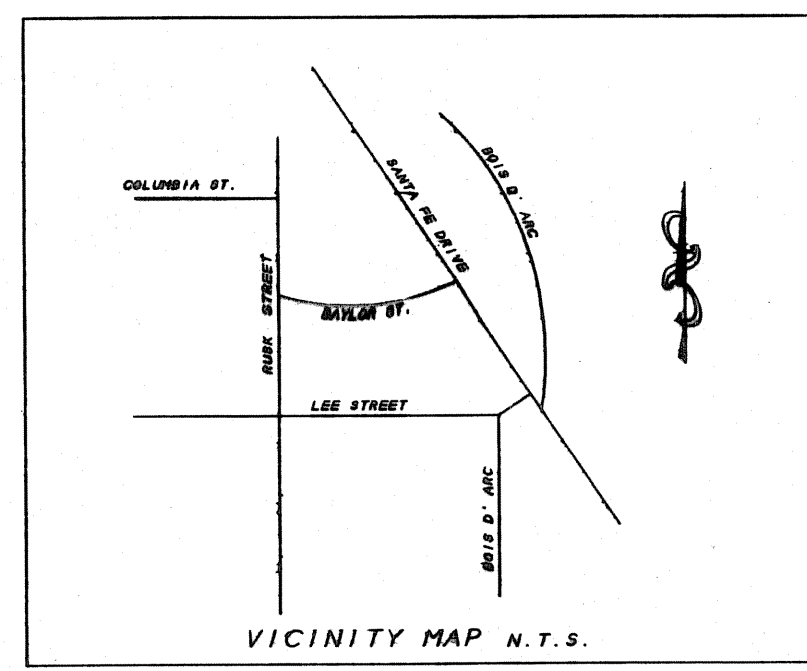
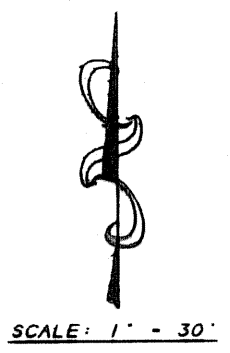
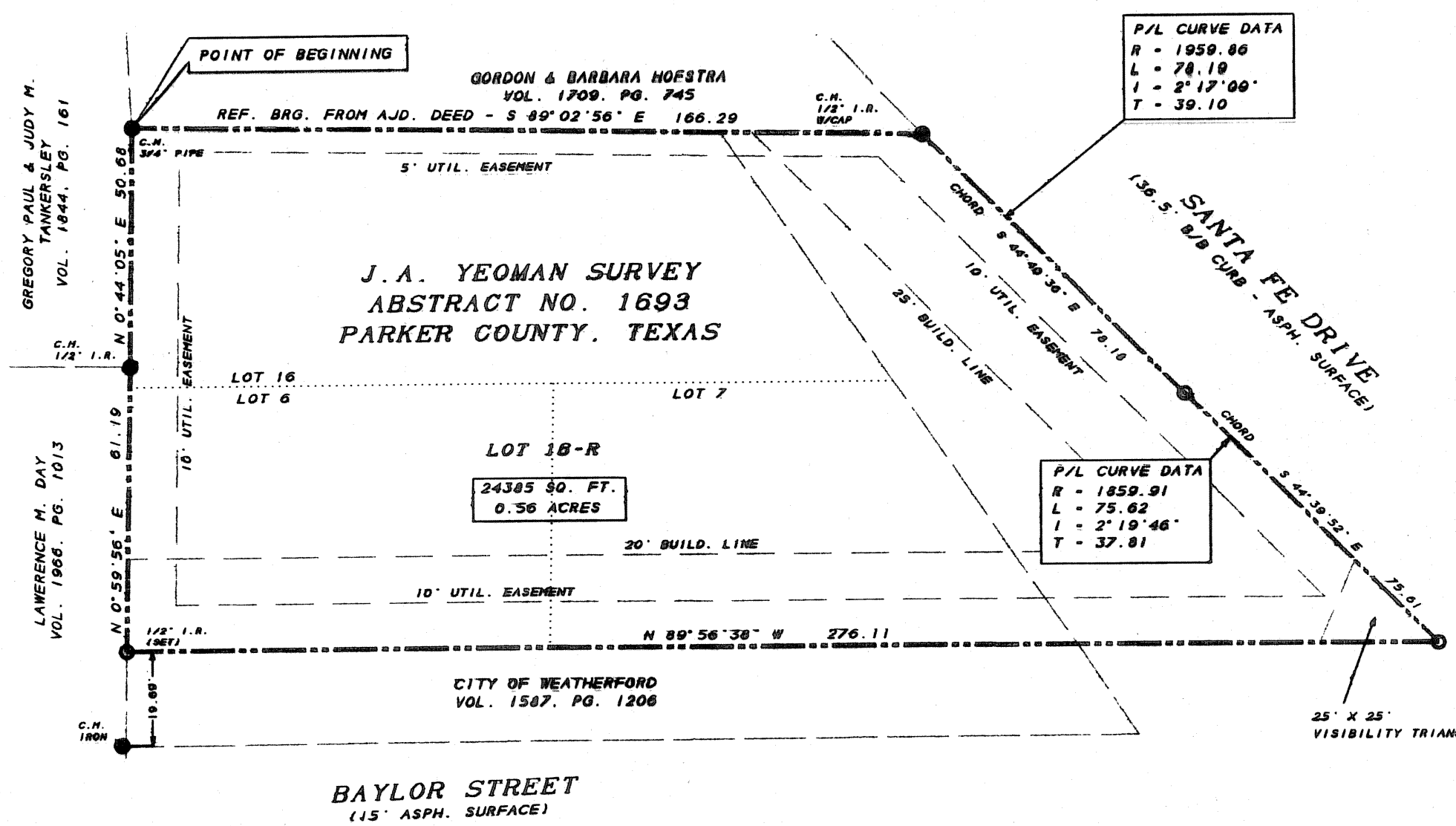
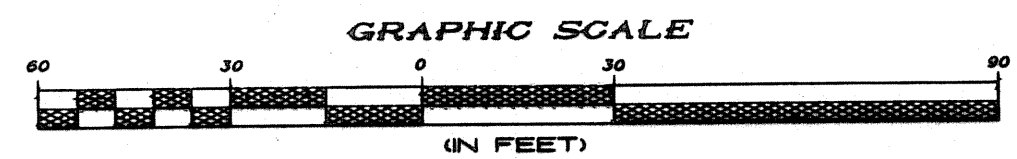


