

C-646

FINAL PLAT
TRACT 19R

WEATHERFORD MINI RANCH ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS

Being a replat of Tracts 19A, 19B and 19C, Weatherford Mini Ranch Estates, an addition to Parker County, Texas

Doc# 666056
Book 2602 Page 1479

ACCT. NO.: 15270
SCH. DIST.: B&B
CITY: CO
MAP NO.: E.17

Doc# 666056 Fees: \$66.00
01/11/2008 9:37AM 8 Pages 1
Recorded in Official Records of
PARKER COUNTY, TEXAS
TOWNSHIP: COUNTY: CITY:

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, AL PTONEY, being the sole owner of TRACTS 19A, 19B AND 19C, 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 and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the north right of way line of Interstate Highway No. 20, said iron being the southwest corner of said Tract 19C and the southeast corner of Tract 20, Weatherford Mini Ranch Estates, an addition to Parker County, Texas, according to the plat recorded in Volume 359A, Page 67, Plat Records, Parker County, Texas; THENCE N 11°52'46" W, with the east line of said Tract 20, 895.80 feet to an iron rod found at the northwest corner of said Tract 19A and the northeast corner of said Tract 20;
THENCE N 73°21'20" E, with the north line of said Tract 19A, 248.81 feet to an iron rod set in the west right of way line of Hilltop Terrace;
THENCE S 40°54'59" E, with the west right of way line of said Hilltop Terrace, 421.34 feet to an iron rod found at the southeast corner of said Tract 19B;
THENCE S 49°04'59" W, with the south line of said Tract 19B, 249.58 feet to an iron rod found;
THENCE S 11°52'26" E, 447.33 feet to an iron rod found in the north right of way line of said Interstate Highway No. 20;
THENCE S 83°06'00" W, with the north right of way line of said Interstate Highway No. 20, 235.10 feet to the POINT OF BEGINNING and containing 6.208 acres (270437 square feet) of land.

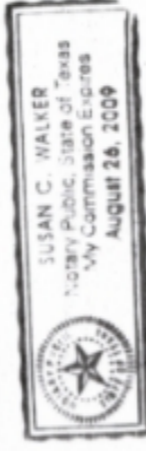
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, AL PTONEY, does hereby adopt this plat designating the hereinabove described real property as TRACT 19R, WEATHERFORD MINI RANCH ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being a replat of Tracts 19A, 19B and 19C, Weatherford Mini Ranch Estates, an addition to Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____ Parker County, Texas this 11 day of December, 2007.

Al Ptoney

STATE OF TEXAS)
COUNTY OF PARKER)
personally appeared AL PTONEY
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 11 day of December, 2007
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.

TITLE _____
STATE OF TEXAS)
COUNTY OF PARKER)
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.

WARREN REAL ESTATE HOLDINGS, INC.
VOLUME 2579, PAGE 1128

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.



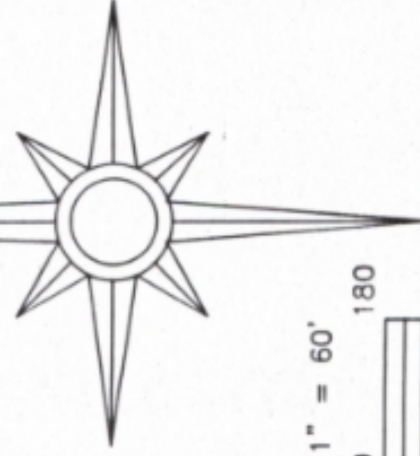
THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents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

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
DECEMBER, 2007

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, this 11 day of December, 2007.
County Judge _____
Commissioner Precinct #1 _____
Commissioner Precinct #2 _____
Commissioner Precinct #4 _____

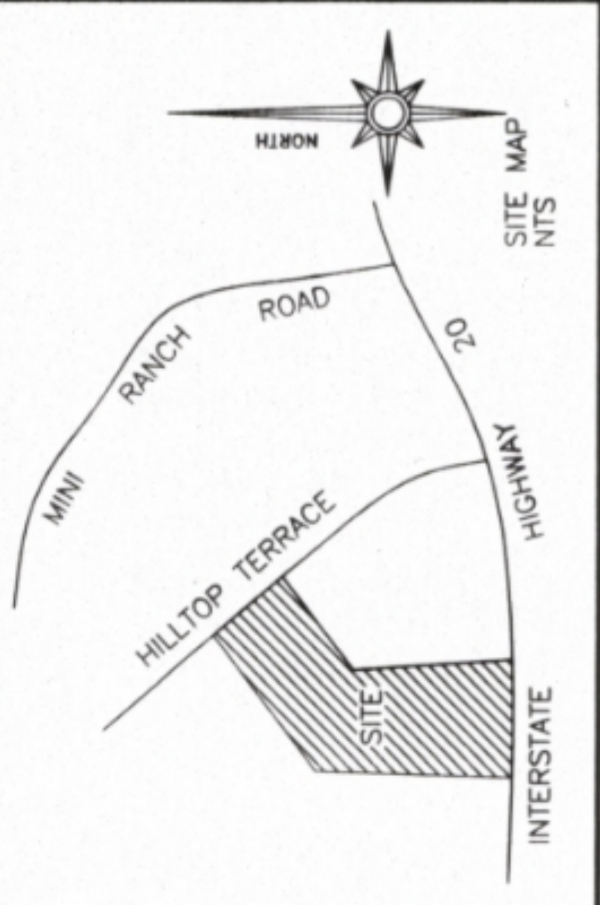


NORTH



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76088
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

07454



WEATHERFORD MINI RANCH ESTATES
PLAT CABINET B, SLIDE 574

KENNETH A. GOLDEN
VOLUME 2503, PAGE 731

TRACT 19R
6.208 ACRES
(270437 SF)

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

OWNER:
Al Ptoney
4050 West I-20
Weatherford, TX 76088
817-596-3954

A & J INDUSTRIES, INC.
VOLUME 2419, PAGE 1938

WEATHERFORD MINI RANCH ESTATES
VOLUME 359A, PAGE 67

INTERSTATE HIGHWAY No. 20
(TWO WAY ACCESS ROAD, VARIABLE ROW)