

REVISION OF A PORTION
OF BLOCK NO. 1 OF
MILLSAP'S REVISED ADDITION
SARAH MONK SURVEY, ABSTRACT NO. 906
TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS.

ACCT. NO.: 15175
SCH. DIST.: W.E.
CITY: W.E.
MAP NO.: H.15

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Texas Longhorn Equities Corporation is the Owner of a tract of land situated in the Sarah Monk Survey, Abstract No. 906, part of Block No. 1 of Millsap's Revised Addition to the City of Weatherford, Parker County, Texas, and being a 0.427 acre tract conveyed to them by Todd David Coffee and wife, Trena Ann Stevens Coffee and being more completely described as follows:

All that certain tract or parcel of land, located in Weatherford, Parker County, Texas, and being part of Block 1 of Millsap's Revised Addition to the City of Weatherford, Parker County, Texas, recorded in Volume 52, Page 1 of the Deed Records, which is a subdivision of the Sarah Monk Survey, Abstract No. 906 and being the same land described in a deed from Polly A. Stevens and Trena Ann Stevens Coffee to Todd David Coffee and wife, Trena Ann Stevens Coffee, recorded in Volume 1849, Page 196 of the said Deed Records, being more completely described as follows:

Beginning at a 3/8" iron rod found in the West line of a 1.23 acre tract of land described in a deed to Girishkumar S. Patel, recorded in Volume 1989, Page 1059 of said Deed Records for the Northeast corner of a tract of land described in a deed to Sharon Camille Harden, recorded in Volume 1704, Page 212 of said Deed Records and being the Southeast corner of this tract;

THENCE West, along the North line of said Harden tract, at 141.16 feet pass a 1/2" iron rod set in the Eastern line of South Tower Street, continuing a total distance of 163.00 feet to a point in said South Tower Street for the Northwest corner of said Harden tract and being the Southwest corner of this tract;

THENCE North, with said South Tower Street, a distance of 114.00 feet to a point for the Southwest corner of a tract of land described in a deed to Chris Newton, recorded in Volume 1537, Page 1171 of said Deed Records for the Northwest corner of this tract;

THENCE East, along the South line of said Newton tract, at 21.84 feet pass 1/2" iron pipe found in the East line of said South Tower Street, continuing a total distance of 163.00 feet to a 1/2" iron rod set in the West line of said 1.23 acre Patel tract for the Southeast corner of said Newton tract and being the Northeast corner of this tract;

THENCE South, with the West line of said Patel tract, a distance of 114.00 feet to the point of beginning, containing 0.427 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Texas Longhorn Equities Corporation, Owner, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as a revision of a portion of Block No. 1 of "Millsap's Revised Addition," an addition to the City of Weatherford, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for 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 in accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove 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 procuring permission from anyone.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS MY HAND, THIS THE 16th DAY OF Dec., 2004.

Kevin Rowell
Authorized Signature of Owner / KEVIN ROWELL, Owner's Agent for Texas Longhorn Equities Corporation

