

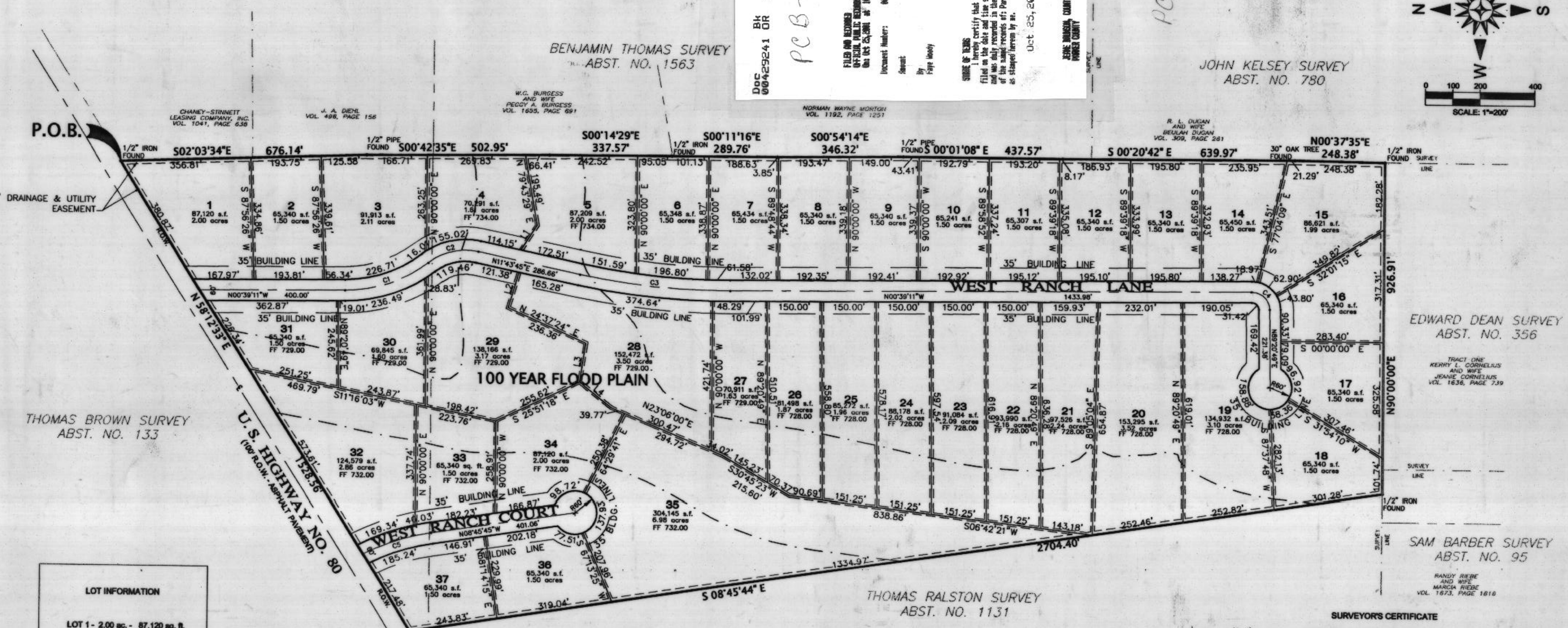
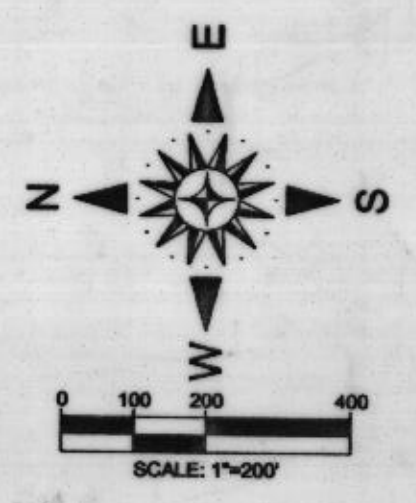
NOTE

THERE SHALL BE A 10' UTILITY AND DRAINAGE EASEMENT ADJACENT TO EACH STREET RIGHT-OF-WAY AND ALSO ON THE SIDES OF EACH LOT ADJACENT TO ONE ANOTHER AND A 10' UTILITY AND DRAINAGE EASEMENT ON THE REAR OF ALL LOTS.

STATEMENT ACKNOWLEDGEMENT 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.

