

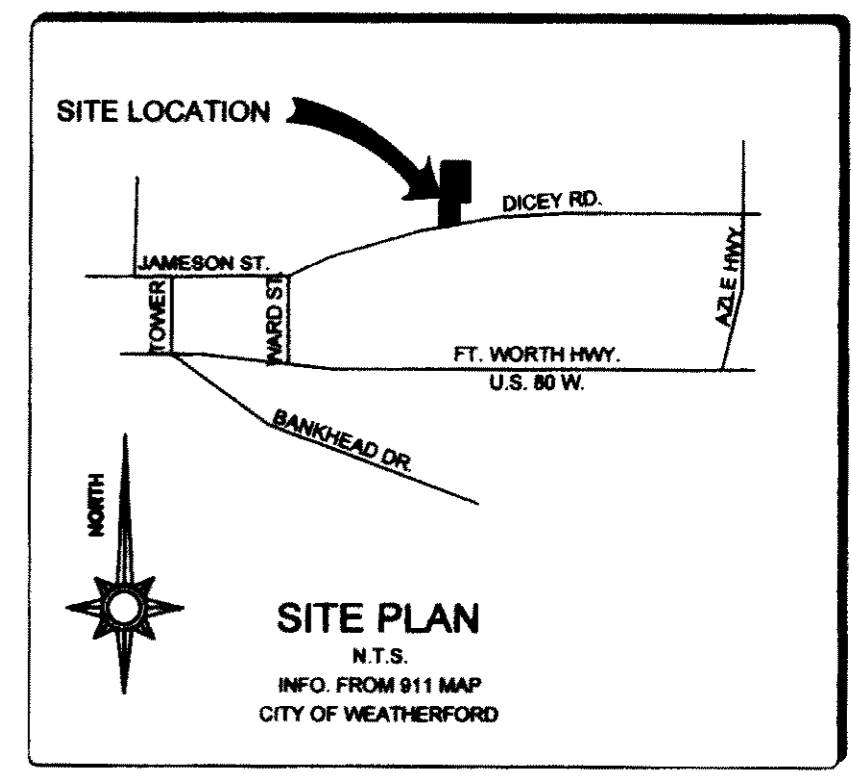
THE FARM, SECTION II  
PLAT CABINET B, SLIDE 289

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 2.4 of the Subdivision Ordinance of the City.  
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 BUILDINGS SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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.

Owner \_\_\_\_\_  
SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
WHEREAS, 1301 DICEY, L. P., acting by and through its duly authorized agent, being the sole owners of LOT 1, BLOCK 1, 1301 DICEY SQUARE, an addition to the City of Weatherford, according to the plat recorded in Plat Cabinet C, Slide 94, Parker County, Texas, Parker County, Texas as described by deed in Volume 2392, Page 162, Real Records, Parker County, Texas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, 1301 DICEY, L.P., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as SETTLER'S RIDGE, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 1, Block 1, 1301 Dicy Square, an addition to the City of Weatherford, Parker County, 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 and 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.

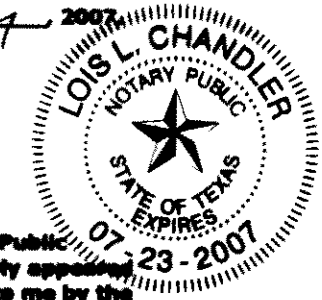
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas  
WITNESS, my hand, this the 10 day of July, 2007.  
Kelly Jordan  
Notary Public

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 Kelly Jordan, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10 day of July, 2007.  
Lois L. Chandler  
Notary Public in and for the State of Texas

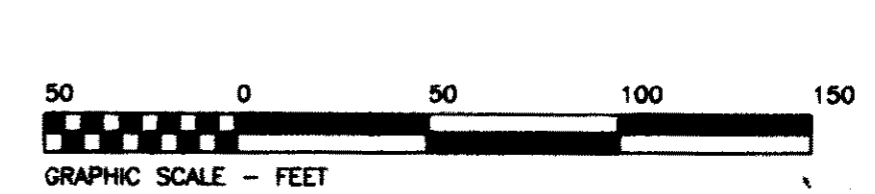
CITY APPROVAL OF CONSTRUCTION PLAT  
Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.  
RECOMMENDED BY: Planning and Zoning Commission  
City of Weatherford, Texas  
Signature of Chairperson: Paul C. Shipley 7-11-07  
Date of Recommendation  
APPROVED BY: City Council  
City of Weatherford, Texas  
Signature of Mayor: Jim Tom 7-11-07  
Date of Approval  
ATTEST: CE 7-11-07  
City Secretary - Asst. Date

STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as heretofore on the above subdivided according to this plat, hereby consents to such subdivision and joins in the ratification of the streets and easements.  
Signature: Bill Baker  
Title: Executive Vice President