C555



DESCRIPTION:

BEING 0.56 ACRES OUT OF THE J.A. YEOMAN SURVEY, ABSTRACT NO. 1693, AND BEING A PART OF LOTS 6, 7 AND 16, BLOCK 8, YEOMAN'S ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND BEING THAT CERTAIN TRACT CONVEYED TO SANTA FE CENTER BY DEED RECORDED IN VOLUME 2463 PAGE 608 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH PIPE, FOUND IN PLACE, ON THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO GREGORY PAUL AND JUDY M. TANKERSLEY BY DEED RECORDED IN VOLUME 1844, PAGE 161 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GORDON AND BARBARA J. HOFSTRA BY DEED RECORDED IN VOLUME 1709, PAGE 745 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE S 89° 02' 56" E. ALONG AND WITH THE SOUTH LINE OF SAID HOFSTRA TRACT, A DISTANCE OF 166.29 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE WEST LINE OF SANTA FE DRIVE FOR THE SOUTHEAST CORNER OF SAID HOFSTRA TRACT AND THE NORTHEAST CORNER OF THIS TRACT:

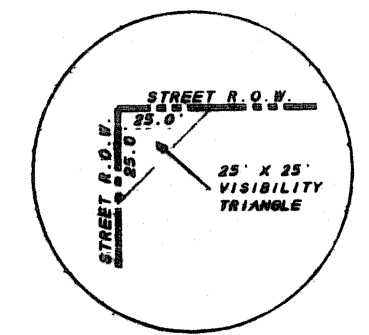
THENCE SOUTHEASTERLY, ALONG AND WITH THE WEST LINE OF SAID SANTA FE DRIVE, AND ALONG AND WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02° 17' 09" AND A RADIUS OF 1959.86 FEET, THE CHORD OF WHICH BEARS S 44° 40' 36" E 78.18 FEET, AN ARC DISTANCE OF 78.19 FEET TO THE P.C. A CURVE TO THE RIGHT:

