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 TWO RESIDENTIAL UNITS

JWS PROPERTIES, LTD. K.BDS PROPERTIES, L.L.C., GENERAL PARTNER BILL SALLEE, PRESIDENT

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Bill Sallee, 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 purposes and considerations therein stated.

Given under my hand and seal of office this the ___day

Notary Public in and for the State of Texas

PAMELA G. SAUL Notary Public STATE OF TEXAS My Comm. Exp. 12/01/2008

SECRETARY

GRADING WAIVER STATEMENT WAIVER OF 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 CONFORM TO THE GRADES ESTABLISHED IN THE ADDITION.

160' T.E.S.C.O. EASEMENT VOLUME 1042, PAGE 712

TNERSHIP LTD PAGE 134

FAMILY PARTI

CITY OF WEATHERFORD PARKER COUNTY, TEXAS WHEREAS THE PLANNING AND ZONING COMMISSION OF WEATHERFORD, TEXAS VOTED AFFIRMATIVELY ON THIS 2 DAY OF MARCA 2006 TO APPROVE THIS PLAT. CHAIRMAN

CITY OF WEATHERFORD PARKER COUNTY, TEXAS WHEREAS THE CITY COUNCIL OF THE WEATHERFORD, TEXAS VOTED AFFIRMATIVELY ON THIS 2 DAY OF THE COMMON TO APPROVE THIS PLAT. BY: augh Wike

COMMISSIONERS COURT PARKER COUNTY, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS
AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: Corel 12, 2006 CABSENT -

DANNY CHOATE COMMISSIONER PRECINCT #1

JOE BRINKLEY COMMISSIONER PRECINCT #2 JIM WEBSTER COMMISSIONER PRECINCT #4 Doc# 594657 Book 2428 Page 843

Doc# 594657 Fees: \$66.00 04/21/2008 12:09PM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS **COUNTY OF PARKER**

Where as JWS Properties Ltd. being the owner of Lots 11, 12, and 13, Block B, Arapahoe Ridge Phase III, Parker County, Texas.

Being Lots 11, 12 and 13, Block B, ARAPAHOE RIDGE, PHASE III, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet B, Slide 575, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT JWS Properties Ltd. does hereby adopt this plat as Lots 11R and 12R, Block B, ARAPAHOE RIDGE, PHASE III, being a Replat of Lots 11, 12 and 13, Block B, and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

JWS Properties Ltd. K.BDS Properties, L.L.C., General Partner Bill Sallee, President

STATE OF TEXAS **COUNTY OF PARKER**

JWS Properties Ltd. being the dedicator and owner of the attached plat does hereby certify that the aforesaid property is within the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas.

JWS Properties Ltd. K.BDS Properties, L.L.C., General Partner Bill Sallee, President

STATE OF TEXAS **COUNTY OF PARKER**

BEFORE ME, the undersigned authority, on this day personally appeared Bill Sallee, known to me by the person whose name is subscribed to the above 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

My Comm. Exp. 12/01/2008 Notary Public in and for the State of Texas

MAP NO.:

ACCT. NO: 10145 SCH. DIST.: WE

FAMILLA G. SAUL Notary Public STATE OF TEXAS

THE PURPOSE OF THIS PLAT IS TO REPLAT 3 LOTS INTO 2 LOTS.

CO

I-16

FINAL PLAT ARAPAHOE RIDGE PHASE III LOTS 11R & 12R, BLOCK B

> AN ADDITION TO PARKER COUNTY, TEXAS BEING A REPLAT OF LOTS 11, 12, & 13 BLOCK B, ARAPAHOE RIDGE PHASE III PARKER COUNTY, TEXAS

DATE_ THIS PLAT FILED IN CABINET_ , SLIDE_



OWNER/DEVELOPER:

2600 CLEARLAKE

JWS PROPERTIES, LTD.

WEATHERFORD, TEXAS 76086

K.BDS PROPERTIES, L.L.C., GENERAL PARTNER

SCALE: 1"=100'

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having platted the bove subdivision from an actual survey on the ground; and that all lot corners, points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or ection and supervision.

LOT 7

LOT 14

R-670.00' L-15.76'

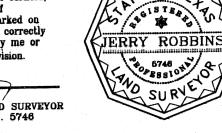
CH-S77°58'44"E

15.76

LOT 10

AUTUMN SPRINGS COURT

JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5746 02/MAR/2006



VICINITY MAP

PARKER COUNTY 911 MAPSCO PAGE 22

R-60.00'

CH 182° 22'39"E

GENERAL NOTES

7.441 TOTAL ACRES

2 LOTS RESIDENTIAL

FLOOD HAZARD AREA.

SALLEE FAMILY PARTNERSHIP LTD VOLUME 1562, PAGE 158

S 83°04'40" E 406.22'

S 84°32'33" W 343.74'

10' UTIL & DR. ESMT

10' UTIL & DR. ESMT

 \bigcirc

11R

10' UTIL & DR. ESMT

LOT 6

N 87°18'00" W 393 17

3.986 AC., 173616 SQ.FT.

1/2" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED

ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 4805200200 B
EFFECTIVE DATE: SEPT 27 1991
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR

OFFICE 817-270-2323 FAX 817-270-4181 06010

JOHN ROTH COMMISSIONER PRECINCT #3

MARK RILEY COUNTY JUDGE