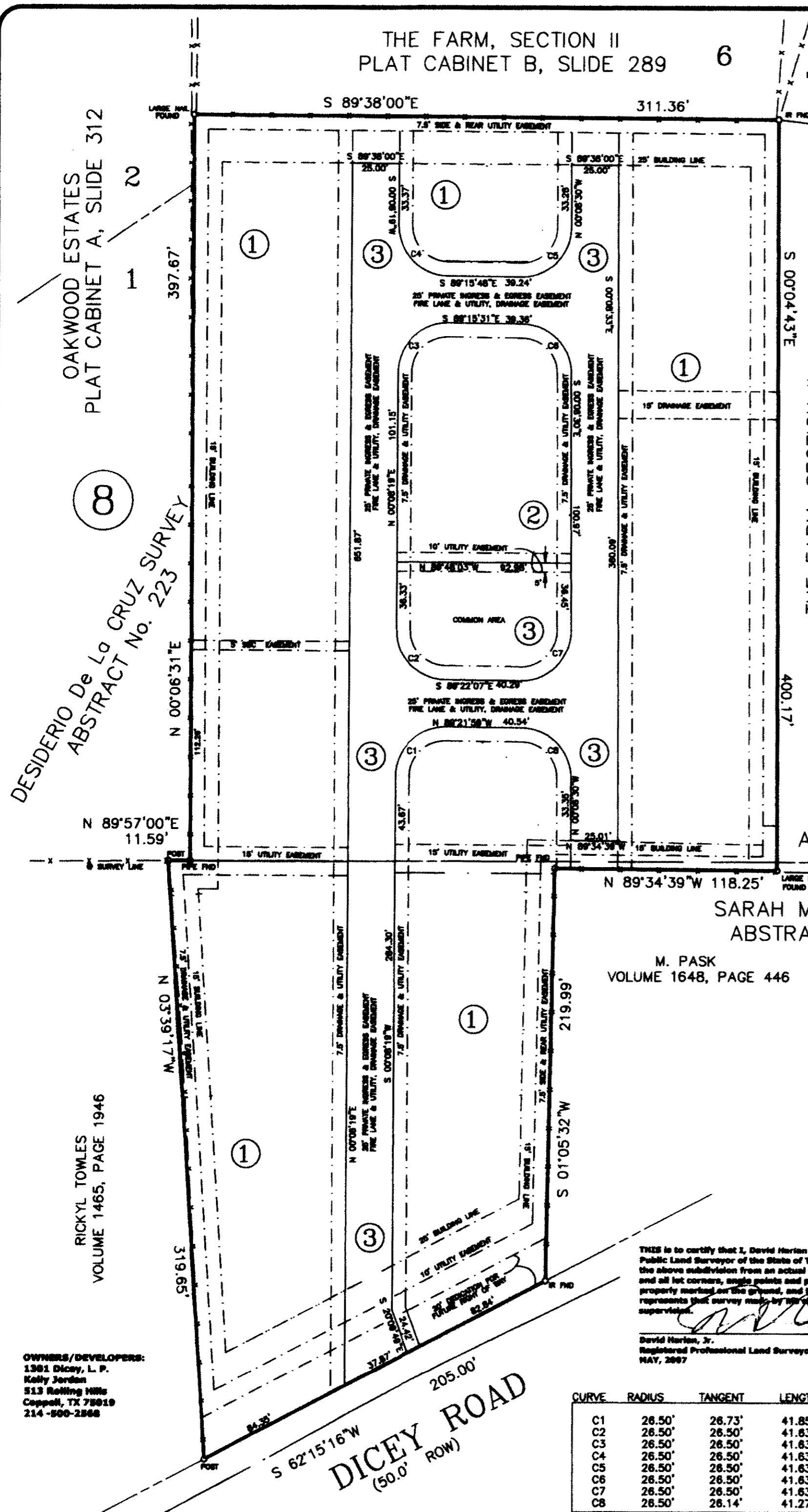
STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bill Baker, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10 day of July, 2007.  
Lois L. Chandler  
Notary Public in and for the State of Texas



FINAL PLAT  
SETTLER'S RIDGE  
LOTS 1, 2 and 3, BLOCK 1  
Being a replat of Lot 1, Block 1, 1301 Dicy Square, an addition to the City of Weatherford, Parker County, Texas



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 78086  
METRO(817)599-9700-(817)599-0880  
FAX: METRO(817) 341-2833



NOTE:  
LOT 3 IS COMMON AREA /  
FIRE LANE/ UTILITY  
& DRAINAGE EASEMENT

FIRE LANE  
That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

THIS is to certify that I, David Harlan, Jr., a Registered Professional 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.  
Registered Professional Land Surveyor, No. 2074  
MAY, 2007



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C1	26.50'	26.73'	41.85'	90°29'41"	216°12'38"	37.64'	N 45°23'10"E
C2	26.50'	26.50'	41.83'	90°00'00"	216°12'38"	37.48'	N 44°51'41"W
C3	26.50'	26.50'	41.83'	90°00'00"	216°12'38"	37.48'	N 45°08'19"E
C4	26.50'	26.50'	41.83'	90°00'00"	216°12'38"	37.48'	N 44°51'41"W
C5	26.50'	26.50'	41.83'	90°00'00"	216°12'38"	37.48'	S 44°51'30"W
C6	26.50'	26.50'	41.83'	90°00'00"	216°12'38"	37.48'	S 45°08'30"E
C7	26.50'	26.50'	41.83'	90°00'00"	216°12'38"	37.48'	S 44°51'30"W
C8	26.50'	26.14'	41.27'	89°13'29"	216°12'38"	37.22'	S 44°45'14"E

OWNERS/DEVELOPERS:  
1301 Dicy, L. P.  
Kelly Jordan  
513 Rolling Hills  
Coppell, TX 78019  
214-900-2868

Filed 7/12/07 PG 808  
Doc# 646457 Plat Cab - C593  
Book# 2555

G-281