Doc 00429241 Bk Vol 1964 DR 1062
 PCB-639
 FILED AND RETURNED TO PUBLIC RECORDS DEPT. OF COUNTY CLERK OF PARKER COUNTY TEXAS
 Instrument Number: 00429241
 Date: 08/10/01
 By: Faye Abbey
 COUNTY CLERK
 PARKER COUNTY
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said records of Parker County as stamped herein by me.
 Oct 25, 2001
 JENNIFER WILSON COUNTY CLERK
 PARKER COUNTY



LOT INFORMATION

- LOT 1 - 2.00 ac. - 87,120 sq. ft.
- LOT 2 - 1.50 ac. - 65,340 sq. ft.
- LOT 3 - 2.11 ac. - 91,913 sq. ft.
- LOT 4 - 1.61 ac. - 70,291 sq. ft.
- LOT 5 - 2.00 ac. - 87,209 sq. ft.
- LOT 6 - 1.50 ac. - 65,348 sq. ft.
- LOT 7 - 1.50 ac. - 65,434 sq. ft.
- LOT 8 - 1.50 ac. - 65,340 sq. ft.
- LOT 9 - 1.50 ac. - 65,340 sq. ft.
- LOT 10 - 1.50 ac. - 65,241 sq. ft.
- LOT 11 - 1.50 ac. - 65,307 sq. ft.
- LOT 12 - 1.50 ac. - 65,340 sq. ft.
- LOT 13 - 1.50 ac. - 65,340 sq. ft.
- LOT 14 - 1.50 ac. - 65,450 sq. ft.
- LOT 15 - 1.99 ac. - 86,621 sq. ft.
- LOT 16 - 1.50 ac. - 65,340 sq. ft.
- LOT 17 - 1.50 ac. - 65,340 sq. ft.
- LOT 18 - 1.50 ac. - 65,340 sq. ft.
- LOT 19 - 3.10 ac. - 134,295 sq. ft.
- LOT 20 - 3.52 ac. - 153,295 sq. ft.
- LOT 21 - 2.24 ac. - 97,526 sq. ft.
- LOT 22 - 2.16 ac. - 93,990 sq. ft.
- LOT 23 - 2.09 ac. - 91,084 sq. ft.
- LOT 24 - 2.02 ac. - 88,178 sq. ft.
- LOT 25 - 1.96 ac. - 85,272 sq. ft.
- LOT 26 - 1.87 ac. - 81,498 sq. ft.
- LOT 27 - 1.63 ac. - 70,911 sq. ft.
- LOT 28 - 3.50 ac. - 152,472 sq. ft.
- LOT 29 - 3.17 ac. - 138,166 sq. ft.
- LOT 30 - 1.60 ac. - 69,845 sq. ft.
- LOT 31 - 1.50 ac. - 65,340 sq. ft.
- LOT 32 - 2.86 ac. - 124,579 sq. ft.
- LOT 33 - 1.50 ac. - 65,340 sq. ft.
- LOT 34 - 2.00 ac. - 87,120 sq. ft.
- LOT 35 - 6.98 ac. - 304,145 sq. ft.
- LOT 36 - 1.50 ac. - 65,340 sq. ft.
- LOT 37 - 1.50 ac. - 65,340 sq. ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG.	TANGENT
C1	246.01	382.40	36°51'37"	241.79	S19°05'00"E	127.43
C2	145.25	169.00	49°14'33"	140.82	N12°53'32"W	77.45
C3	416.45	1927.01	12°22'56"	415.64	S05°32'17"W	209.04
C4	78.54	50.00	90°00'00"	70.71	N44°20'49"E	50.00
C5	197.30	600.00	18°50'27"	196.41	N18°10'59"W	99.55

LINE TABLE

LINE	LENGTH	BEARING
L1	82.60	S57°31'12"E
L2	104.40	S73°39'20"E
L3	109.71	S81°34'48"E
L4	112.95	S38°55'12"W

SURVEYOR:
 ANDREW E. STEVENS
 STEVENS LAND SURVEYING, INC.
 7300-B WEATHERFORD HIGHWAY
 FORT WORTH, TEXAS 76116
 (817) 696-9775



OWNERS:
 INNER-FINANCE, INC.
 4086 EAST I-20
 WEATHERFORD, TEXAS 76087
 (817) 341-0112

FINAL PLAT OF WEST RANCH ESTATES
 81.551 Total Acres
 Lots 1-37
 THOMAS RALSTON SURVEY, A-1131
 THOMAS BROWN SURVEY, A-133
 CITY OF WEATHERFORD
 PARKER COUNTY, TEXAS
 AUGUST, 2001



SURVEYOR'S CERTIFICATE
 I, ANDREW E. STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND MY SUPERVISION IN AUGUST, 2001, AND THAT ALL CORNERS ARE AS SHOWN.
 Andrew E. Stevens
 SIGNATURE
 ANDREW E. STEVENS
 PRINTED NAME
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5395
 DATE: 10/10/01

NOTE:
 THIS SUBDIVISION WILL HAVE INDIVIDUAL WATER WELLS AND SEPTIC SYSTEMS.