

Legal Description.

BEING a 11.61 acre tract situated in the Hannibal Good Survey, Abstract No. 535 and the E. Crockett Survey, Abstract No. 214, 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 GAI cap for the southwest corner lot 11, Block D, Willow Creek Phase I as recorded in Cabinet B, Slide 588, Parker County Plat Records;

THENCE South 89°20'44" West, a distance of 341.23 feet to a point in the east line of the Robert Fenner tract as recorded in Vol. 252, Page 169, Parker County Deed Records;

THENCE North 00°29'57" West following the east line of said Robert Fenner tract a distance of 64.45 feet to a found 1/2 inch iron rod;

THENCE North 00°19'02" East, a distance of 1278.98 feet to a found 5 inch post for the north east corner of said Robert Fenner tract and the south east corner of the T. L. Murrell tract as recorded in Vol. 1398, Page 1027;

THENCE North 00°19'01" West with the east line of said T. L. Murrell tract a distance of 246.19 feet to a set 1/2 inch iron rod;

THENCE South 46°56'19" East leaving the east line of said T. L. Murrell tract a distance of 516.38 feet to a set 1/2 inch iron rod for the beginning of a non-tangent curve to the right having a radius of 855.00 feet and a central angle of 0°33'56" and a chord bearing and distance of North 44°15'54" East, 8.44 feet;

THENCE along said curve to the right a distance of 8.44 feet to a set 1/2 inch iron rod;

THENCE North 44°32'52" East tangent to said curve, a distance of 116.87 feet to a set 1/2 inch iron rod for the beginning of a non-tangent curve to the left having a radius of 570.00 feet and a central angle of 17°07'25" and a chord bearing and distance of South 38°22'36" East, 169.72 feet;

THENCE along said curve to the left, a distance of 170.35 feet to found 1/2 inch iron rod in the northwest line of said Willow Creek Phase I;

THENCE South 43°03'41" West along the west line of said Willow Creek Phase I a distance of 60.00 feet to a found 1/2 inch iron rod;

THENCE South 44°32'52" West, a distance of 35.98 feet to a found 1/2 inch iron rod for the beginning of a tangent curve to the left having a radius of 685.02 feet and a central angle of 44°13'50" and a chord bearing and distance of South 22°25'57" East, 515.78 feet;

THENCE along said curve to the left, a distance of 528.81 feet to a found 1/2 inch iron rod;

THENCE South 00°19'02" West tangent to said curve, a distance of 473.53 feet to a found 1/2 inch iron rod;

THENCE South 00°39'16" East, a distance of 50.00 feet to a found 1/2 inch iron rod;

THENCE North 89°20'44" East, a distance of 29.24 feet to a found 1/2 inch iron rod in the northwest corner of said lot 11, Block D, Willow Creek Phase I;

THENCE South 00°39'16" East, a distance of 120.00 feet to the POINT OF BEGINNING and Containing 514,474.26 square feet, 11.61 acre tract of land, more or less.

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 WILLOW CREEK ESTATES, PHASE 2, 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 23 day of July, 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 23rd day of July, 2002
Shirley Ferguson
Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL
Janis K. Saunders
Chairman, Planning and Zoning Commission

APPROVED: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS
NOVEMBER 13, 2001

Mayor
Janis K. Saunders
City Council

[Signature]
City Council

[Signature]
City Council

[Signature]
City Council

- 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.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum.
- Rear Yard: 25'
- No planting, shrub, tree, well 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.

