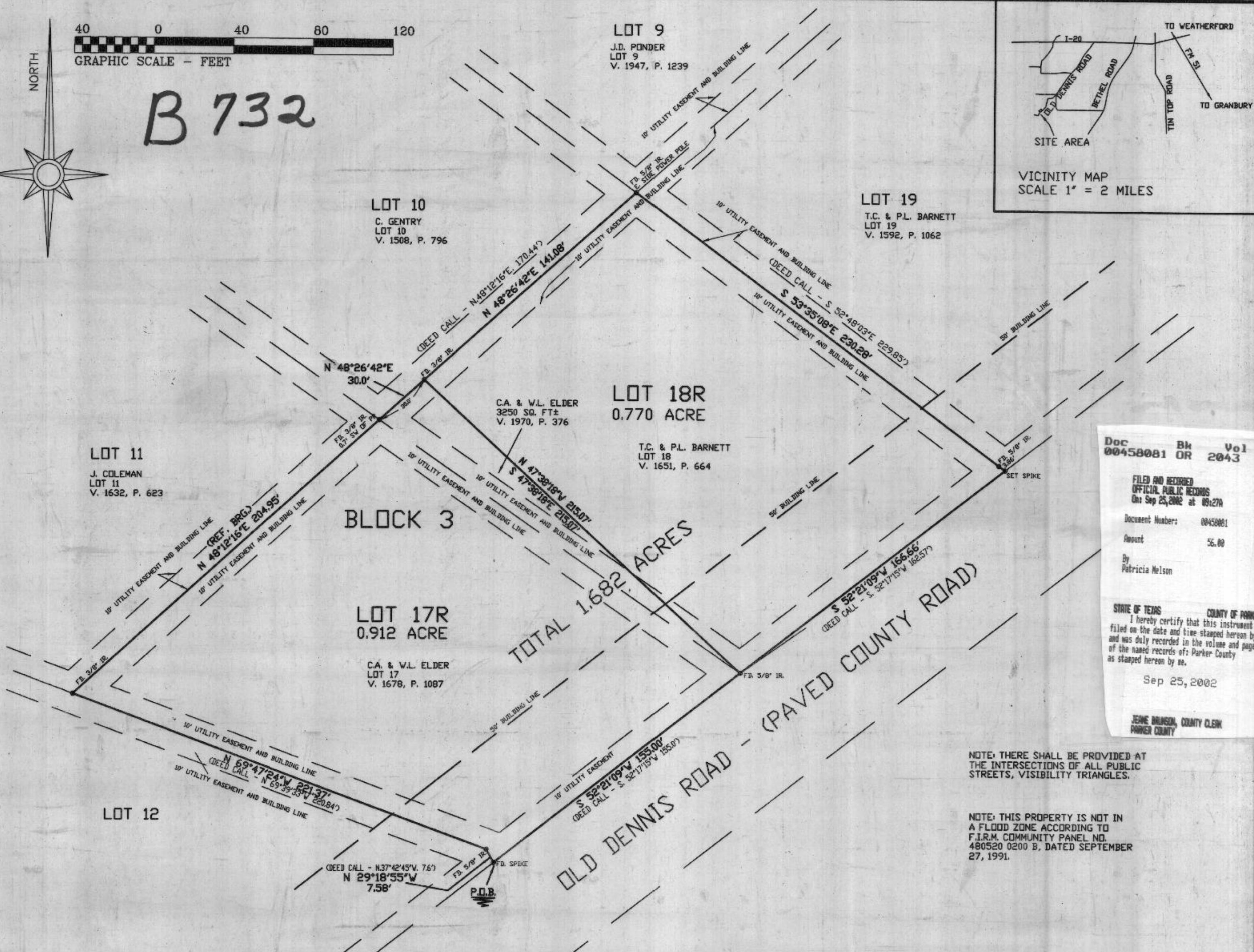
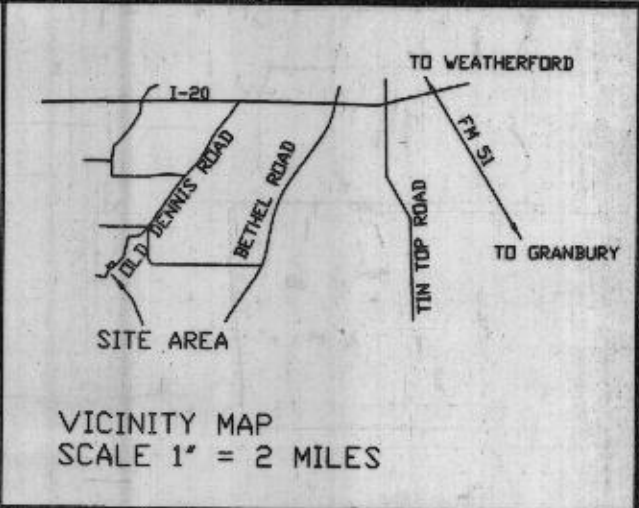


B 732



Doc 00450081 Bk OR Vol 2043 Pg 916
 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Sep 25, 2002 at 09:27A
 Document Number: 00450081
 Amount: \$6.00
 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.
 Sep 25, 2002
 JEAN BRUNSON, COUNTY CLERK
 PARKER COUNTY

NOTE: THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES.

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1991.

