



DEVELOPER: GCP VILLAGE PARTNERS, L.P. A TEXAS LIMITED PARTNERSHIP BY: FOSSIL HILL INTERESTS, Ltd. A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER R. J. Grogan, Jr. - Manager 12 Fossil Hill Road Weatherford, TX 76087 (817) 594-2425

B341
RECEIVED AND FILED FOR RECORD 10:00 O'clock A.M. NOV 04 1998
Jeane Brunson, Co. Clerk PARKER COUNTY, TEXAS

VILLAGE CENTER, PHASE II
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND BEING A REPLAT OF ALL OF LOTS 1, 2, 9 AND 10 AND A PORTION OF AN ALLEY OF THE HAMBY'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO VOLUME 5, PAGE 458, DEED RECORDS PARKER COUNTY, TEXAS; ALL OF LOT 1, BLOCK 47, ORIGINAL TOWN OF WEATHERFORD AND ALL OF LOT 1 AND A PORTION OF LOTS 2, AND 5, BLOCK 5, A. BRACKEEN ADDITION, ACCORDING TO THE 1905 MYERS MAP OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

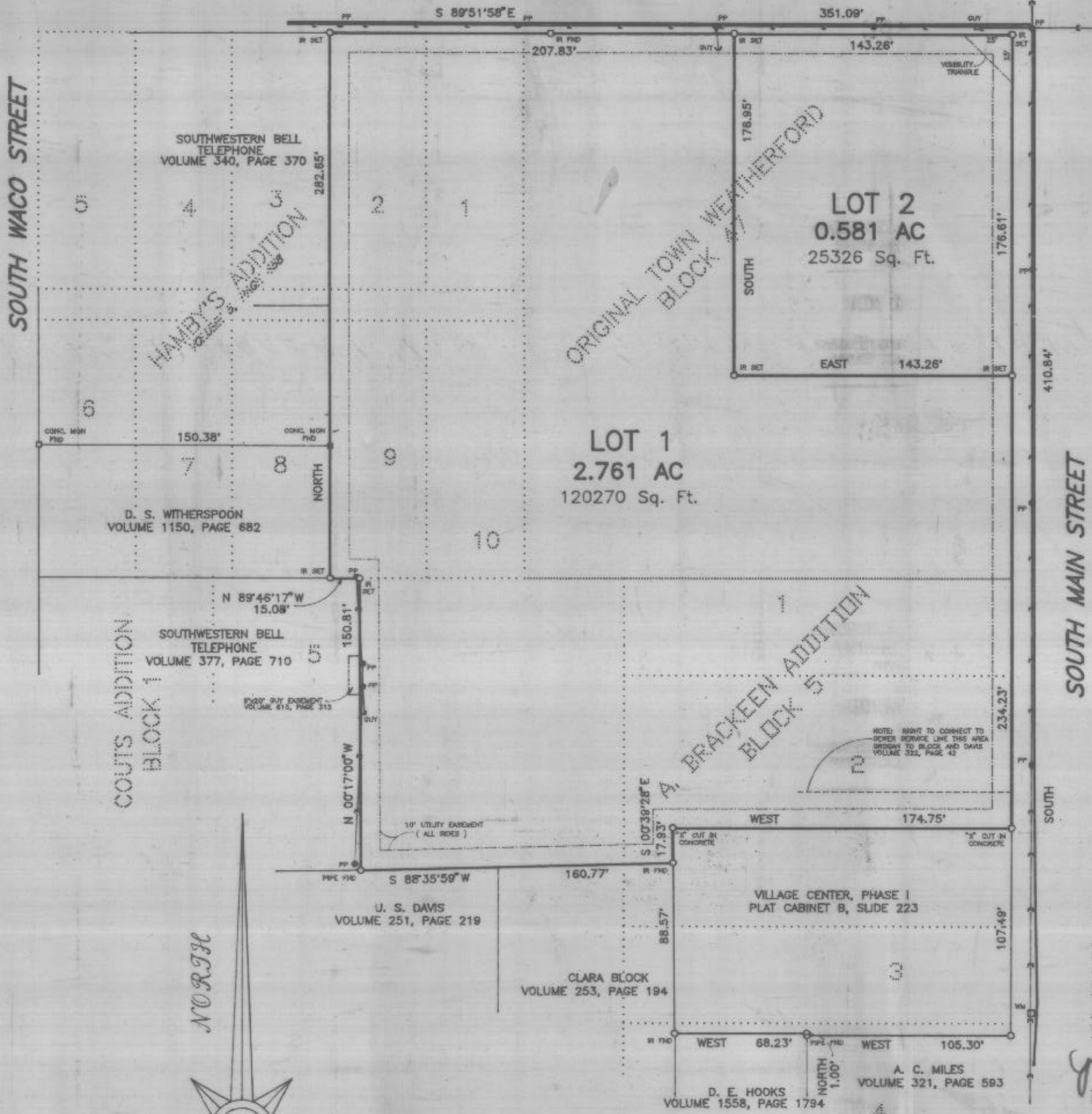
STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, GCP/VILLAGE PARTNERS, L.P. acting through the undersigned, its duly authorized officer, is the sole owner of a 3.342 Acres situated in and being all of Lots 1, 2, 9 and 10 and a portion of an alley of the HAMBY'S ADDITION, an addition to the City of Weatherford, according to Volume 5, Page 458, Deed Records, Parker County, Texas; all of Lot 1, Block 47, Original Town of Weatherford and all of Lot 1 and a portion of Lots 2, and 5, Block 5, A. Brackeen Addition, according to the 1905 Myers Map of the City of Weatherford, Parker County, Texas and being all those Lots, Tracts or Parcels of land conveyed to Grogan Children Partners L.P. in Volume 1591, Page 568; Volume 1591, Page 571 and Volume 1623, Page 477, Real Records, Parker County, Texas and Roy Grogan by deed recorded in Volume 308, Page 5; Volume 308, Page 70; Volume 308, Page 71; Volume 308, Page 93; Volume 308, Page 260 and Volume 310, Page 445, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the south right of way line of West Columbia Street and the west right of way line of South Main Street, said iron being the northeast corner of Block 47, said Original Town of Weatherford;
THENCE South, with the west right of way line of said South Main Street, 410.84 feet to an "X" cut in concrete at the northeast corner of Lot 1, Block 1, Village Center, Phase I, an addition to the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet B, Slide 223, Plat Records, Parker County, Texas;
THENCE West, with the north line of said Village Center, Phase I, 174.75 feet to an "X" cut in concrete;
THENCE S 00°39'28" E, 17.93 feet to an iron rod found;
THENCE S 88°35'59" W, 160.77 feet to a pipe found at the southeast corner of a tract of land conveyed to Southwestern Bell Telephone by deed recorded in Volume 377, Page 710, Deed Records, Parker County, Texas;
THENCE with said Southwestern Bell Telephone Tract the following courses and distances:
N 00°17' W, 150.81 feet to an iron rod set;
N 89°46'17" W, 15.08 feet to an iron rod set at the southeast corner of a tract of land conveyed to D. S. Witherspoon by deed recorded in Volume 1150, Page 682, Real Records, Parker County, Texas;
THENCE North with the east line of said D. S. Witherspoon Tract at 68.5 feet passing a concrete monument found at the southeast corner of a tract of land conveyed to Southwestern Bell Telephone by deed recorded in Volume 340, Page 370, Deed Records, Parker County, Texas and continuing with the east line of said Southwestern Bell Telephone Tract in all 282.65 feet to an iron rod set in the south right of way line of said West Columbia Street;
THENCE S 89°51'58" E, with the south right of way line of said West Columbia Street, 351.09 feet to the POINT OF BEGINNING and containing 3.342 acres (145596 square feet) of land.

