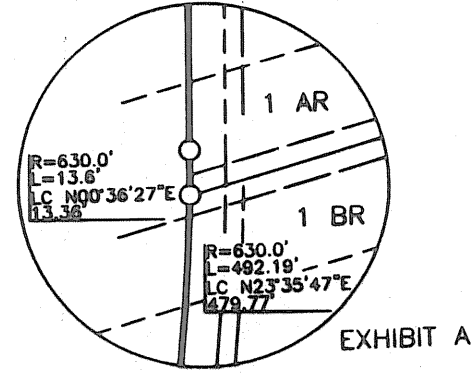


C 603

FINAL PLAT
SOUTHPARK ADDITION
LOTS 1AR, 1AR-1 AND 1BR, BLOCK 4
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being a replat of Lot 1A and Lot 1B, Block 4, Southpark
Addition, an addition to the City of Weatherford
Parker County, Texas



OWNERS/ DEVELOPERS:
Mike Wells
Weatherford Development
972-450-2609
and Bryan Crino
Martain Drive LTD
813-514-1833

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: Mike Wells

SWORN TO AND SUBSCRIBED before me this 31st day of July, 2007.

Marisa Rojas
Notary Public in and for the State of Texas



ACCT. NO: 17580
SCH. DIST.: WE
CITY: WE
MAP NO.: H-16

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: [Signature] Date of Recommendation: 8-8-07

APPROVED BY: City Council
City of Weatherford, Texas

Signature of Mayor: [Signature] Date of Approval: 8-9-07

ATTEST: [Signature] Date: 8-16-07
City Secretary

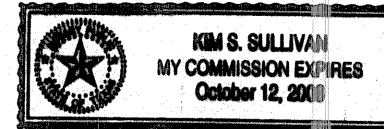
STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Owner: [Signature]
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of July, 2007.

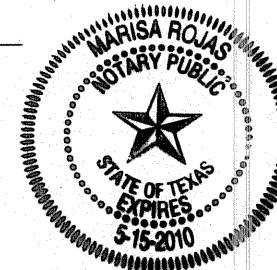
[Signature]
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mike A. Wells, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of July, 2007.

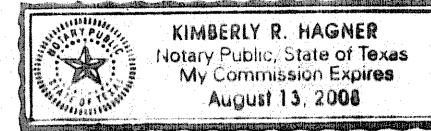
[Signature]
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of August, 2007.

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



FIRE LANES

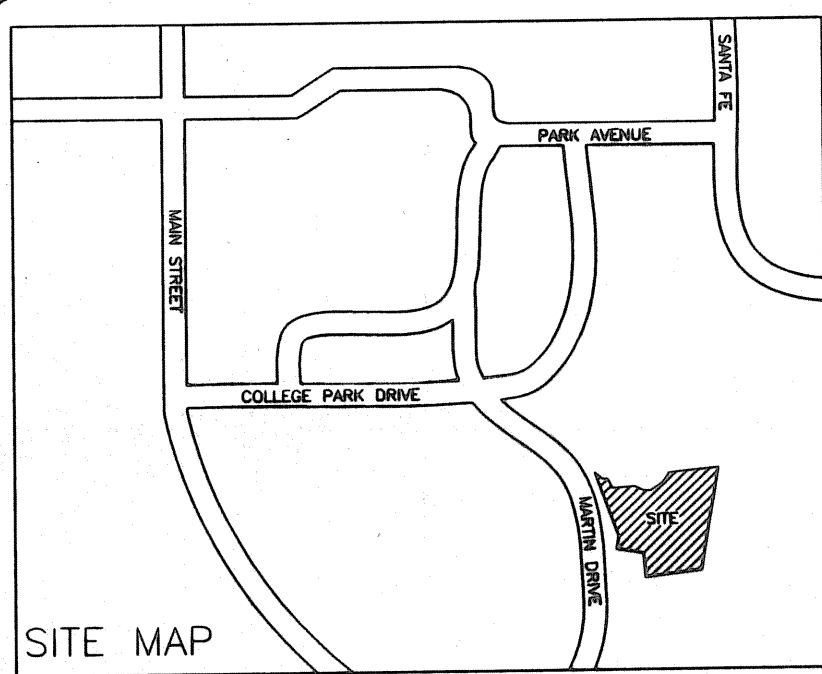
The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

