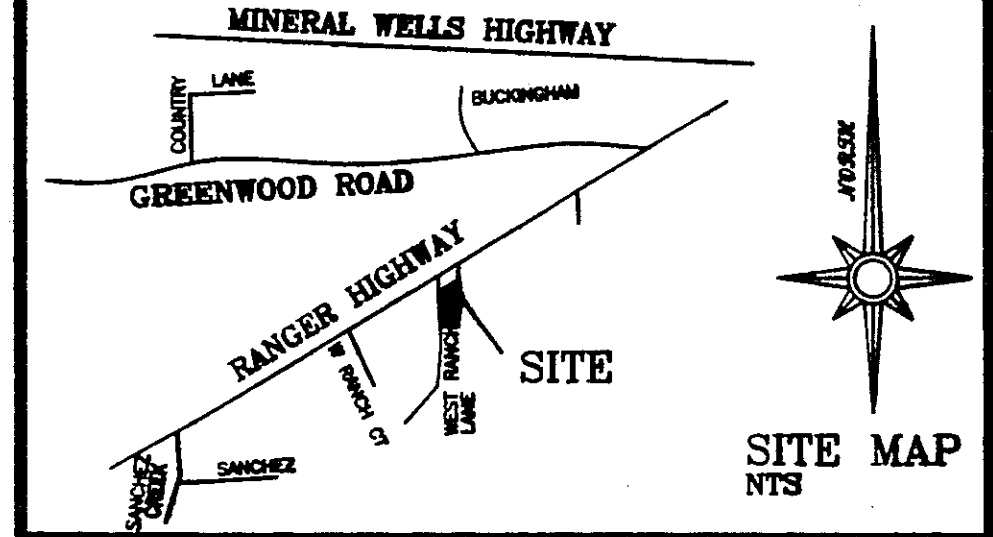


NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48097 C 0380 E. EFFECTIVE DATE: SEPTEMBER 21, 2006 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc# 783955
Book 2891 Page 132

NOTE: WATER SERVICE PROVIDED BY PRIVATE WELL. WASTE WATER BY INDIVIDUAL SEPTIC SYSTEMS

RANGER HIGHWAY
(U S HIGHWAY No. 80)
(PLAT: N 58°12'55" E)



NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

OWNER/DEVELOPER:
Parker County Grace Community Fellowship
Kenneth L. Ames, Jr.
111 West Ranch Lane
Weatherford, TX 76086
817-987-1888

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement

NOTE: We do hereby waive all claims for damages against the County 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.



KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.
Registration No. 2874
NOVEMBER, 2011

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 David Harlan, Jr., 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 executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20th day of November, 2011.

Mary Crabb
Notary Public in and for the State of Texas

10-26-2013
My Commission Expires on:



REPLAT
WEST RANCH ESTATES
LOT 2R

AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
BEING 3.619 ACRES SITUATED IN AND BEING A REPLAT OF LOTS 2 AND 3, WEST RANCH ESTATES
PARKER COUNTY, TEXAS

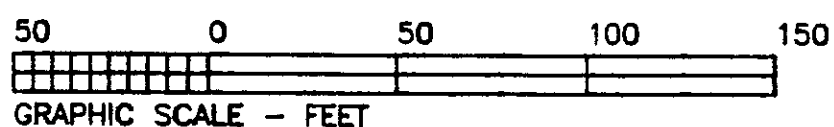
HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 598-9700 - (817) 598-0880
FAX: METRO (817) 341-2833

L=226.90' R=352.40'
N 18°55'53"W 223.00'

L=16.02' R=139.00'
N 36°08'20"W 16.01'

S 89°59'06"W 263.54'
(PLAT: WEST)

NORTH



SCALE: 1" = 50'

SHEET ONE OF TWO

Volume or Cabinet **D** Page or Slide **165**