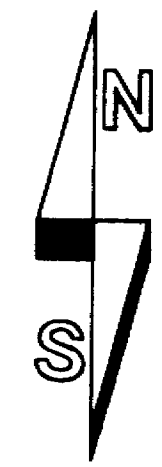
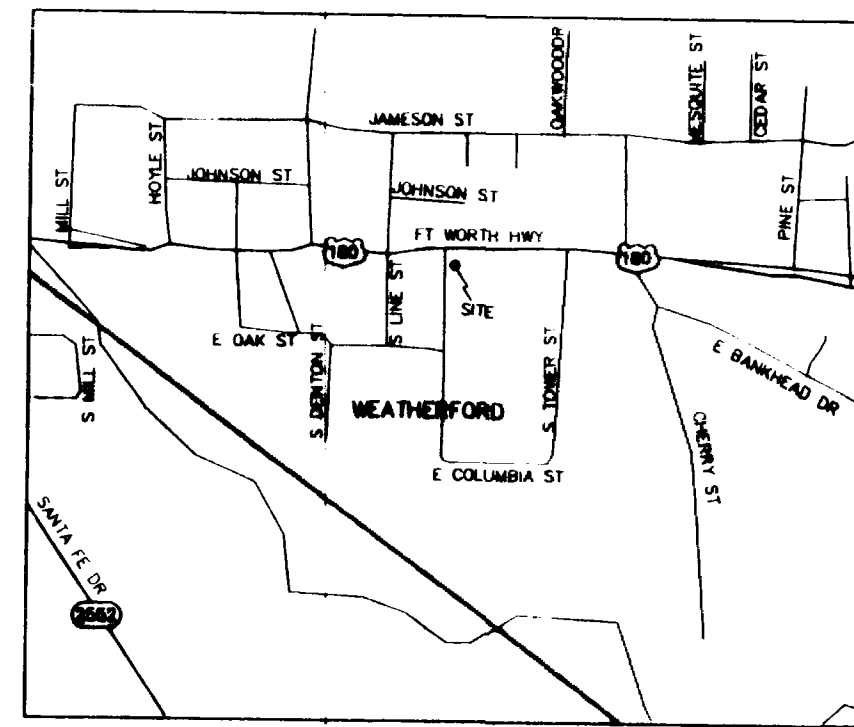
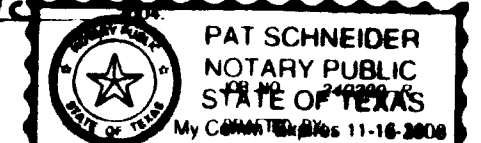
Kevin Rowell
Printed Name and Title

STATE OF TEXAS
COUNTY OF PARKER

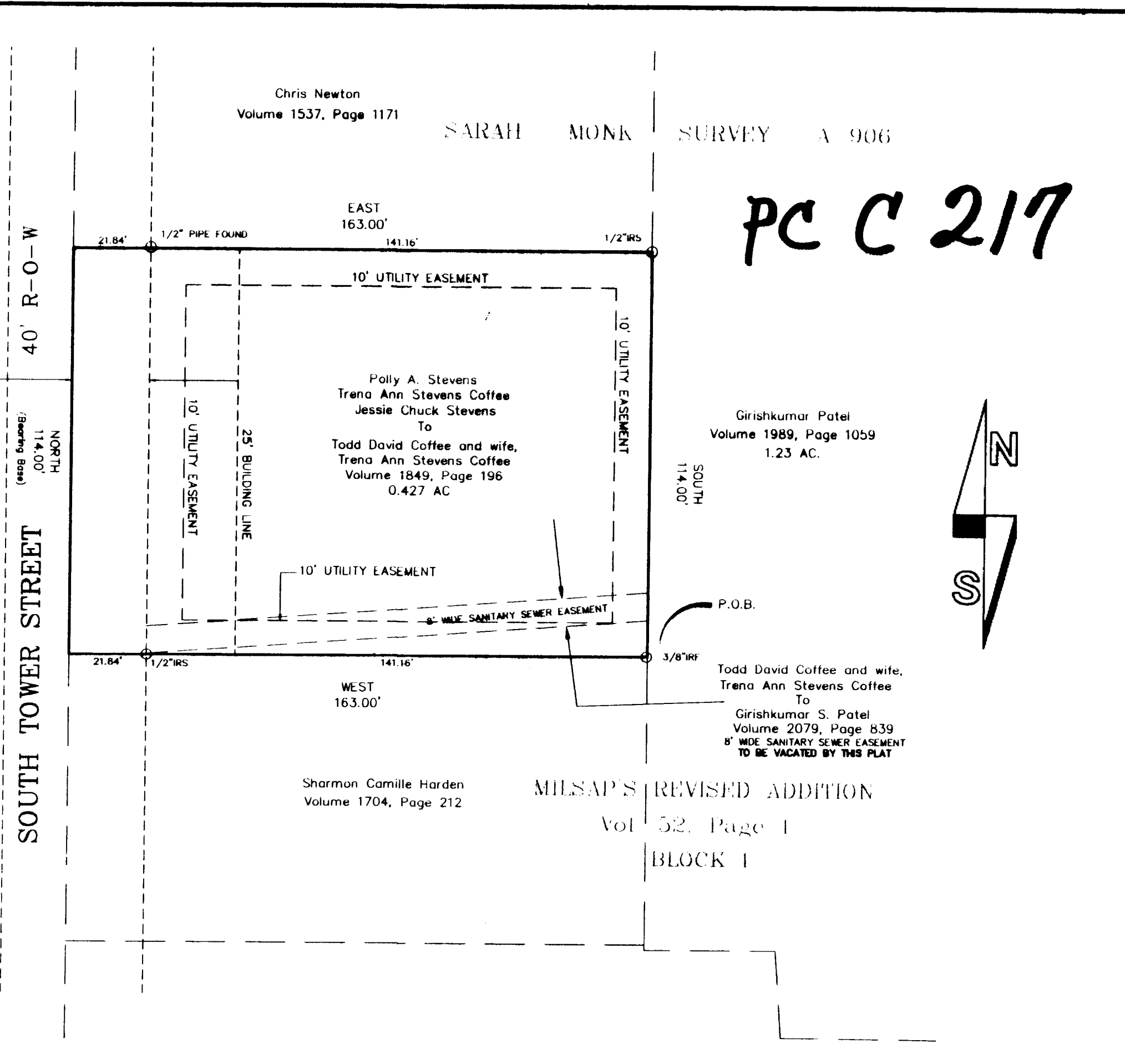
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kevin Rowell, Owner's Agent, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16th day of Dec., 2004.

