



STATE OF TEXAS)
 COUNTY OF PARKER)
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
 THIS THE 30 DAY OF July, 1998.

Ben Long
 COUNTY JUDGE

Charles Norta
 COUNTY COMMISSIONER
 PRECINCT #3

Mack Dalk
 COUNTY COMMISSIONER
 PRECINCT #4

Rena Peden
 COUNTY COMMISSIONER
 PRECINCT #4

CITY OF WEATHERFORD
 CHAIRMAN OF PLANNING AND
 ZONING PARKER COUNTY, TEXAS

Waymon Hamitt

APPROVED: CITY OF WEATHERFORD,
 TEXAS

John McLaughlin
 MAYOR

Bill Cokey
 COUNCIL

CITY SECRETARY DATE

STATE OF TEXAS)
 COUNTY OF PARKER)

KNOWN ALL MEN BY THESE PRESENTS, THAT, SALLEE FAMILY PARTNERSHIP, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

BEING 19.619 ACRES OF LAND SITUATED IN THE JOHNATHAN BROCK SURVEY, ABSTRACT NO. 2813, PARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DEEDED TO SALLEE FAMILY PARTNERSHIP AS RECORDED IN VOLUME 1562, PAGE 158, REAL RECORDS, PARKER COUNTY, TEXAS, AND A TRACT OF LAND AS RECORDED IN VOLUME 1562, PAGE 164, SAID REAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, OF THE REPLAT OF HIDDEN ACRES AS RECORDED IN VOLUME 363-A, PAGE 27, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF SAID HIDDEN ACRES;

THENCE N 75°40'36" E, 298.58 FEET TO A 1/2 INCH IRON ROD SET AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF ARAPAHOE RIDGE, PHASE 2 AND BEING THE NORTHEAST CORNER OF THE INTERSECTION OF ARAPAHOE DRIVE AND OLD AIRPORT ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EASTERLY LINE OF ARAPAHOE DRIVE THE FOLLOWING COURSES AND DISTANCES:

N 64°46'37" W, 38.55 FEET TO A 1/2 INCH IRON ROD SET;
 N 25°12'41" W, 629.70 FEET TO A 1/2 INCH IRON ROD SET;
 AND BEING THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 213.99 FEET AND WHOSE LONG CORD BEARS N 28°03'56" E, 397.96 FEET;
 ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 397.96 FEET THROUGH A CENTRAL ANGLE OF 106°33'14", TO A 1/2 INCH IRON ROD SET AND BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 293.20 FEET AND WHOSE LONG CORD BEARS N 13°08'56" E, 544.44 FEET;
 ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 697.94 FEET THROUGH A CENTRAL ANGLE OF 136°23'14", TO A 1/2 INCH IRON ROD SET AND BEING THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 272.80 FEET AND WHOSE LONG CORD BEARS N 38°04'42" W, 177.33 FEET;
 ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 180.61 FEET THROUGH A CENTRAL ANGLE OF 37°55'59" TO A 1/2 INCH IRON ROD SET;

THENCE S 85°26'51" E, 676.71 FEET TO A 1/2 INCH IRON ROD SET AND BEING IN THE CENTERLINE OF 160 FOOT WIDE TEXAS ELECTRIC SERVICE COMPANY EASEMENT AS RECORDED IN VOLUME 1024, PAGE 712, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE S 06°55'20" W, ALONG THE SAID CENTERLINE, 1421.72 FEET TO A 1/2 INCH IRON ROD SET AND BEING IN THE NORTH LINE OF OLD AIRPORT ROAD;

THENCE S 75°40'36" W, 393.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.619 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT, SALLEE FAMILY PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT OF THE HEREINABOVE DESCRIBED REAL PROPERTY AS

LOTS 1-7, BLOCK 2
 ARAPAHOE RIDGE, PHASE 2
 PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE EASEMENT SHOWN HERON.

