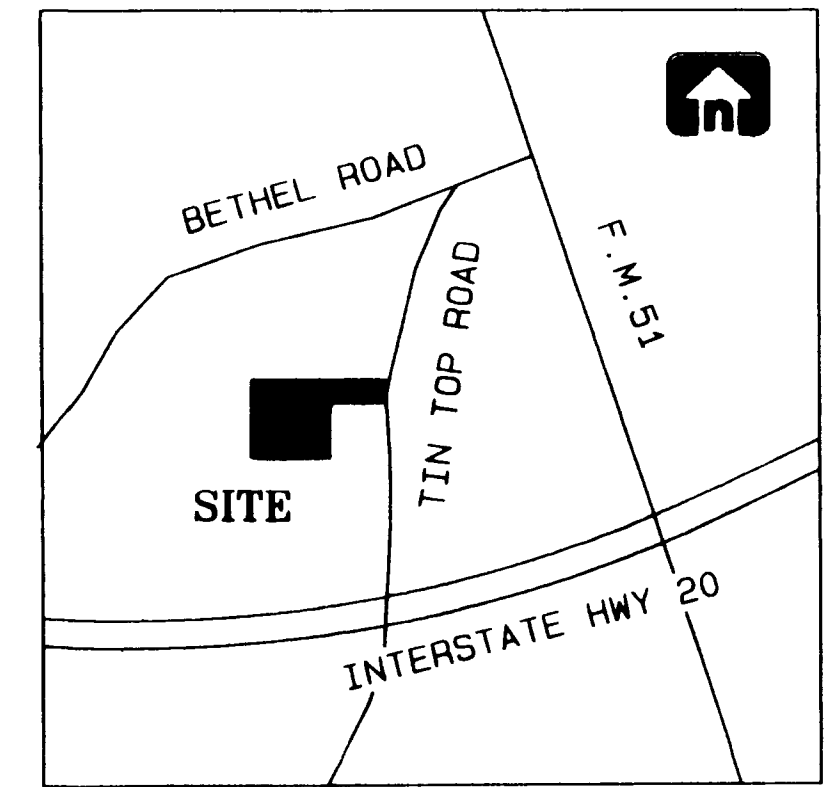


J. MATTHEWS  
V. 505, P. 316

C-269

POINT OF BEGINNING  
10' ROW DEDICATION  
THIS PLAT



LOCATION MAP

LEGAL DESCRIPTION

Being a 5.40 acre tract of land situated in the T. W. Beall Survey, Abstract No. 166, Parker County, Texas and being a part of the LAB Land & Cattle, Inc. and the M.A. Coalson, Trustee tract as evidenced by deed recorded in Volume 1985, Page 1402, Deed Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found angle iron in the west line of Tin Top Road for the southeast corner of the J. Matthews tract as evidenced by deed recorded in Volume 505, Page 316, Deed Records Parker County, Texas;

Thence South 12°02'03" East with the west line of Tin Top Road a distance of 30.10 feet to a found angle iron for the northeast corner of the B. Christian tract as evidenced by deed recorded in Volume 283, Page 389, Deed Records Parker County, Texas;

Thence South 88°39'03" with the Christian north line a distance of 265.89 feet to a found angle iron for the northwest corner of said Christian tract;

Thence South 00°42'28" West with the Christian west line a distance of 614.35 feet to a set 1/2 inch iron rod for corner;

Thence North 90°00'00" West a distance of 356.59 feet to a set 1/2 inch iron rod for corner in the east line of the J. Kirkpatrick tract as evidenced by deed recorded in Volume 1487, Page 1689, Deed Records Parker County, Texas;

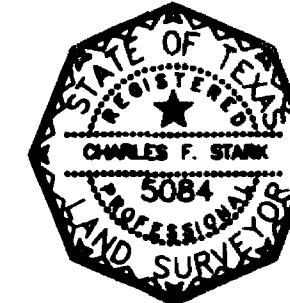
Thence North 00°54'38" East with the Kirkpatrick east line a distance of 636.35 feet to a found 5/8 inch iron rod for the southwest corner of said Matthews tract;

