

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, GRANDY'S WEATHERFORD, INC. acting by and through the undersigned, its duly authorized officer and R. LEONARD WINDELS and wife LAURA WINDELS, acting on their own behalf are the sole owners of 1.970 Acres situated in and being all of Lot 1 and Lot 2, Krouse Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 599, Plat Records, Parker County, Texas conveyed October 31, 1996 to Grandy's Weatherford, Inc. and recorded in Volume 1694, Page 712, Real Records, Parker County, Texas and September 9, 1997 and recorded in Volume 1730, Page 215, Real Records, Parker County, Texas and all of that certain Lot, Tract or Parcel of land conveyed to R. Leonard Wendels by deed dated September 9, 1997 and recorded in Volume 1730, Page 204, Real Records, Parker County, Texas all being a portion of the A. M. KROUSE SURVEY, ABSTRACT No. 785, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south right of way line of Adams Drive at the northeast corner of said Lot 1, Krouse Addition, said iron being called by deed to be S 48°24'04" E, 2958.2 feet and N 89°58'15" W, 881.92 feet from the southeast corner of the P. S. Hall Survey, Abstract No. 659, Parker County, Texas;
THENCE S 89°58'15" E, with the south right of way line of said Adams Drive, 226.52 feet to an iron rod set;
THENCE S 00°02'14" W, 175.98 feet to an iron rod set;
THENCE S 89°43'02" W, at 226.50 feet passing an iron rod found at the southeast corner of said Lot 2, Krouse Addition and in all 406.34 feet to an iron rod set at the northwest corner of a tract of land conveyed to McDonald's Corporation by deed recorded in Volume 1251, Page 754, Real Records, Parker County, Texas and at the southwest corner of said Lot 2, Krouse Addition in the east right of way line of South Main Street, State Highway No. 171-51;
THENCE N 42°46' W, with the east right of way line of said South Main Street, 197.32 feet to an iron rod found at the intersection of the east right of way line of said South Main Street and the south right of way line of said Adams Drive;
THENCE with the south right of way line of said Adams Drive the following courses and distances:
N 31° 59'29" E, 39.37 feet to an iron rod found;
S 89°58'15" E, 293.05 feet to the POINT OF BEGINNING and containing 1.970 acres (85792 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, GRANDY'S WEATHERFORD, INC. by and through the undersigned, its duly authorized officer and R. LEONARD WINDELS and wife LAURA WINDELS, do hereby adopt this plat designating the hereinabove described real property as KROUSE ADDITION REVISED, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 19 day of Sept, 1997.

Grandy's Weatherford, Inc.
Roy S. Tolson, President

R. LEONARD WINDELS

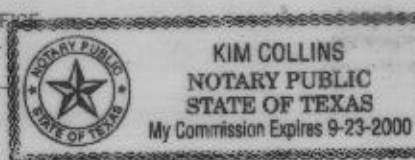
LAURA WINDELS



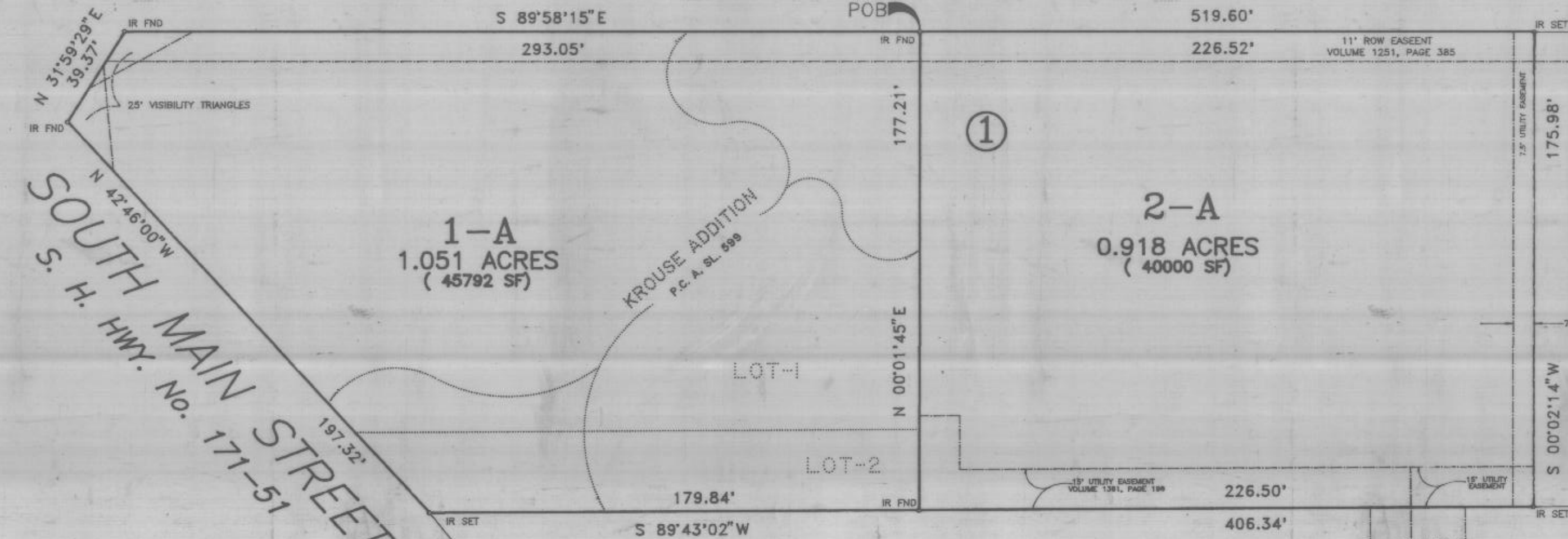
STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Jana Windeles, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of Sept, 1997.
Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of Sept, 1997.
Notary Public in and for the State of Texas



