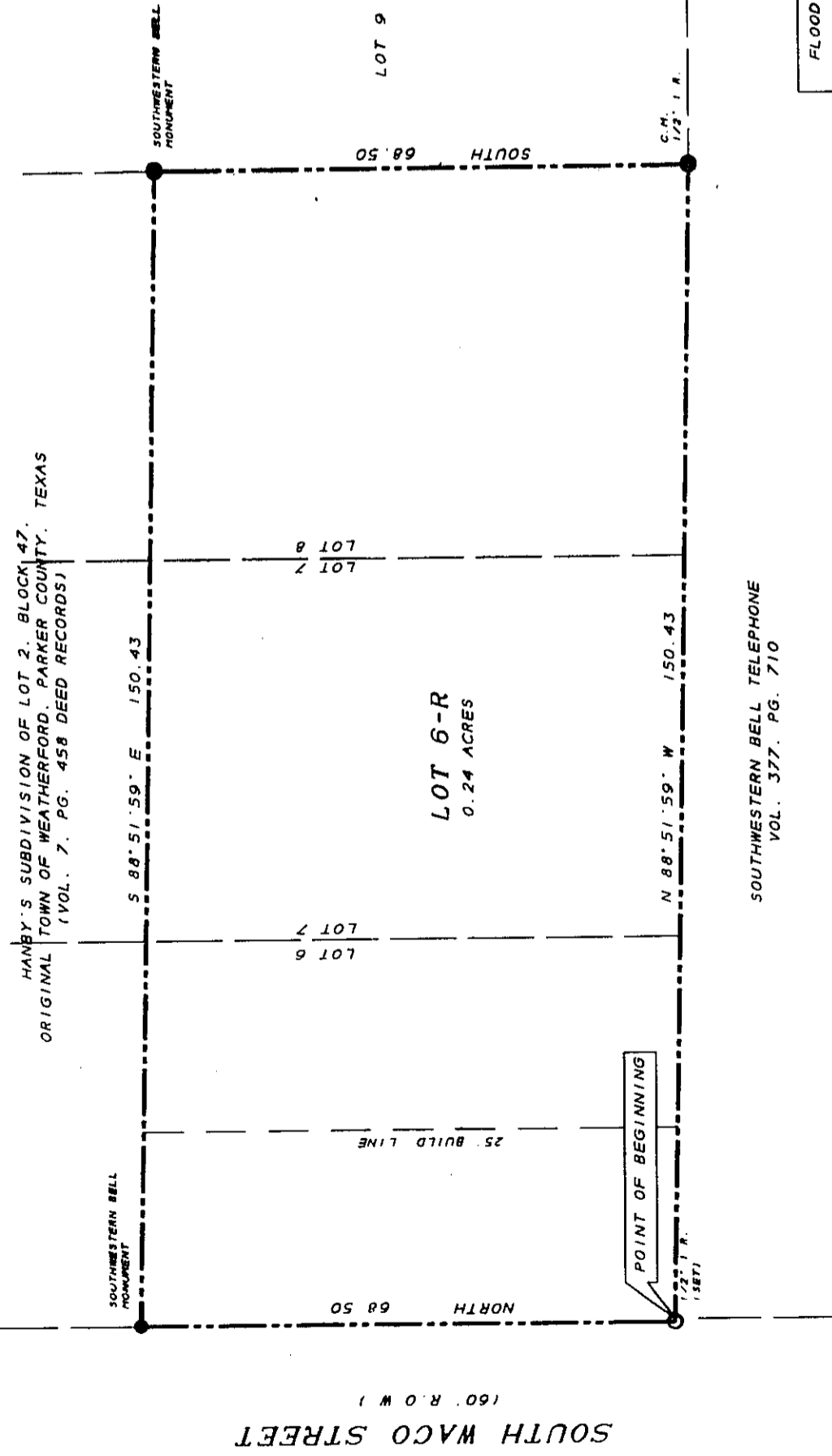
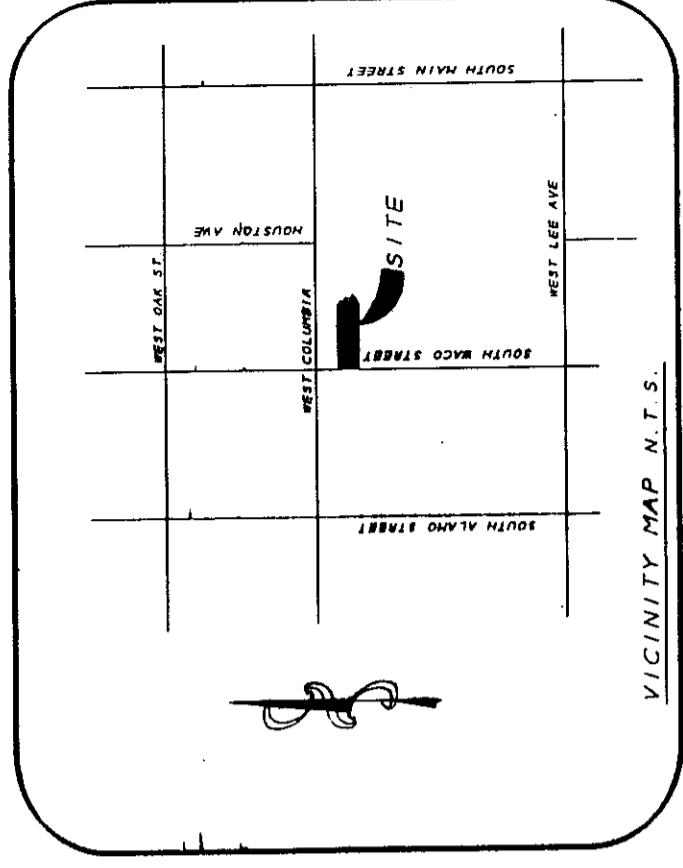


