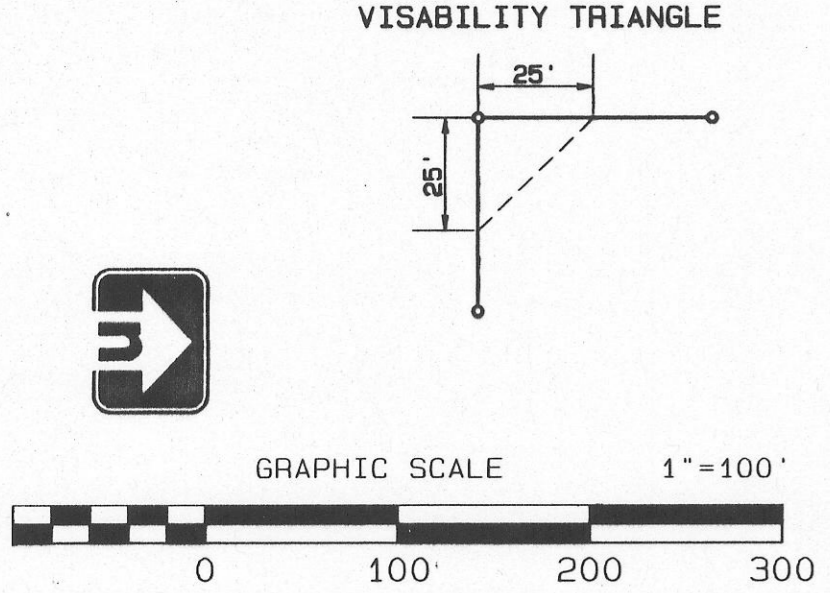


LOCATION MAP



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535

- NOTES:**
- All lot corners are 1/2 inch iron pins unless otherwise noted.
 - Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 15 foot utility easement across all lot frontages.
 - Side Yard: 10% of lot width, 5' minimum, 15' maximum.
 - 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.
 - 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.
 - 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.
 - Minimum 4 foot wide sidewalks to be constructed along all street frontages at the time of home internal construction.
 - Private streets are to be maintained by the homeowner's association.

KNOW ALL MEN BY THESE PRESENTS:
That I, Michael L. Peterson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Michael L. Peterson 03/28/08
Michael L. Peterson, R.P.L.S. No. 5999



C-677

LOT TABULATION					
LOT	SQUARE FOOTAGE	ACRES	LOT	SQUARE FOOTAGE	ACRES
BLOCK E			BLOCK H		
13	8400	0.19	1	9441	0.22
14	8400	0.19	2	8590	0.20
15	8400	0.19	3	9983	0.23
16	8400	0.19	4	8405	0.19
			5	8415	0.19
BLOCK F			BLOCK G		
5	9040	0.21	6	8426	0.19
6	9022	0.21	7	9961	0.23
7	9005	0.21	8	9480	0.22
8	8987	0.21	9	15298	0.35
			10	23120	0.53
			11	10667	0.24
			12	12447	0.29
			13	14889	0.34
			14	15214	0.35
			15	12782	0.29
			16	10902	0.25
			17	12785	0.29
			18	10206	0.23
			19	9720	0.22
			20	9720	0.22
			21	10706	0.25

* MINIMUM FINISHED FLOOR ELEVATION FOR LOTS ADJACENT TO FLOODPLAIN

Doc# 678484
Book 2632 Page 1113

Doc# 678484 Fees: \$66.00
05/07/2008 12:21PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
"COME ORIGINAL COUNTY FILE"

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, CROWN VALLEY ACQUISITION L.P., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as CROWN VALLEY, PHASE 1, SECTION 2 an Addition to the City of Weatherford, Texas and does hereby dedicate to the public the easements shown hereon for the purposes indicated.

WITNESS MY HAND this 28 day of March 2008.

Crown Valley Acquisition, L.P.
By: *Para Investments, Inc.* General Partner

By: *David A. Keener*
David A. Keener, COO

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared David A. Keener
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 28 day of March 2008.

