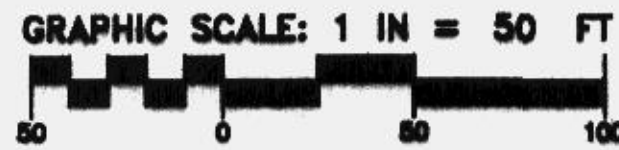
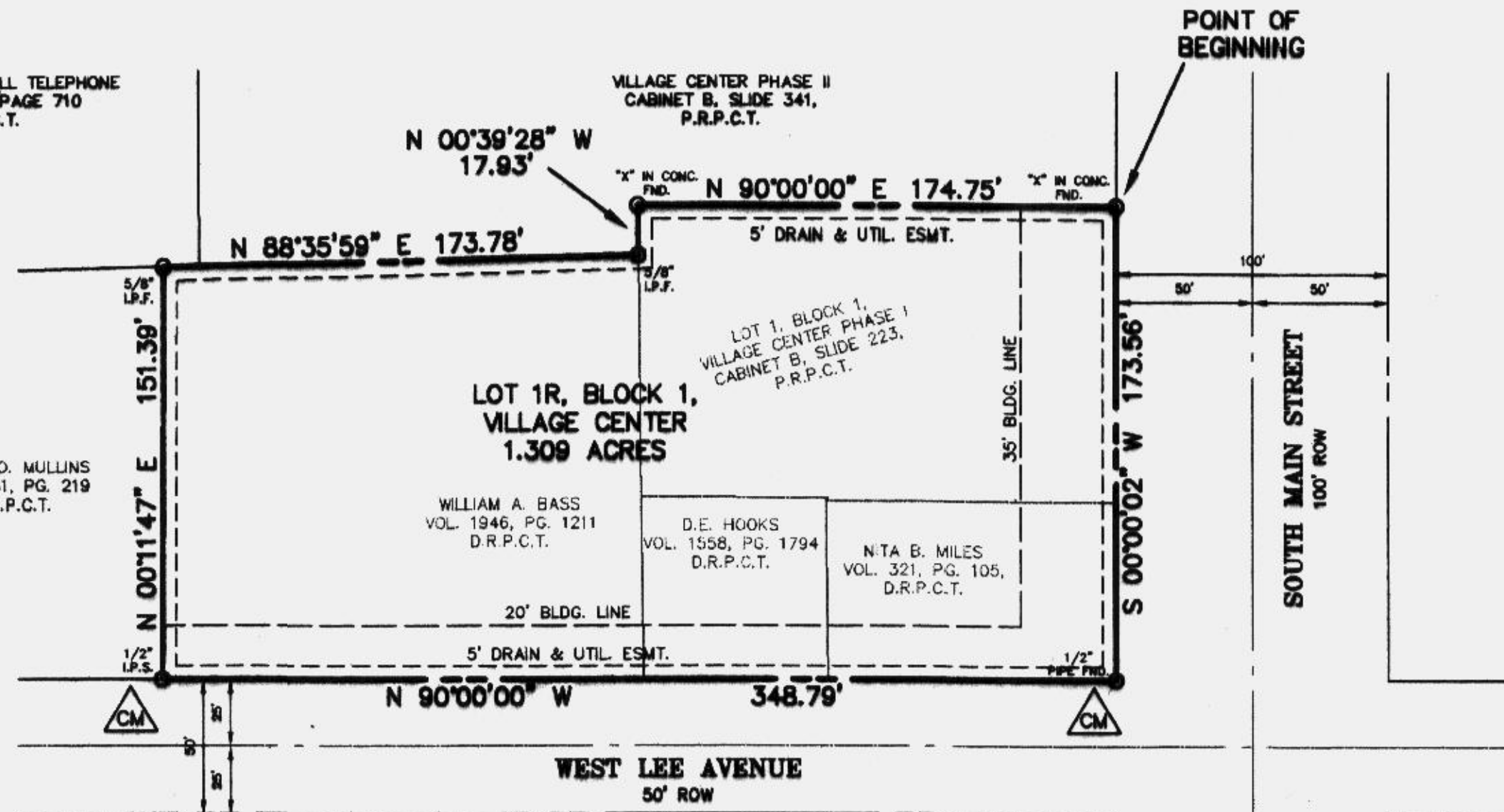
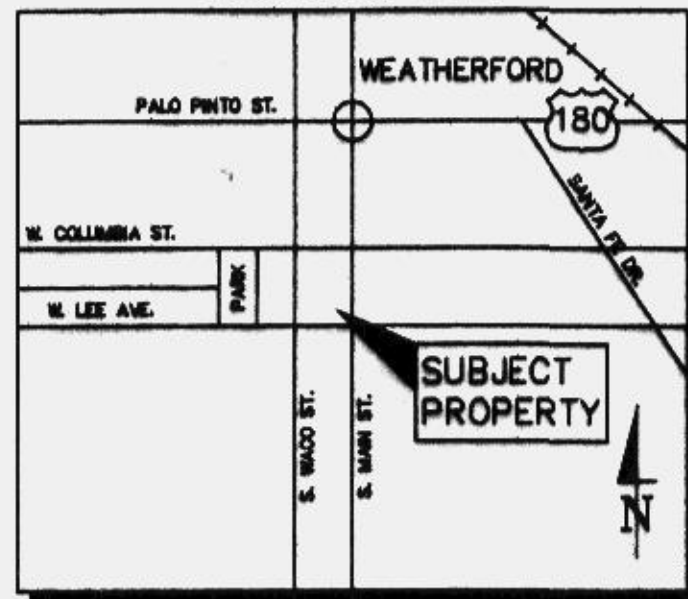


SOUTHWESTERN BELL TELEPHONE  
VOLUME 377, PAGE 710  
D.R.P.C.T.

