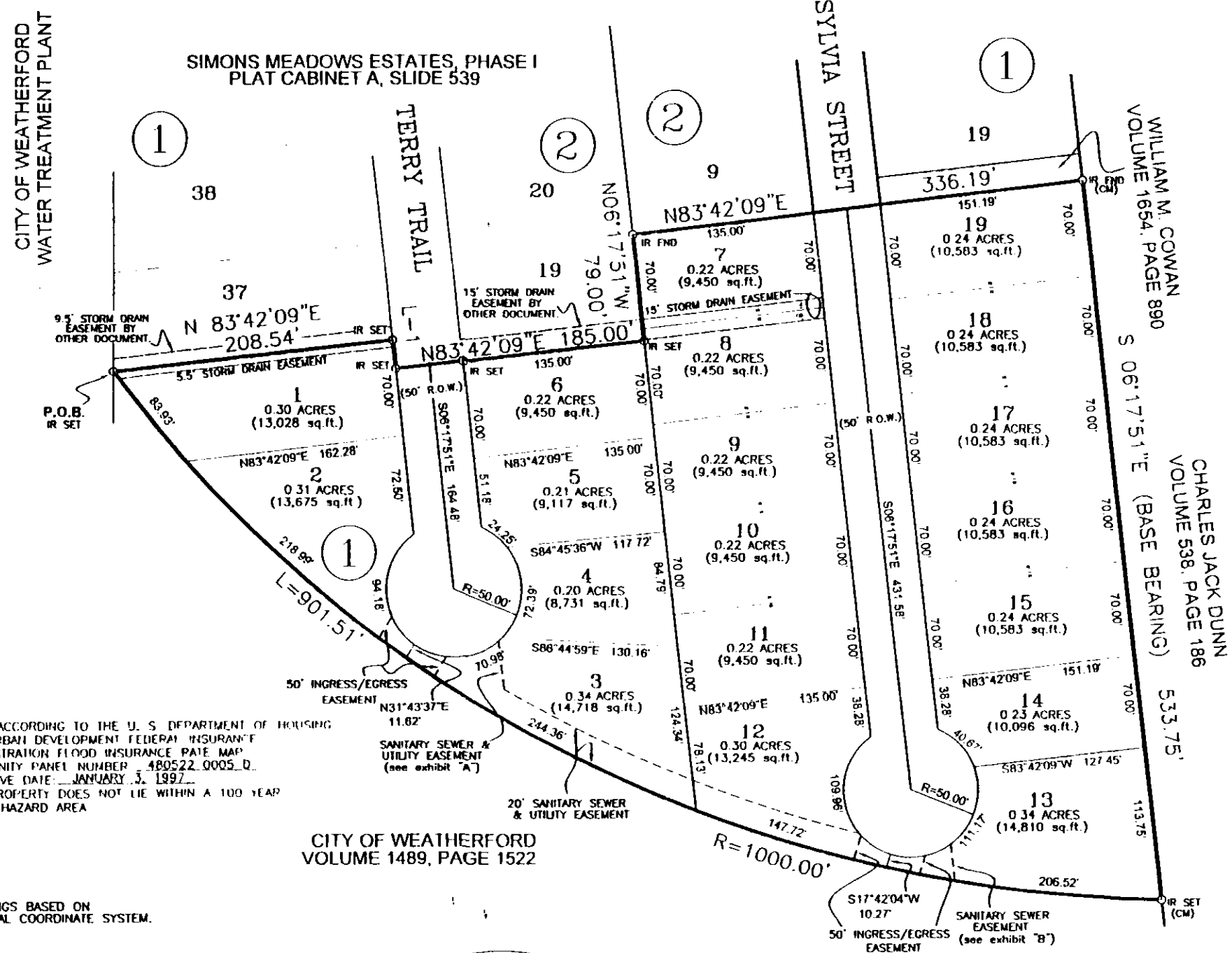


SCALE: 1" = 100'

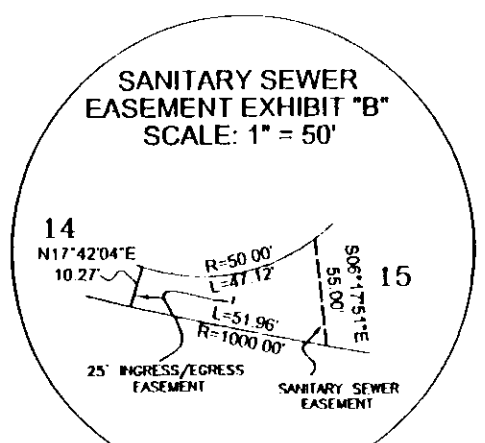
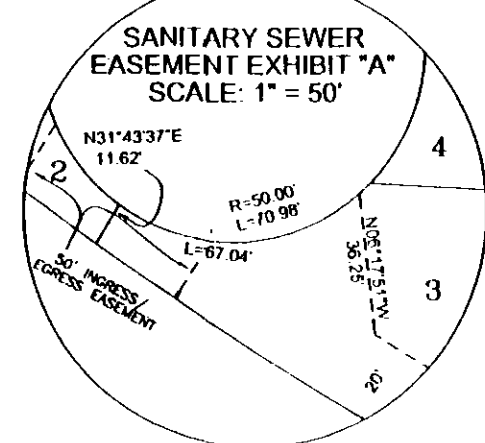
HARLAN LAND SURVEYING, INC.
215 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2853

BOUNDARY LINE TABLE		
L-1	S 06°17'51"E	21.32'

SIMONS MEADOWS ESTATES, PHASE II
PLAT CABINET A, SLIDE 538



CITY OF WEATHERFORD
VOLUME 1489, PAGE 1522



OWNER/DEVELOPER:
Texas Longhorn Equity, Corp.
Kevin Rowell, Agent
P O Box 708
Cypress, California 90630
817-915-5739

THIS IS to certify that I, David Harlan Jr., a Registered
Public 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 points of curve are
properly marked on the ground, and that this plat correctly
represents that survey made by me or under my supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT
NOT BE RECORDED FOR ANY PURPOSE.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
SEPTEMBER, 2005