THE STATE OF TEXAS
 COUNTY OF PARKER

That we, CARL A. ELDER AND WYNONA L. ELDER, are the owners of Lot 17, Block 3, Replat of said Westridge Estates, an Addition to Parker County, Texas, (according to Plat as recorded in Plat Cabinet 'A', Slide 567, Plat Records of Parker County, Texas), and 3250 sq. ft. more or less tract out of Lot 18, Block 3 of said Westridge Estates. That we, TOMMY C. BARNETT AND PAMELA L. BARNETT, are the owners of the remaining portion of said Lot 18, Block 3 of said Replat of Westridge Estates; combining together to make a 1.682 acres tract described below:

Of a 1.682 acres tract of land out of the Block 3, Replat of Westridge Estates, an Addition to Parker County, Texas, (according to Plat as recorded in Plat Cabinet 'A', Slide 567, Plat Records of Parker County, Texas) being all of Lot 17, Block 3, of said Westridge Estates as described in deed to Carl A. Elder and Wynona L. Elder in Volume 1678, Page 1087, and being all of Lot 18, Block 3, of said Westridge Estates as described in deed to Tommy C. Barnett and Pamela L. Barnett in Volume 1651, Page 664; from which a called 3250 sq. ft. more or less piece of said Lot 18 was deeded to Carl A. Elder and Wynona L. Elder in Volume 1970, Page 376, all out of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found spike at the southeast corner of said Lot 17, in the northwest right of way line of Old Dennis Road (a paved county road), for the southeast and beginning corner of this tract.
 Thence N. 29 deg. 18 min. 55 sec. W. 7.58 feet to found 5/8" iron rod at a corner of said Lot 17 for a corner of this tract.
 Thence N. 69 deg. 47 min. 24 sec. W. 221.37 feet to a found 3/8" iron rod at the southwest corner of said Lot 17 for the southwest corner of this tract.
 Thence N. 48 deg. 12 min. 16 sec. E. 204.95 feet to a found 3/8" iron rod at the northwest corner of said Lot 17, same being the southwest corner of said Lot 18 and said 3250 sq. ft. more or less tract for a corner of this tract.
 Thence N. 48 deg. 26 min. 42 sec. E. at 30.0 feet pass a found 3/8" iron rod at the northwest corner of said 3250 sq. ft. more or less tract and in all 171.08 feet to a found 5/8" iron rod at the northwest corner of said Lot 18 for the northwest corner of this tract.
 Thence S. 53 deg. 35 min. 08 sec. E. at 226.42 feet pass a found 5/8" iron rod and in all 230.28 feet to a set spike at the northeast corner of said Lot 18 in the northwest right of way line of said Old Dennis Road for the northeast corner of this tract.
 Thence S. 52 deg. 21 min. 09 sec. W. at 166.66 feet pass a found 5/8" iron rod at the southeast corner of said Lot 18 and the northeast corner of said Lot 17 and in all 321.66 feet along the northwest right of way line of said Old Dennis Road to the place of beginning.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT CARL A. ELDER, WYNONA L. ELDER, TOMMY C. BARNETT, AND PAMELA L. BARNETT, do hereby adopt this plat, designating the herein above described real property as LOT 17R AND 18R, BLOCK 3, BEING A REPLAT OF LOTS 17 AND 18, BLOCK 3, REPLAT OF WESTRIDGE ESTATES, PARKER COUNTY, TEXAS, and do hereby dedicate to the public's use the streets, (alleys, parks), and easements shown thereon.

EXECUTED THIS 13 DAY OF Sept. 2002.
 BY: Carl A. Elder
 CARL A. ELDER
 BY: Wynona L. Elder
 WYNONA L. ELDER

EXECUTED THIS 13 DAY OF Sept. 2002.
 BY: Tommy C. Barnett
 TOMMY C. BARNETT
 BY: Pamela L. Barnett
 PAMELA L. BARNETT

STATE OF TEXAS
 COUNTY OF PARKER
 KIM LAWS
 Notary Public
 STATE OF TEXAS
 My Comm. Expires 09-23-2004
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF Sept. 2002 BY CARL A. ELDER, WYNONA L. ELDER, TOMMY BARNETT, AND PAMELA BARNETT.
 Kim Laws
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
 COUNTY OF PARKER
 KIM LAWS
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 Kim Laws
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

THE STATE OF TEXAS
 COUNTY OF PARKER

I, Carl A. Elder, (CARL A. ELDER) A DEDICATOR OF THIS REPLAT, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE ONE MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD (OR OTHER CITY), PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County Texas, this the 05 day of September, 2002.

County Judge
 Commissioner Precinct #1
 Commissioner Precinct #2
 Commissioner Precinct #3
 Commissioner Precinct #4

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, a Registered Professional Land Surveyor of the State of Texas, have plotted the above replat from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Michael Price
 Michael Price, Surveyor R.P.L.S. No. 5492
 Price Surveying, 103 S. Oak Ave. Mineral Wells, TX 76067
 940-325-4841 JUNE 12, 2002



LOT 17R AND 18R, BLOCK 3, OF THE REPLAT OF WESTRIDGE ESTATES, PARKER COUNTY, TEXAS.

BEING A REPLAT OF LOTS 17 AND 18, BLOCK 3, REPLAT OF WESTRIDGE ESTATES, PARKER COUNTY, TEXAS (ACCORDING TO PLAT AS RECORDED IN PLAT CABINET 'A', SLIDE 567 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.)

PRICE SURVEYING
 103 S. OAK AVENUE
 MINERAL WELLS, TEXAS 76067

940-325-4841
 JN01408A
 FN020904