THENCE SOUTHEASTERLY, CONTINUING ALONG AND WITH THE WEST LINE OF SAID SANTA FE DRIVE AND ALONG AND WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02° 19' 46" AND A RADIUS OF 1859.91 FEET, THE CHORD OF WHICH BEARS S 44° 39' 52" E 75.61 FEET, AN ARC DISTANCE OF 75.62 FEET TO A POINT ON THE NORTH LINE OF BAYLOR STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE N 89° 56' 38" W. ALONG AND WITH THE NORTH LINE OF SAID BAYLOR STREET, A DISTANCE OF 276.11 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO LAWRENCE M. DAY BY DEED RECORDED IN VOLUME 1966, PAGE 1013 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 00° 59' 56" E. ALONG AND WITH THE EAST LINE OF SAID DAY TRACT, A DISTANCE OF 61.19 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHEAST CORNER OF SAID TANKERSLEY TRACT FOR AN ANGLE POINT OF THIS TRACT:

THENCE N 00° 44' 05" E. GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE EAST LINE OF SAID TANKERSLEY TRACT, A DISTANCE OF 50.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.56 ACRES.



VISIBILITY TRIANGLE EASEMENT (TYPICAL ALL INTERSECTIONS)

Doc# 635634 Book 2528 Page 1927

Doc# 635634 Fees: \$66.00 04/13/2007 9:34AM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS TRONIE ROBINSON COUNTY CLERK

SURVEYOR'S CERTIFICATION:

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON DECEMBER, 2006.

B.F. RIVERS, M.S., P.E., R.P.L.S. NO. 2190 STATE OF TEXAS



OWNER
SANTA FE CENTER, L.L.C.
130 LAKEVIEW DRIVE
ALEDO, TEXAS, 76008
817-372-1345

DEVELOPER
SANTA FE CENTER
130 LAKEVIEW DRIVE
ALEDO, TEXAS, 76008
817-372-1345

SURVEYOR
RIVERS SURVEYING, INC.
139 CROWLEY LANE
MINERAL WELLS, TEXAS 76067
817-325-8613

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SANTA FE CENTER, L.L.C., owner of the property shown hereon, do hereby adopt this plat designating the herein above described property as REPLAT OF LOT 16-R, YEOMAN'S ADDITION, an addition to the City of Weatherford, Parker County, Texas and does dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The Streets and alleys, if any, are dedicated as street purposes. The easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the actual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

WITNESS, my hand, this the 30th day of March, 2007.

SANTA FE CENTER, L.L.C.
BY: Doug Sanford
DOUG SANFORD, MANAGING PARTNER

LAURA NICHOLS
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/01/2009

STATE OF TEXAS
COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DOUG SANFORD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 30th day of March, 2007.

Laura Nichols
Notary Public in and for the State of Texas
march 1, 2009
My Commission Expires On:

LAURA NICHOLS
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/01/2009

I, Doug Sanford, hereby certify that there are no liens on this property.

Doug Sanford
DOUG SANFORD

CITY APPROVAL OF REPLAT:

Approved: following construction of all public improvements (or appropriate surrogates thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY:

Burt
Signature of Chairperson

Planning & Zoning Commission
City of Weatherford, Texas
4-10-07
Date of Recommendation

APPROVED BY:

Ja M. Jarr
Signature of Mayor

City Council
City of Weatherford, Texas
4-10-07
Date of Approval

ATTORNEY:

Angela Winkler
City Secretary

4-10-07
Date

Recorded on this _____ day of _____, 200____
in Vol. (Cob.) _____, Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.
County Clerk, Parker County, Texas.

ACCT. NO.: 19925
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15

REPLAT
LOT 16-R, BLOCK 8,
YEOMAN'S ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS
BEING
0.56 ACRES OUT OF THE
J.A. YEOMAN SURVEY, ABSTRACT NO. 1693,
PARKER COUNTY, TEXAS
SHEET 1 OF 1 SHEETS