Thence North 88°43'04" East a distance of 613.76 feet to the POINT OF BEGINNING and CONTAINING 235,383 square feet, 5.40 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, CHARLES F. STARK, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

*Charles F. Stark 5/23/05*



B. CHRISTIAN  
V. 263, P. 389

CURVE TABLE

LINE	RADIUS	DELTA	LENGTH	CHORD	TANGENT
C1	30.00'	43°39'03"	22.86'	22.31'	12.01'
C2	55.00'	43°39'03"	41.90'	40.90'	22.03'
C3	30.00'	44°17'32"	23.19'	22.62'	12.21'
C4	55.00'	44°17'32"	42.52'	41.47'	22.38'
C5	30.00'	89°17'32"	46.75'	42.16'	29.63'
C6	55.00'	89°17'32"	85.71'	77.30'	54.32'
C7	25.00'	90°42'28"	39.58'	35.57'	25.31'
C8	35.00'	89°17'32"	54.55'	49.19'	34.57'
C9	28.00'	78°02'55"	38.14'	35.26'	22.69'
C10	25.00'	44°57'51"	19.62'	19.12'	10.35'
C11	25.00'	92°03'24"	40.17'	35.98'	25.91'
C12	20.00'	87°36'35"	30.70'	27.77'	19.29'
C13	25.00'	90°42'28"	39.58'	35.57'	25.31'
C14	25.00'	89°17'32"	38.36'	35.14'	24.89'

FINAL PLAT

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY:

*Alvin Standa*  
Signature of Chairperson

Planning and Zoning Commission  
City of Weatherford, Texas

*6-2-05*  
Date of Recommendation

APPROVED BY:

*Joe M. Jester*  
Signature of Mayor

City Council

*6-2-05*  
Date of Approval

ATTEST:

*Patricia Nelson*  
City Secretary

*6-2-05*  
Date

WITNESS MY HAND this 31st day of May 2005.

*Mac A. Coalson*  
Mac A. Coalson, President of McLar management, Inc.  
STATE OF TEXAS General Partner of Weatherford Town City Living L.P.

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Mac A. Coalson known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of May 2005.

*Laura Nichols*  
Notary Public in and for the State of Texas



- All lot corners are 1/2 inch iron pins unless otherwise noted. Lot corners to be set upon completion of construction.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- Plat includes by reference a 7.5 foot utility and drainage easement along the rear and side of all lots and a 7.5 foot utility easement across all lot frontages.
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and 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 restrictions to residential use of not more than two residential units per lot.
- All parking and fire lane areas shown hereon are to be privately owned and maintained. The City of Weatherford assumes no liability for pavement repair or replacement due to repair or maintenance of public water, sewer, or electrical lines.