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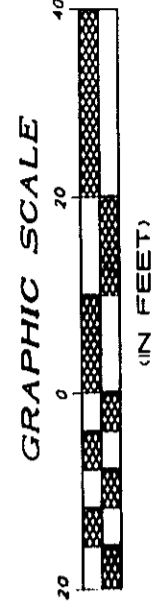


SOUTH WACO STREET



VICINITY MAP N.T.S.

SCALE: 1" = 20'



GRAPHIC SCALE

SOUTHWESTERN BELL TELEPHONE VOL. 377, PG. 710

HANBY'S SUBDIVISION OF LOT 2, BLOCK 47, ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS (VOL. 7, PG. 458 DEED RECORDS)

S 88° 51' 59" E 150.43'

LOT 6

LOT 7

LOT 9

68.50 SOUTH

68.50 SOUTH

1/2" = 1'

C.M.

DEED RESTRICTION CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THE AREA ON 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.

Signature of Joe Esslinger (Owner)

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, JOE AND PAM ESSLINGER ARE THE OWNERS OF THE SOUTH 1/2 OF LOTS 6, 7 AND 8, HANBY'S SUBDIVISION OF LOT 2, BLOCK 47 OF THE ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN VOLUME 2618, PAGE 385 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD, SET, ON THE EAST LINE OF SOUTH WACO STREET AND THE SOUTHWEST CORNER OF THAT SAID LOT 6, SAID HANBY'S SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT SAID TRACT CONVEYED TO SOUTHWESTERN BELL TELEPHONE BY DEED RECORDED IN VOLUME 377, PAGE 710 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH ALONG WITH THE EAST LINE OF SAID SOUTH WACO STREET, A DISTANCE OF 68.50 FEET TO A CONCRETE MONUMENT, FOUND IN PLACE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 88° 51' 59" E, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 150.43 FEET TO A CONCRETE MONUMENT, FOUND IN PLACE, ON THE EAST LINE OF SAID LOT 6, SAID HANBY'S SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 68.50 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE N 88° 51' 59" W, ALONG AND WITH THE NORTH LINE OF SAID SOUTHWESTERN BELL TELEPHONE TRACT, A DISTANCE OF 150.43 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.24 ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JOE AND PAM ESSLINGER, owner of the property shown hereon, do hereby adopt this plat designating the herein above described PROPERTY as LOT 6-R, BEING A REPLAT OF THE SOUTH 1/2 OF LOTS 6, 7 AND 8, HANBY'S SUBDIVISION OF LOT 2, BLOCK 47, ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 458 OF THE DEED RECORDS OF PARKER CO. TEXAS and do hereby dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements, easements 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits in use to particular utilities, said use by public utilities being subordinate to the public's use and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to any way 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 25th day of June, 2008.

Signature of Joe Esslinger (Owner)

JOE ESSLINGER

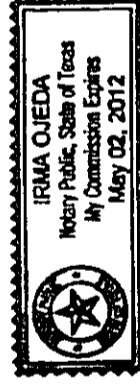
STATE OF TEXAS COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JOE ESSLINGER AND PAM ESSLINGER, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office, this 25th day of June, 2008.

Signature of Notary Public and for the State of Texas

Notary Public in and for the State of Texas My Commission Expires On 05-02-2012 My Commission Expires On



OWNER/DEVELOPER JOE ESSLINGER 1440 W. 119 CROWLEY LANE SPRINGTOWN, TEXAS 76082 817-271-4045

SURVEYOR RIVERS SURVEYING, INC. P.O. BOX 1440 W. 119 CROWLEY LANE MINERAL WELLS, TEXAS 940-325-8613 940-325-8028

FLOOD NOTE: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 480522 0005 D, DATED JANUARY 3, 1997.