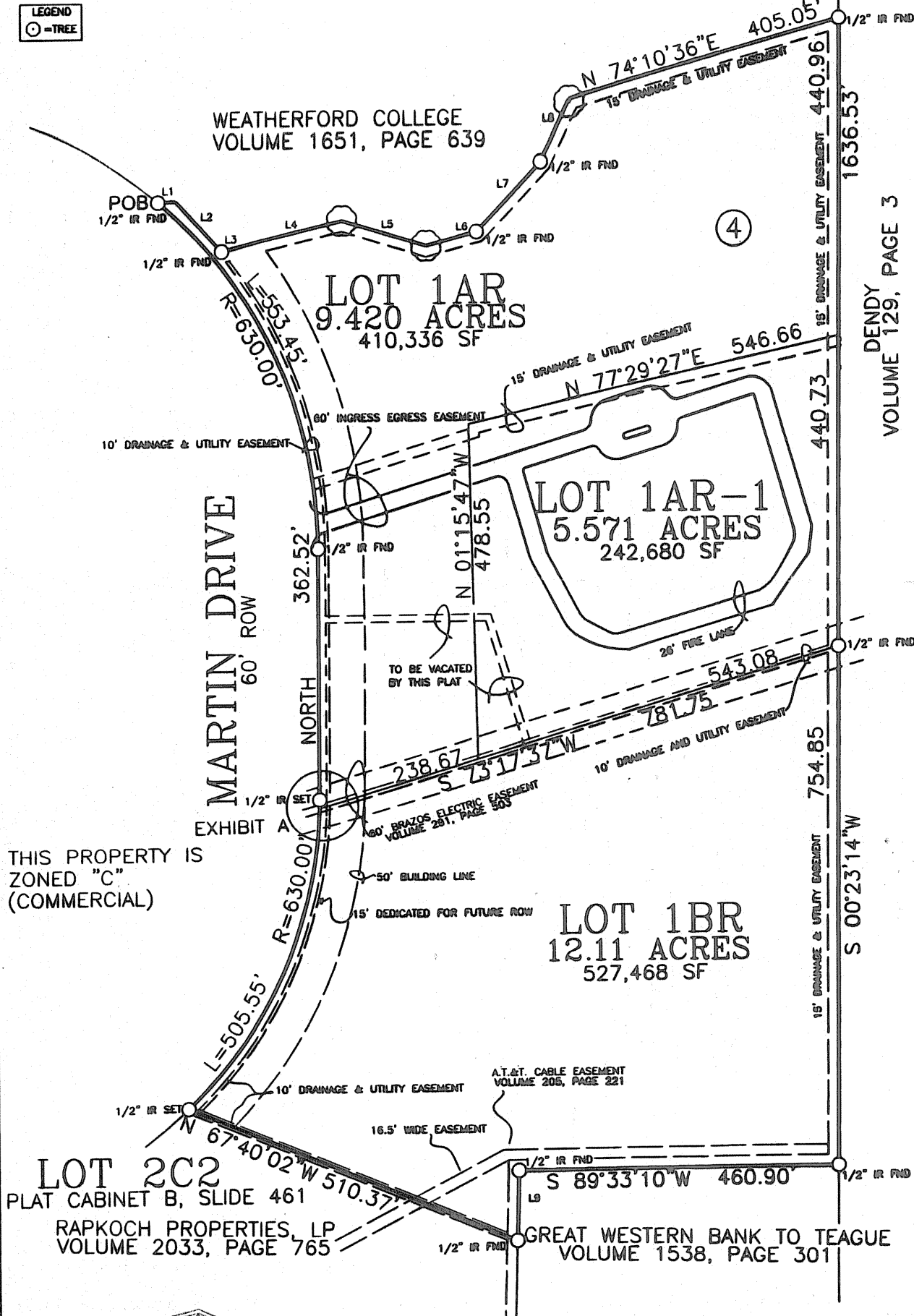
"There shall be provided at the intersections of all public streets, 25' X 25' Visibility Access and Maintenance (VAM) Easements as required in Section 2.4 of the 2005 Subdivision Ordinance."