Pat Schneider
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PC C 217



THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. CALL 1-800-344-8377

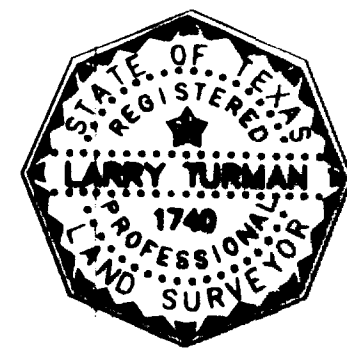
NOTE: RESTRICTIONS FOR THE FOLLOWING DO APPLY:
EASEMENTS: Volume 2079, Page 839

SURVEYOR'S CERTIFICATE

I, Larry Turman, Registered Professional Land Surveyor No. 1740, do hereby declare that the plat as shown herein was prepared from an actual survey made on the ground under my direction and supervision, during the month of Dec., 2004.

Given Under My Hand and Seal, This the 16th Day of Dec., 2004.

Larry Turman
LARRY TURMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1740

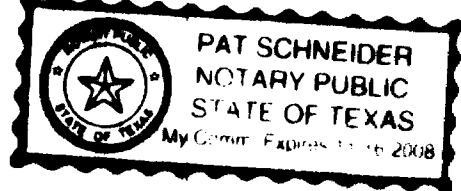


STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 16th day of Dec., 2004.

Pat Schneider
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LARRY TURMAN AND ASSOCIATES, INC.
P. O. BOX 1590
GRANBURY TEXAS 76048-1590
OFFICE 817/578-8854 FAX 817/579-5850

OWNER: TEXAS LONGHORN EQUITIES CORPORATION
P.O. BOX 121789
FORT WORTH, TEXAS 76121
817-560-4900

Doc 00547079 Bk OR Vol 2301 Pg 1530

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On Feb 24, 2005 at GRADAP

Document Number: 00547079
Amount: \$6.00

by Patricia Nelson

STATE OF TEXAS
COUNTY OF HOOD
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly received in the volume and page of the named records of Parker County as stamped hereon by me.

Feb 24, 2005

Jeanne Brunson, County Clerk
Parker County

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

RECOMMENDED BY:
Janis K. Swindler 2-23-05
SIGNATURE OF CHAIRPERSON DATE OF RECOMMENDATION

APPROVED BY:
CITY COUNCIL
CITY OF WEATHERFORD, TEXAS

Jim 2-24-05
SIGNATURE OF MAYOR DATE OF APPROVAL

Chapla Wattle 2-24-05
ATTEST, CITY SECRETARY DATE

FILED THIS THE _____ DAY OF _____, 2004
SLIDE _____ PLAT RECORDS OF PARKER COUNTY, TEXAS.