LOT	SQUARE FOOTAGE	ACRES
BLOCK D		
12	8400	0.19
13	8887	0.20
14	14090	0.32
15	14836	0.34
16	9617	0.22
17	9800	0.22
18	9800	0.23
19	9800	0.23
20	9800	0.23
21	9800	0.23
22	9800	0.23
23	9918	0.23
24	10498	0.24
25	11312	0.26
26	12650	0.29
27	14454	0.33
28	11842	0.27
29	15353	0.35
30	12224	0.28
31	13069	0.30

LOT	SQUARE FOOTAGE	ACRES
BLOCK C		
14	12931	0.30
15	8400	0.19
16	8400	0.19
17	8400	0.19
18	8400	0.19
19	8400	0.19
20	8400	0.19
21	8400	0.19
22	8400	0.19
23	8400	0.19
24	8400	0.19
25	8400	0.19
26	8400	0.19
27	8400	0.19
28	8400	0.19

LOT	SQUARE FOOTAGE	ACRES
BLOCK G		
1	8622	0.20
2	8400	0.19
3	8400	0.19
4	8400	0.19
5	8400	0.19
6	13152	0.30

Doc 00455541 Bk DR Vol 2036 Pg 707

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Aug 28, 2002 at 10:43A

Document Number: 00455541

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 based records of Parker County as stamped herein by me.

Aug 28, 2002

JENE BRANSON, COUNTY CLERK
PARKER COUNTY

PC B926

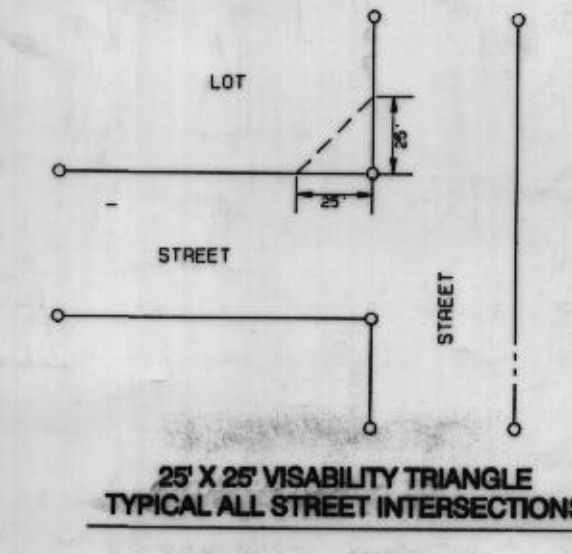
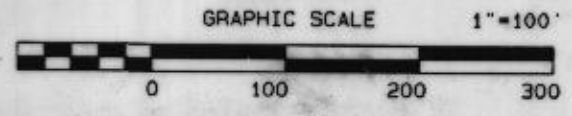
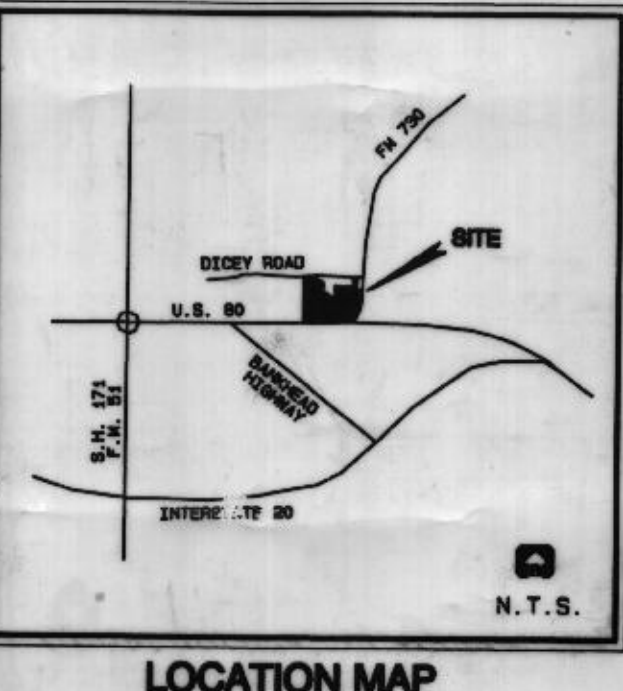


Surveyor's Certificate
I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.
Charles F. Stark 5/23/02
Charles F. Stark, R.P.L.S.



**FINAL PLAT
WILLOW CREEK PHASE 2**

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



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

PC B926