

**LEGAL DESCRIPTION**

BEING a 5.99 acre tract situated in the Hannibal Good Survey, Abstract No. 535 and the E. Crockett Survey, Abstract No. 217, City of Weatherford, Parker County, Texas and being a portion of the tract conveyed to Weatherford 202, L.L.P. as evidenced by deed recorded in Vol. 1874, Page 1039, Deed Records Parker County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with Harlan cap in the north line of U.S. Highway 80 for the southwest corner of said Weatherford 202, L.L.P. tract and the southeast corner of the Robert Fenner tract as recorded in Vol. 252, Page 169 Deed Records Parker County, Texas;

THENCE North 00°29'57" West with said Robert Fenner east line a distance of 350.00 feet to a found 1/2 inch iron rod with GAI cap;

THENCE North 89°20'44" East a distance of 744.87 feet to a found 1/2 inch iron rod with GAI cap for the northwest corner of Lot 3, Block D, Willow Creek Phase I, as recorded in Cabinet B, Slide 588, Plat Records Parker County, Texas;

THENCE South 00°39'16" East a distance of 350.00 feet to a found 1/2 inch iron rod with GAI cap in the north line of U.S. Highway 80 for the southwest corner of Lot 1, Block E, Willow Creek Phase I;

THENCE South 89°20'44" West with the U.S. Highway 80 north line a distance of 745.81 feet to the Point of Beginning and Containing 280,869 square feet, 5.99 acre tract of land, more or less.

**CITY APPROVAL STATEMENT:**

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.05, 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.

*B. Lee*  
Date  
*Angela Winkle*  
Angela Winkle  
Interim City Secretary  
City of Weatherford, Texas

Doc	Bk	Vol	Pg
00454597	OR	2033	1675
FILED AND RECORDED OFFICIAL PUBLIC RECORDS On Aug 16, 2002 at 12:51P			
Document Number:		00454597	
Amount:		.00	
By Leann Franklin			
STATE OF TEXAS		COUNTY OF PARKER	
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 named records of Parker County as stamped herein by me.			
Aug 16, 2002			
JENNIE BRUNSON, COUNTY CLERK PARKER COUNTY			

**U.S. HIGHWAY 80  
(VARIABLE WIDTH ROW)**

- All lot corners are 1/2 inch iron pins unless otherwise noted. Lot corners to be set upon completion of paving.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
- Rear Yard: 25'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.

**Surveyor's Certificate**

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

*Charles F. Stark 8/14/02*  
Charles F. Stark, R.P.L.S.

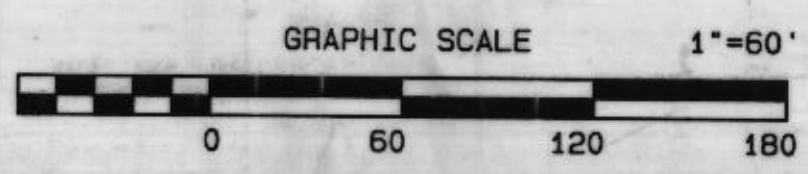
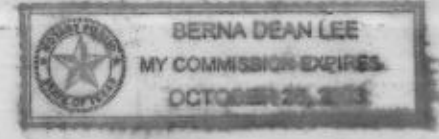


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, Weatherford 202, L.L.P., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as Lots 2-4, Block E, Willow Creek, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND this 15<sup>th</sup> day of August 2002  
Weatherford 202, L.L.P.  
*K. Wayne Lee*  
K. Wayne Lee

STATE OF TEXAS  
COUNTY OF PARKER  
Before me, the undersigned authority, on this day appeared K. Wayne Lee known by me to be the person whose name is subscribed to the foregoing instrument.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15<sup>th</sup> day of August 2002

*Berna Dean Lee*  
Berna Dean Lee  
Notary Public in and for the State of Texas



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
616 SIX FLAGS DRIVE, SUITE 400  
ARLINGTON, TEXAS 76011 (817) 640-8535

NOTE: BASIS OF BEARING FOR THIS PLAT IS THE CITY OF WEATHERFORD GIS COORDINATE SYSTEM

PCB-723

**FINAL PLAT  
LOTS 2-4, BLOCK E  
WILLOW CREEK ADDITION**

Hannibal Good Survey, Abstract No.535  
E. Crockett Survey, Abstract No. 214  
City of Weatherford  
Parker County, Texas