I, JOE ESSLINGER, DO HEREBY WAIVE 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 CONTIGUOUS TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION. Signature of Joe Esslinger, DATE 6-25-08

JOE ESSLINGER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY. Signature of Joe Esslinger, DATE 6-25-08

KNOW ALL MEN BY THESE PRESENTS

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 IN MARCH, 2008 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

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



CITY APPROVAL OF REPLAT

RECOMMENDED BY: Signature of Pam Esslinger, Date of Recommendation 7-8-08

APPROVED BY: Signature of Mayor, Date of Approval 7-8-08

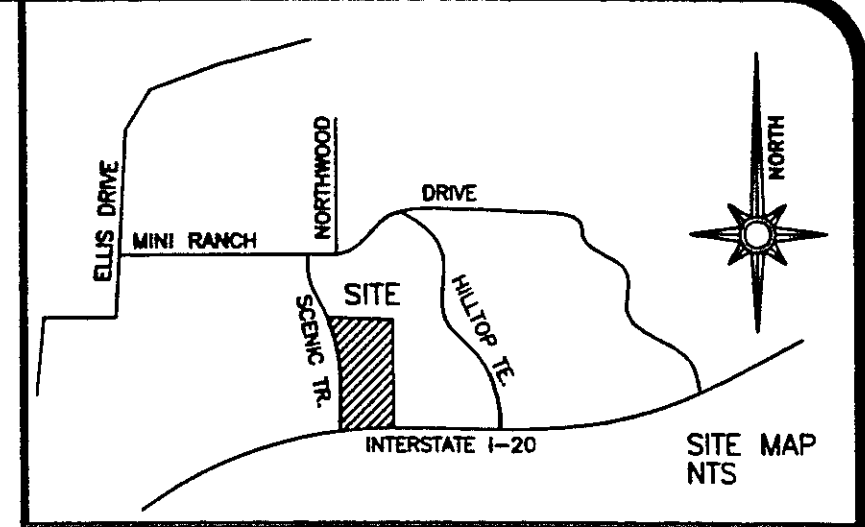
TEST: Signature of City Secretary, Date 7-8-08

Recorded on this day of 2008 in Vol. (Cub.) Pg. (Slide) of the Plat Records of Parker County, Texas. County Clerk, Parker County, Texas.

ACCT. NO: 19035 SCH. DIST: 101E CITY: WLF MAP NO: H-15

REPLAT OF THE SOUTH 1/2 OF LOTS 6, 7 AND 8 HANBY'S SUBDIVISION OF LOT 2, BLOCK 47 ORIGINAL TOWN OF WEATHERFORD PARKER COUNTY, TEXAS INTO LOT 6-R, HANBY'S SUBDIVISION OF LOT 2, BLOCK 47, ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367, C. 0375, E. EFFECTIVE DATE: SEPTEMBER 26, 2006. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



TRACT-22

EAST 530.43'

SCENIC TRAIL
(60' RIGHT-OF-WAY)

23-R
12.64 ACRES
(551014 SF)

23A
2.4 ACRES

23B
2.24 ACRES

23C
2.0 ACRES

23D
2.0 ACRES

23E
2.0 ACRES

23F
2.0 ACRES

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County 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.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

TRACT-20

NOTICE: WATER SOURCE IS PRIVATE WELLS

OWNER/DEVELOPERS:
LaFleur-Roach, LP
210 Clear Lake Road
Weatherford, TX 76087
Karl LaFleur
817-313-6752

NOTE:
BUILDING LINES AND UNUSED UTILITY EASEMENTS
ALONG THE COMMON LINES OF INTERIOR LOTS
TO BE ABANDONED BY THIS PLAT

THE STATE OF TEXAS)
COUNTY OF PARKER)

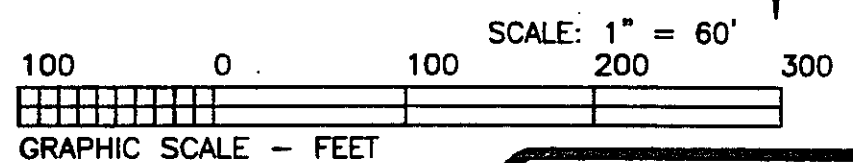
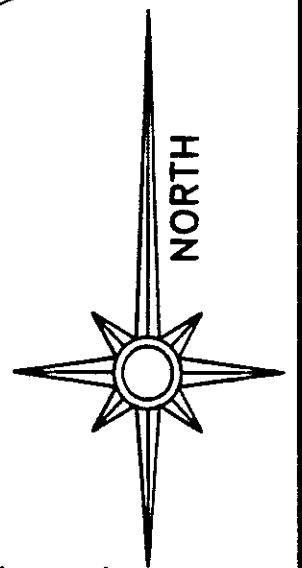
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
APRIL, 2011



WEATHERFORD MINI-RANCH ESTATES
PCA SLIDE 151

ACCT. NO.: 15270
SCH. DIST.: BRISD
CITY: NO
MAP NO.: E-17



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 (817) 599-0880
FAX: METRO (817) 341-2835

HIGHWAY No. 20
(VARIABLE ROW)

TRACT 23-R
WEATHERFORD MINI-RANCH ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Tracts 23A, 23B, 23C, 23D, 23E, and 23F
Weatherford Mini-Ranch Estates, an addition to Parker County
Texas, according to the plat recorded in Plat Cabinet B
Slide 574, Plat Records, Parker County, Texas

N 04°42'00"W
6.55'

SHEET ONE OF TWO

Volume or Cabinet D Page or Slide 128