ADAMS (VARIABLE ROW) DRIVE



NOTE: We 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 contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

McDONALDS CORP.
VOLUME 1251, PAGE 754

15' UTILITY EASEMENT
VOLUME 1251, PAGE 311

J. D. MOONEY AND E. D. MOONEY
VOLUME 148, PAGE 1283

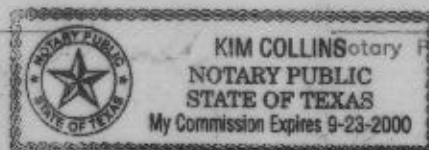
KROUSE ADDITION REVISED, AN ADDITION TO THE CITY OF WEATHERFORD, IN THE A. M. KROUSE SURVEY, ABSTRACT No. 785, PARKER COUNTY, TEXAS

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.

Paul S. Baker
S. V.P.
TITLE

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Paul S. Baker, 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 19 day of Sept, 1997.
Kim Collins
Notary Public in and for the State of Texas



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.

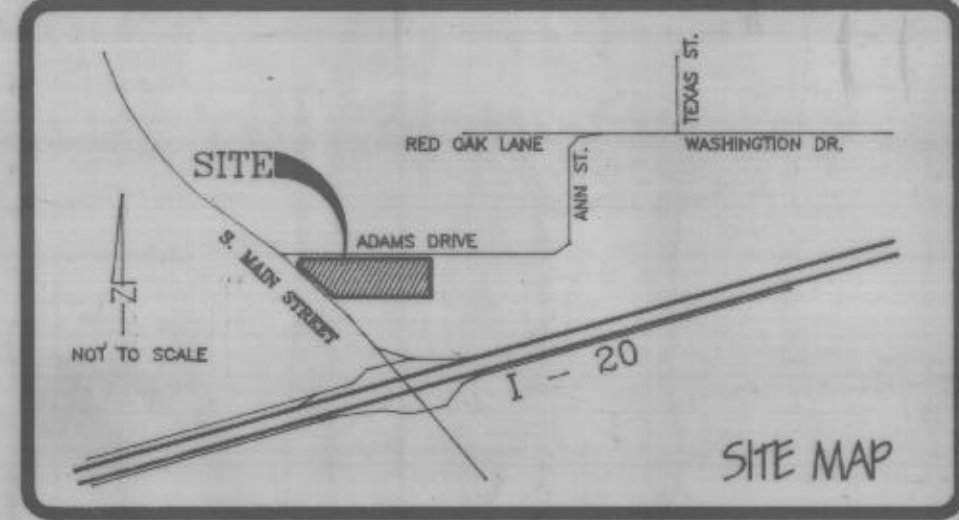
N/A
TITLE

STATE OF TEXAS
COUNTY OF PARKER
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 _____, 1997.

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
R.P.L.S. No. 2074
9-10-97



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 per lot.

Leonard Wendels
Owner

SWORN TO AND SUBSCRIBED before me this 19 day of Sept, 1997.

Kim Collins
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 25, ARTICLE 2, ORDINANCE 1991-1 AND SECTION 25, ARTICLE 2, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE 9/23/97
Betty Farris
BETTY FARRIS
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

321527
PCB 240

RECEIVED AND FILED FOR RECORD
10:45 O'Clock a.m.

SEP 25 1997

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

DEVELOPER:
Grandy's Weatherford, Inc.
Roy S. Tolson, President
7001 Preston Road, Ste. 208
Dallas, TX 75205
and Len Wendels
(817) 424-3601

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by the clerk and was duly recorded in the volume and page of the public records of Parker County as indicated herein by me.

SEP 25 1997

Jeanne Brunson
County Clerk, Parker County, Texas

SCALE: 1" = 40'

