

LEGAL DESCRIPTION

STATE OF TEXAS }
 COUNTY OF PARKER }

Being a tract of land in the FERDINAND EMMA SURVEY, Abstract No. 421, Parker County, Texas as recorded in Deed Record Volume 1237, Page 484 and being more fully described as follows:

COMMENCING at a found Rock by a 6" post (set 1/2" iron next to post) being the Northwest corner of the I. SENTELL SURVEY, Abstract No. 1245 said rock being on the East boundary line of the FERDINAND EMMA SURVEY;

THENCE South along the East boundary line of said EMMA SURVEY, 138.39 feet to a point being the Northeast Corner of Westwood Estates Phase 1 recorded Plat Cabinet A601 Parker County, Texas; thence continuing South along the East line a distance of 594.00 feet to a point being the Southeast corner of said Westwood Estates, Phase 1; thence N 89°59'07" W a distance of 462.68 feet; thence S 72° 56' 21" W a distance of 230.00 feet to the true POINT OF BEGINNING and the most Southwesterly corner of Westwood Estates Phase 1;

THENCE S 72° 56' 21" W a distance of 828.65 feet to a 3/8" iron pin set for a corner;

THENCE N 00° 15' 08" E a distance of 477.21 feet to a 3/8" iron pin set for a corner;

THENCE S 89° 28' 58" E a distance of 505.63 feet to a point being the Southwest corner of Lot 20 of Westwood Estates Phase 1, point being a 3/8" iron pin set for a corner;

THENCE S 89° 59' 07" E a distance of 284.48 feet to a 3/8" iron pin found;

THENCE S 00° 00' 00" E a distance of 229.45 feet to the POINT OF BEGINNING and containing 278,776 sq. feet or 6.40 acres more or less.

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 one residential units per lot.

SURVEYOR'S CERTIFICATE

The surveyor responsible for surveying the subdivision area shall attest to the accuracy of same in the following form:

Mike M. Mauney
 Owner

SWORN TO AND SUBSCRIBED before me this 6th day of May, 1994

Cathy A. Owen
 Notary Public in and for the State of Texas

THIS is to certify that I, _____ a Registered Public 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 direction and supervision.

B. F. Rivers
 Surveyor
 Texas Registration No. 2190

PLAT ADOPTION

STATE OF TEXAS }
 COUNTY OF PARKER }

THAT, MIKE MAJNEY by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Westwood Estates, Phase 3 on Addition to the City of Weatherford, Texas, AND DOES HEREBY CERTIFY THAT HE IS THE CURRENT OWNER OF 20 Lots, BLOCK 3 AND HAS NO OBJECTION TO THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of May, 1994.

Notary Public in and for the State of Texas

CITY APPROVAL STATEMENT

APPROVED: City Council, city of Weatherford, Texas

By: *Sherry Hatten*
 By: _____
 By: *Carrie Johnson*
 By: *Joe W. Harper*
 By: _____

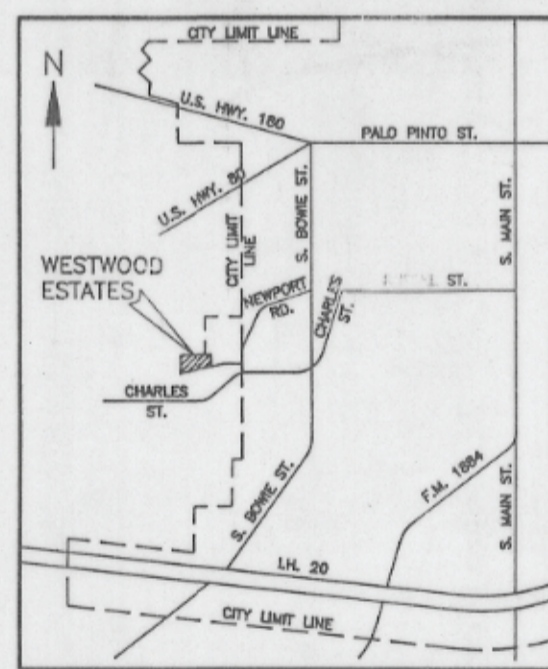
P&Z APPROVAL STATEMENT

APPROVED: P&Z Board, city of Weatherford, Texas

By: _____

ALL LOT CORNERS ARE SET WITH 3/8" IRON RODS

THE NORTH, WEST AND SOUTH BOUNDARY LINES ARE THE CITY LIMIT LINES.



LOCATION MAP

OWNER'S CERTIFICATE FORM OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mike Mauney, being the sole owner do hereby adopt this plat designating the hereinabove described property as Westwood Estates Phase 3 Addition to the City of Weatherford, Texas, and do hereby dedicate to the public's use the streets, and easements shown thereon.

WITNESS my (our) hand(s) this 6th day of May, 1994.
Mike M. Mauney

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Mike M. Mauney known to me to be 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 6th day of May, 1994.

Cathy A. Owen
 Notary Public in and for the State of Texas

I, Mike Mauney, do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours to the grade established in the subdivision.

EASEMENT REQUIREMENTS:

Along the rear of all outside lots there shall be a 7.5 foot utility and drainage easement. A five foot utility and drainage easement shall be in all lots adjacent to another lot located along that adjacent lot line.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

*There shall be provided at the intersections of all public streets, 25' visibility triangles as required by section 8.7 of the Subdivision Ordinance of the City.



BARNETT ENGINEERING, INC.
 CONSULTING ENGINEERS - PLANNERS - DESIGNERS
 P.O. Box 1485 • Mineral Wells, Texas 76067
 (817)325-9417

Preparation Date: October 26, 1994

FINAL PLAT
 OF
LOTS 1 THRU 20, BLOCK 3
WESTWOOD ESTATES, PHASE 3
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
OCTOBER, 1994

#292045
 PLAT CABINET
 # B 121
 MAY 7, 1996