WITNESS MY HAND AT W'FORD, PARKER COUNTY, TEXAS
 THIS 2 DAY OF July, 1998

SALLEE FAMILY PARTNERSHIP BY: *Bill Sallee*

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, *Bill Sallee*, OF SALLEE FAMILY PARTNERSHIP A LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THE HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 2 DAY OF July, 1998.

Kim Collins
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY APPROVAL STATEMENT

APPROVAL BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINSTRATIVE APPROVAL OF CERTAIN PLAT-VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 7-10-98

Bettye Farris
 BETTYE FARRIS
 CITY SECRETARY
 CITY OF WEATHERFORD, TEXAS

PROJECT NO.	SALLEE2	DATE	REVISIONS
	GLC		
	TDD		
		06/04/98	

A FINAL PLAT OF
LOTS 1-7, BLOCK 2
ARAPAHOE RIDGE, PHASE 2
 AN ADDITION IN PARKER COUNTY, TEXAS
 BEING 19.619 ACRES OF LAND SITUATED IN THE
 JOHNATHAN BROCK SURVEY
 ABSTRACT NO. 2813
 PARKER COUNTY, TEXAS

T.D. DISHEROON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 6717 CALMONT AVENUE
 FORT WORTH, TEXAS 76116
 PHONE 817-731-0587 FAX 817-732-2014

DEED RESTRICTION CERTIFICATION STATEMENT

VOLUME 1535, PAGE 1400
 REAL RECORDS, PARKER COUNTY, TEXAS

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 TWO RESIDENTIAL UNITS PER LOT.

OWNER _____
 SWORN TO AND SUBSCRIBED BEFORE ME THIS ___ DAY OF _____, 1998

THE SUBJECT PROPERTY SHOWN HEREON AND BEING PLATED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ACCORDING TO THE FEMA MAP 480520 0200 B,C DATED SEPTEMBER 27, 1997

January 3, 1997

STATE OF TEXAS)
 COUNTY OF PARKER)
 THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

TITLE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME BY 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 ___ DAY OF _____, 1998.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE SOLE PURPOSE OF MAP IS TO CORRECT POB CALL AND SALLEE LAND CORP. TO SALLEE FAMILY PARTNERSHIP, AND MISSED SPOelled WORDS.

CENTERLINE CURVE DATA						
CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD	
C1	106°33'14"	243.99	453.75	327.06	S 28°03'56" W	391.13
C2	136°23'14"	263.20	626.52	657.84	N 13°08'56" E	488.73
C3	08°17'14"	302.80	43.80	21.94	N 50°54'04" W	43.76

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, T.D. DISHEROON A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND 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 OR UNDER MY DIRECTION AND SUPERVISION.

DATE 7-2-98

T.D. Disheroon
 T.D. DISHEROON
 TEXAS REGISTRATION NO. 1276



OWNER & DEVELOPER,
 SALLEE FAMILY PARTNERSHIP
 P.O. BOX 1644
 WEATHERFORD, TEXAS 76086
 PHONE 871-596-9852

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 REAL RECORDS OF PARKER COUNTY AS STAMPED HEREON.

JUL 23 1998

John Brunson
 COUNTY CLERK
 PARKER COUNTY, TEXAS

SALLEE FAMILY PARTNERSHIP
 VOLUME 1562, PAGE 158
 REAL RECORDS, PARKER COUNTY, TEXAS



SCALE 1" = 200'

SYLVA S. WOOD
 VOLUME 1562, PAGE 158
 REAL RECORDS, PARKER COUNTY, TEXAS

- NOTE:
1. THERE IS A 15' BUILDING LINE ALONG ALL SIDE LOT LINES.
 2. 15' DRAINAGE AND UTILITY EASEMENTS ALONG ALL LOT LINES.
 3. ALL CORNERS TO 1/2" IRON RODS SET UNLESS OTHERWISE NOTED AND TO BE SET AT THE END OF CONSTRUCTION OF UTILITIES.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:
 "THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 6.7 OF THE SUBDIVISION ORDINANCE OF THE CITY."

GRADING WAIVER:
 Note: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

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LOTS 1-7, BLOCK 2
ARAPAHOE RIDGE, PHASE 2
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