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



LEGEND
O=TREE



THIS PROPERTY IS ZONED "C" (COMMERCIAL)

LOT 2C2
PLAT CABINET B, SLIDE 461
RAPKOCH PROPERTIES, LP
VOLUME 2033, PAGE 765

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N 86°37'46"E	25.11'
L2	S 42°44'17"E	97.58'
L3	N 75°28'57"E	54.57'
L4	N 76°53'45"E	123.51'
L5	S 73°16'46"E	126.56'
L6	N 75°23'02"E	74.85'
L7	N 43°49'26"E	134.39'
L8	N 26°19'01"E	93.91'
L9	S 01°33'49"W	99.92'



THIS is to certify that I, David Harlan Jr., a Registered Public 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 the plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JUNE, 2007

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, WEATHERFORD DEVELOPMENT, LTD. AND MARTIN DRIVE, LTD, acting by and through its duly authorized agent, being the sole owner of 27.10 Acres situated in and being all of Lot 1A and Lot 1B, Block 4, SOUTHPARK ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 571, Plat Records, Parker County, Texas and recorded in Volume 2073, Page 531, Real Records, Parker County and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Martin Drive, said iron being the most northerly northwest corner of said Lot 1A;

THENCE with the line of said Lot 1A the following courses and distances;

- N 86°37'46" E, 25.11 feet to a point;
- S 42°44'17" E, 97.58 feet to an iron rod found;
- N 75°28'57" E, 54.57 feet to a large tree;
- N 76°53'45" E, 123.51 feet to a large tree;
- S 73°16'46" E, 126.56 feet to a large tree;
- N 75°23'02" E, 74.85 feet to an iron rod found;
- N 43°49'26" E, 134.39 feet to an iron rod found;
- N 26°19'01" E, 93.91 feet to a large tree;
- N 74°10'36" E, 405.05 feet to an iron rod found;
- S 00°23'14" W, at 881.68 feet passing an iron rod found and in all

1636.53 feet to an iron rod at the most easterly southeast corner of said Lot 1B;

THENCE with the line of said Lot 1B the following courses and distances;

- S 89°33'10" W, 460.90 feet to an iron rod;
- S 01°33'49" W, 99.92 feet to an iron rod;
- N 67°40'02" W, 510.37 feet to iron rod set in the east right of way line of

said Martin Drive in a non-tangent curve to the left with a radius of 630.0 feet and whose chord bears N 22°59'19" E, 492.09 feet;

THENCE with the east right of way line of said Martin Drive the following courses and distances;

With said curve to the left through a central angle of 45°58'39" and a distance of 505.55 feet to an iron rod set;

North, at 258.01 feet passing an iron rod found at the most westerly southwest corner of said Lot 1A and in all 362.52 feet to an iron rod found at the beginning of a curve to the left with a radius of 630.0 feet and whose chord bears N 25°10'01" W, 535.82 feet;

With said curve to the left through a central angle of 50°20'02" and a distance of 553.45 feet to the POINT OF BEGINNING and containing 27.10 acres (1180434 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

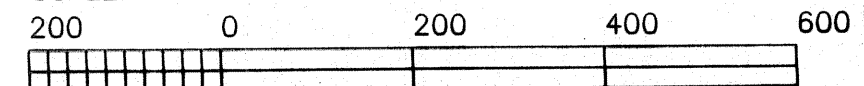
That, WEATHERFORD DEVELOPMENT, LTD. AND MARTIN DRIVE, LTD, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as SOUTHPARK ADDITION, LOTS 1AR, 1AR-1 AND 1BR, BLOCK 4, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of Lot 1A and Lot 1B, Block 4, Southpark Addition, an addition to the City of Weatherford, Parker County, 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 easements. 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 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 31st day of July, 2007.

[Signature]
Mike Wells
[Signature]
Craig Kelly

SCALE: 1" = 200'



GRAPHIC SCALE - FEET

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833