Doc Bk Vol Fy  
00558214 OR 2333 475

FILED AND RETURNED  
OFFICIAL PUBLIC RECORDS  
On Jun 02, 2005 at 02:19

Document Number: 00558214  
Amount: \$1.00

by Patricia Nelson

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

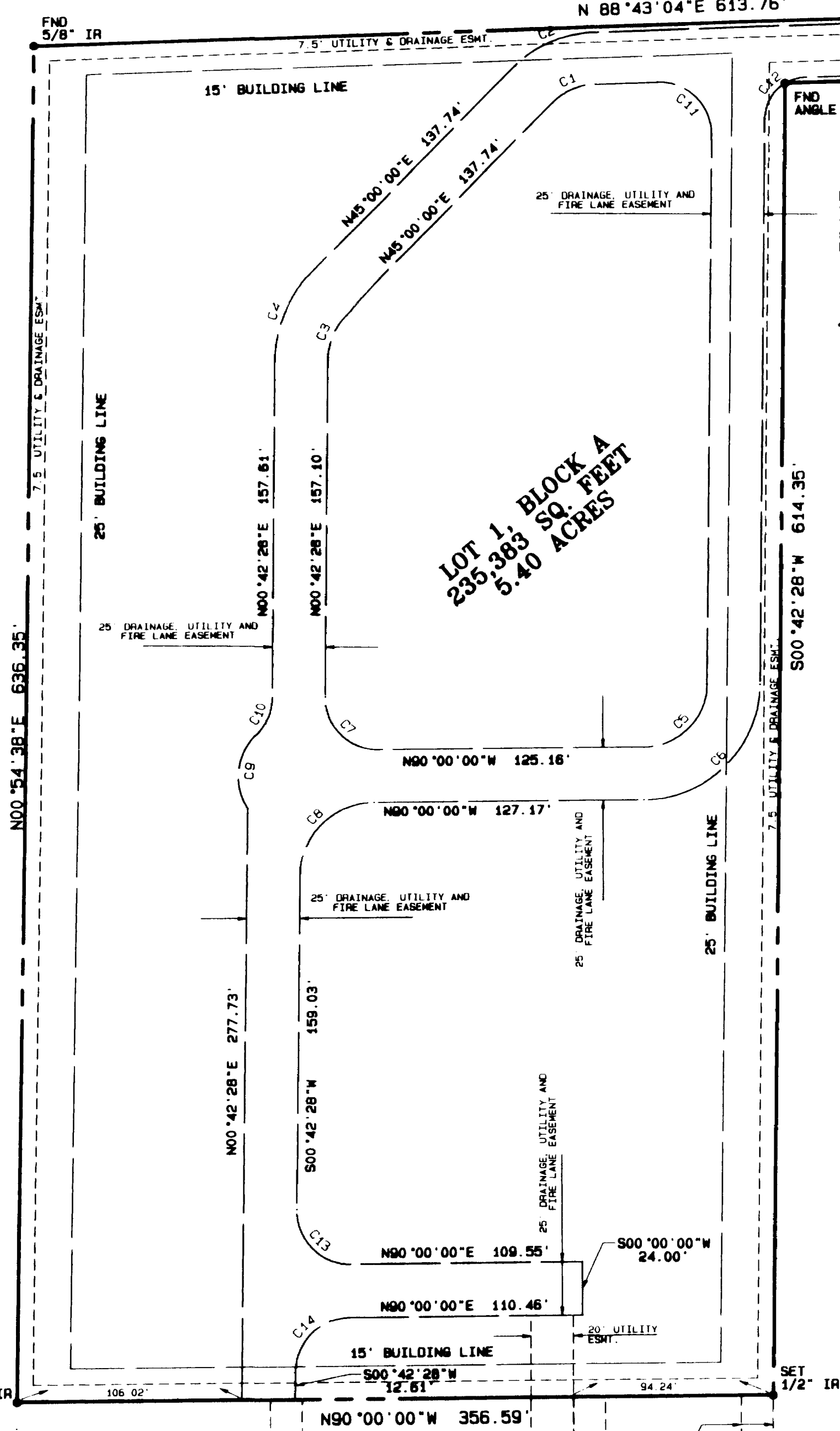
Jun 02, 2005

Jeanne Brunson, County Clerk  
Parker County

FINAL PLAT  
LOT 1, BLOCK A  
TOWN CENTER APARTMENTS ADDITION  
T.W. BEALL SURVEY, ABSTRACT NO. 166  
CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

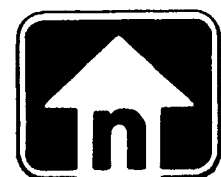
ACCT. NO.:  
SCH. DIST.:  
CITY:  
MAP NO.:

MAY 2005 SHEET 1 OF 1



LOT 1, BLOCK A  
235,383 SQ. FEET  
5.40 ACRES

J. KIRKPATRICK  
V. 1487, P. 1689



GRAPHIC SCALE 1"=50'