JAMES O. MULLINS  
VOL. 251, PG. 219  
D.R.P.C.T.



LOCATION MAP



**CM** - DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST LEE AVENUE. BEARING - N.90°00'00\"/>

- NOTES:
1. ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
"There shall be provided at the intersection 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

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

RECOMMENDED by Planning and Zoning Commission, City of Weatherford, Texas  
*Janis Swadlow* 7-28-03  
Signature of Chairperson Date of Recommendation

APPROVED by City Council, City of Weatherford, Texas  
*Jim M. Jean* 7/28/03  
Signature of Mayor Date of Approval

ATTEST:  
*Angela Winkle* 7-28-03  
City Secretary Date

Doc 00487823 Bk OR 2131 Vol 94 Pg 94

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jul 23, 2003 at 03:30P

Document Number: 00487823  
Amount: \$5.00  
By: Leann Franklin

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.

Jul 29, 2003

JENNIE BRADEN, COUNTY CLERK  
PARKER COUNTY



DEDICATION  
STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, the undersigned, owner of the following described property situated in the A. BRACKENE SURVEY, ABSTRACT NUMBER 72, Parker County, Texas being all of that tract of land conveyed to OmniAmerican Credit Union according to the deed recorded in Volume 2047, Page 108, Volume 2047, Page 132 and Volume 2047, Page 807, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "x" out in concrete being the southeast corner of Lot 1, Village Center, Phase II according to the plat recorded in Cabinet B, Page 341, Plat Records of Parker County, Texas and being in the existing west right-of-way line of South Main Street (100.0' right-of-way);

THENCE, South 00 degrees 00 minutes 02 seconds West, along the west right-of-way line of said South Main Street, 173.56 feet to a 1/2" iron pipe found for corner, being the intersection of the existing west right-of-way line of said South Main Street and the existing north right-of-way line of West Lee Avenue (50.0' right-of-way);

THENCE, North 90 degrees 00 minutes 00 seconds West, along the existing north right-of-way line of said West Lee Avenue, 348.79 feet to a 1/2" iron rod set with a yellow cap stamped "LandCon" set for corner;

THENCE, North 00 degrees 11 minutes 47 seconds East, 151.39 feet to a 5/8" iron rod found for corner;

THENCE, North 88 degrees 35 minutes 59 seconds East, 173.78 feet to a 5/8" iron rod found for corner;

THENCE, North 00 degrees 39 minutes 28 seconds West, 17.93 feet to an "x" out in concrete for corner;

THENCE, North 90 degrees 00 minutes 00 seconds West, 174.75 feet to the POINT OF BEGINNING.

The tract of land herein described contains 57,020 square feet or 1.309 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That OmniAmerican Credit Union, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK 1, VILLAGE CENTER, an 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, 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 building, 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 of 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 21 day of July, 2003

*Larry E. Dukesworth*  
Larry E. Dukesworth, President and C.E.O.

*Jennifer Edwards*  
Jennifer Edwards, Exec. V.P.

NOTARY STATEMENT  
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 Larry E. Dukesworth and Jennifer Edwards, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 21 day of July, 2003.

*Tina C. Bennett*  
Notary Public in and for the State of Texas  
My commission expires on



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, William L. Boomer, R.P.L.S. No. 2559, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that 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.

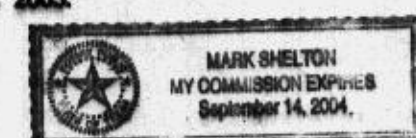
*William L. Boomer* R.P.S.  
William L. Boomer  
Registered Public Land Surveyor No. 2559

NOTARY STATEMENT  
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 William L. Boomer, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this the 16 day of July, 2003.

*Mark Shelton*  
Notary Public in and for the State of Texas  
My commission expires on



FINAL PLAT

ACCT. NO.: 18940  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

# LOT 1R, BLOCK 1, VILLAGE CENTER

BEING 1.309 ACRES OF LAND IN THE A. BRACKENE SURVEY, ABSTRACT NUMBER 72 AND BEING A REVISION OF LOT 1, BLOCK 1, VILLAGE CENTER ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 223, P.R.P.C.T. AND A TRACT OF LAND THE REMAINDER OF LOTS 1-5, BLOCK 5, BRACKEN ADDITION TO THE CITY OF WEATHERFORD WEATHERFORD, PARKER COUNTY, TEXAS

PREPARED JANUARY 21, 2003  
REVISED JULY 1, 2003

OWNER:  
OMNIAMERICAN CREDIT UNION  
P.O. BOX 15099  
FORT WORTH, TEXAS 76108  
CONTACT: ROBERT MURRAY  
(817) 424-5003



*Plat Cab C-31*