Laura Wayland
Notary Public in and for the State of Texas

FINAL PLAT

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: *Bulle*
Signature of Chairperson Date of Recommendation 5-7-08

APPROVED BY: *Don*
Signature of Mayor Date of Approval 5-7-08

ATTEST: *Laura Simmons*
City Secretary, Interim Date 5-7-08

PLAT FILED _____ 2008.
CABINET _____ SLIDE _____
PLAT RECORDS, PARKER COUNTY, TEXAS

LEGAL DESCRIPTION

Being a 10.21 acre tract of land situated in the C.C. McCarver Survey, Abstract No. 908, Parker County, Texas and being a portion of Crown Valley Acquisition, L.P. tract as recorded in Volume 2162, Page 1665, Deed Records, Parker County, Texas; said 10.21 acre tract including all of Lot 8, Block E, of the Crown Valley Estates Phase 1, Section 1, an addition to the City of Weatherford, Texas as recorded in Cabinet B Slide 744, Plat Records, Parker County, Texas, said 10.21 acre tract being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the northwest corner of Lot 23, Block C, of said Crown Valley Estates, and also being in the east right-of-way line of Burk Burnett Drive (having a 50.00 foot R.O.W.):

THENCE North 80°35'54" West, along the north line of said Crown Valley Estates, a distance of 218.41 feet to a found 1/2 inch iron rod;

THENCE South 89°22'50" West, a distance of 158.40 feet to a found 1/2 inch iron rod;

THENCE North 30°42'54" West, a distance of 126.93 feet to a found 1/2 inch iron rod;

THENCE North 20°57'13" West, a distance of 123.55 feet to a found 1/2 inch iron rod;

THENCE North 13°08'15" West, a distance of 210.00 feet to a found 1/2 inch iron rod;

THENCE South 76°51'45" West, continuing along said north line, a distance of 298.26 feet to a found 1/2 inch iron rod, said point being in the east right-of-way line of Mikus Road;

THENCE North 12°55'59" West, along said east right-of-way line, a distance of 280.00 feet to a set 1/2 inch iron rod;

THENCE North 76°51'45" East, leaving said east right-of-way line, a distance of 298.26 feet to a set 1/2 inch iron rod;

THENCE South 13°08'15" East, a distance of 70.00 feet to a set 1/2 inch iron rod;

THENCE North 80°51'03" East, a distance of 229.55 feet to a set 1/2 inch iron rod;

THENCE South 79°32'13" East, a distance of 46.78 feet to a set 1/2 inch iron rod;

THENCE North 07°02'34" East, a distance of 69.33 feet to a set 1/2 inch iron rod; for the beginning of a tangent curve to the left having a radius of 42.50 feet, a central angle of 29°04'38", and a long chord which bears North 07°29'45" West, 21.34 feet;

THENCE along said curve to the left, an arc distance of 21.57 feet to a set 1/2 inch iron rod;

THENCE North 81°46'13" East, a distance of 177.53 feet to a set 1/2 inch iron rod;

THENCE South 22°48'37" East, a distance of 205.42 feet to a set 1/2 inch iron rod;

THENCE South 11°15'50" East, a distance of 326.46 feet to a set 1/2 inch iron rod;

THENCE South 24°34'15" East, a distance of 63.58 feet to a set 1/2 inch iron rod;

THENCE South 30°07'08" East, a distance of 77.60 feet to a set 1/2 inch iron rod;

THENCE South 22°14'47" East, a distance of 47.85 feet to a set 1/2 inch iron rod;

THENCE South 14°17'37" East, a distance of 47.85 feet to a set 1/2 inch iron rod;

THENCE South 79°40'58" West, a distance of 120.00 feet to a set 1/2 inch iron rod;

THENCE South 03°12'11" East, a distance of 64.25 feet for the POINT OF BEGINNING and CONTAINING 444,546 square feet, 10.21 acres of land, more or less.

ACCT. NO: 11715
SCH. DIST: WE
CITY: WE
MAP NO: K15

FINAL PLAT
CROWN VALLEY ESTATES
PHASE 1, SECTION 2
INCLUDING A REPLAT OF LOT 8, BLOCK E
CROWN VALLEY ESTATES, PHASE 1, SECTION 1
AS RECORDED IN CABINET B, SLIDE 744
PLAT RECORDS PARKER COUNTY, TEXAS
C.C. MCCARVER SURVEY, ABSTRACT NO. 908
CITY OF WEATHERFORD, PARKER COUNTY TEXAS