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.

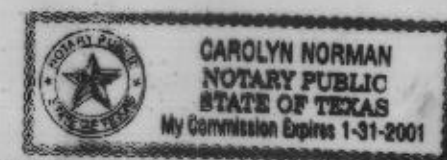
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 1998.
Notary Public in and for the State of Texas



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 2 day of November, 1998.
Carolyn Norman
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

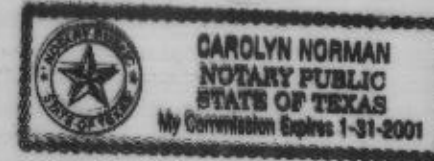
November 3, 1998
BETTYE FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

WITNESS my hand at _____, Parker County, Texas this _____ day of _____, 1998.

R. J. GROGAN, Jr.

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 the _____ day of _____, 1998.
Carolyn Norman
Notary Public in and for the State of Texas



UTILITY EASEMENT NOTES

MAINTENANCE OF UTILITIES. The City shall, at its sole costs and expense, install and at all times maintain the utilities within the easement tracts in a good and workmanlike manner. City agrees to repair and restore any damage or injury to Owner's Tract (including, without limitation, paving, fences, landscaping and other surface features) and to the easement tract.

NO PRESCRIPTIVE RIGHTS. No party shall acquire any prescriptive rights with respect to the easement tracts.

CESSATION OF USE. The easements shall terminate, without suit or reentry, when the use of the utilities therein installed ceases or when the City or other authority abandons the utilities.

RESERVATIONS. Owner, for itself and its successors and assigns, reserves the right (1) to dedicate over and across the easement tracts roads, streets, and alleys (2) to generally use the easement tracts in common with the City, but Owner agrees that Owner will maintain minimum clearances in respect of the utilities required by applicable codes and customary engineering practices.

EXISTING MATTERS. This agreement and the easement created hereby is expressly subject to all covenants, rights-of-way, and other matters of record or visible upon inspection of the easement tracts.

RESTORATION. Following the completion of any installation, maintenance or other work in the easement area, the City agrees to repair and restore any damage to the easement tracts caused by the City, its contractors, or its subcontractors to substantially the same or better condition as exists on the date hereof. The obligations herein shall survive the expiration or termination of this agreement.

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 that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074 11-2-98



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

