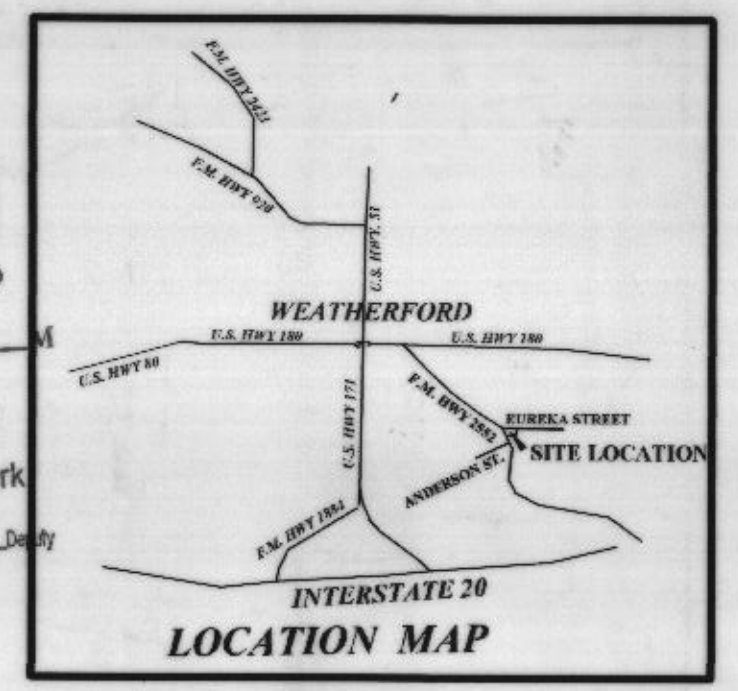


392208
P.C.B.-502

RECEIVED AND FILED FOR RECORD
2:50 O'Clock
JUN 30 2000
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS



DEVELOPER - PERRY MADER
602 SOUTH MAIN ST.
WEATHERFORD, TEXAS.
817-594-0241

Warranty Deed with Vendor's Lien
Greenfield to Arlington
Pipe & Supply Co. Book 1688
Pg. 1130 R.R.P.C.T.

STATE OF TEXAS COUNTY OF PARKER
I, Jeane Brunson, County Clerk, do hereby certify that the instrument was filed on this date and that the same has been duly recorded in the volume and page of the public records of Parker County as designated herein by me.

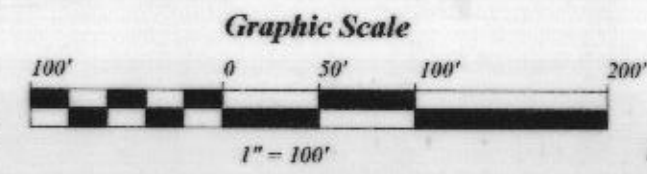
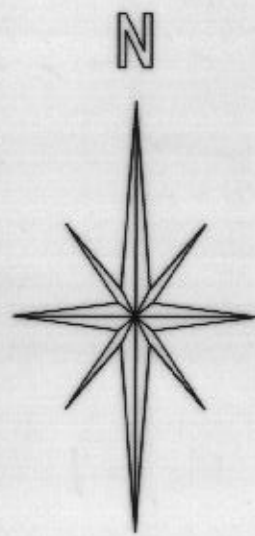
RECORDED JUN 30 2000
Seal of Jeane Brunson, County Clerk, Parker County, Texas.

DEDICATION

THE STATE OF TEXAS:
COUNTY OF PARKER:

WHEREAS, Perry Mader is the sole owner of a 4.7953 (208884.2352 Sq.Ft.) acre tract of land being a part of the Joel Walker Survey, Abstract 1589, Parker County, Texas, and being described in that Warranty Deed recorded in Book 1764, Page 993, R.R.P.C.T. by metes and bounds as follow:

- BEGINNING at a found 3/8" steel pin, said point being S 01 deg. 37 min. 07 sec. W, 364.32 ft. and N 89 deg. 31 min. 11 sec. W, 467.72 ft. from the NW corner of the J.E. Miller Survey, Abstract 890;
- THENCE South, 310.23 ft. to a found 1/2" iron rod for a corner;
- THENCE S 87 deg. 15 min. 33 sec. W, with the general line of a fence, 487.55 ft. to a set 3/8" steel pin in the EBL of F.M. Highway No. 2552, for a corner;
- THENCE with a curve to the left and with the EBL of F.M. Highway No. 2552, the following data: Radius 1511.83 ft. Chord N 41 deg. 26 min. 28 sec. W, 230.117 ft. and continuing a distance of 230.34 ft. to a found concrete monument for a corner;
- THENCE N 45 deg. 48 min. 21 sec. W, with the EBL of said Highway, 177.5 ft. to a found concrete monument for a corner;
- THENCE N 03 deg. 11 min. 48 sec. W, with the EBL of said Highway, 43.82 ft. to a set 3/8" steel pin in the intersection of the EBL of F.M. Highway No. 2552 and the SBL of Eureka Street, for a corner;
- THENCE S 89 deg. 31 min. 11 sec. E, with the SBL of Eureka Street, 769.03 ft. to the point of beginning and containing 4.7953 acres (208884.2352 SQ. FT.) more or less.



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Approved by the Planning and Zoning Board, City of Weatherford, Parker County, Texas, this the 12th day of June, 2000.

Janis Saunders
Chairman

Approved by the City Council, City of Weatherford, Parker County, Texas, this the 27th day of June, 2000.

Mayor *Waymon Hamilton*

DOES HEREBY adopt the foregoing plat to be known as LOT 1 and LOT 2 MADER SUBDIVISION an addition in the City of Weatherford Parker County, Texas, and

DOES HEREBY dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed, AND

DOES HEREBY certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use, AND

DOES HEREBY waiver 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 subdivision.

NOTE: All building line setbacks will meet current city zoning requirements.

By: *Perry Mader*
Perry Mader

NOTE: There shall be provided at the intersection of all public streets, 25' visibility triangle as required by section 8.7 of the Subdivision Ordinance of the City of Weatherford.

NOTE: Any development upon any lot parcel, tract or replat of Mader Subdivision is subject to all subdivision regulations of the City of Weatherford including, but not limited to, to provisions for drainage and storm water control as well as the sanitary sewer and accompanying easements and apputenances.

Bettye Farris
Bettye Farris
City Secretary, City of Weatherford, Texas

June 29 2000
Date

THE STATE OF TEXAS:
COUNTY OF PARKER :

BEFORE ME, the undersigned authority, a Notary Public in and for said County and state, on this day personally appeared *Perry Mader* known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same in the capacity indicated for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29th DAY OF June, 2000.

Paul Pitchford

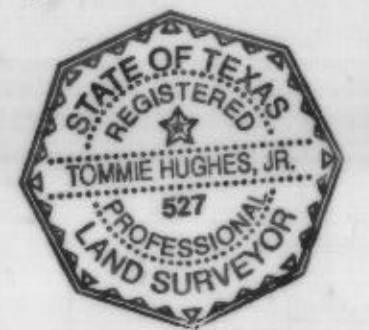


***** THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP.

No. 480522 0005 C
DATE: SEPT. 14, 1990

TOMMIE HUGHES AND ASSOCIATES P.C.
Registered Professional Land Surveyors
1414 South Main Street, Weatherford, Texas 76086
(817)594-5374 or (817)596-0212

I, *Tommie Hughes*, certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.



Date *6-13-00* No. *18,052*