

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,  
 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1998.

\_\_\_\_\_  
 COUNTY JUDGE

\_\_\_\_\_  
 COUNTY COMMISSIONER  
 PRECINCT #1

\_\_\_\_\_  
 COUNTY COMMISSIONER  
 PRECINCT #2

\_\_\_\_\_  
 COUNTY COMMISSIONER  
 PRECINCT #3

\_\_\_\_\_  
 COUNTY COMMISSIONER  
 PRECINCT #4

CITY OF WEATHERFORD  
 CHAIRMAN OF PLANNING AND  
 ZONING PARKER COUNTY, TEXAS

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 COUNCIL

\_\_\_\_\_  
 COUNCIL

\_\_\_\_\_  
 COUNCIL

\_\_\_\_\_  
 COUNCIL

\_\_\_\_\_  
 CITY SECRETARY

\_\_\_\_\_  
 DATE

STATE OF TEXAS )  
 COUNTY OF PARKER )

KNOWN ALL MEN BY THESE PRESENTS, THAT, SALLEE FAMILY PARTNERSHIP, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

BEING 19.619 ACRES OF LAND SITUATED IN THE JOHNSON BROCK SURVEY, ABSTRACT NO. 2813, PARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DEEDED TO SALLEE FAMILY PARTNERSHIP AS RECORDED IN VOLUME 1535, PAGE 1400, REAL RECORDS, PARKER COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, OF THE REPLAT OF HIDDEN ACRES AS RECORDED IN VOLUME 363-A, PAGE 27, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF SAID HIDDEN ACRES;

THENCE ALONG THE EASTERLY LINE OF ARAPAHOE DRIVE THE FOLLOWING COURSES AND DISTANCES:

N 64°46'37" W, 273.75 FEET TO A 1/2 INCH IRON ROD SET AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF ARAPAHOE RIDGE, PHASE 2 AND BEING THE NORTHEAST CORNER OF THE INTERSECTION OF ARAPAHOE DRIVE AND OLD AIRPORT ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 75°40'36" E, 273.75 FEET TO A 1/2 INCH IRON ROD SET AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF ARAPAHOE RIDGE, PHASE 2 AND BEING THE NORTHEAST CORNER OF THE INTERSECTION OF ARAPAHOE DRIVE AND OLD AIRPORT ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 64°46'37" W, 38.55 FEET TO A 1/2 INCH IRON ROD SET; N 25°12'41" W, 629.70 FEET TO A 1/2 INCH IRON ROD SET; AND BEING THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 213.99 FEET AND WHOSE LONG CORD BEARS N 28°03'56" E, 397.96 FEET; ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 397.96 FEET THROUGH A CENTRAL ANGLE OF 106°33'14", TO A 1/2 INCH IRON ROD SET AND BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 293.20 FEET AND WHOSE LONG CORD BEARS N 13°08'56" E, 544.44 FEET; ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 697.94 FEET THROUGH A CENTRAL ANGLE OF 136°23'14", TO A 1/2 INCH IRON ROD SET AND BEING THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 272.80 FEET AND WHOSE LONG CORD BEARS N 36°04'42" W, 177.33 FEET; ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 180.61 FEET THROUGH A CENTRAL ANGLE OF 37°55'59" TO A 1/2 INCH IRON ROD SET;

THENCE S 85°26'51" E, 676.71 FEET TO A 1/2 INCH IRON ROD SET AND BEING IN THE CENTERLINE OF 160 FOOT WIDE TEXAS ELECTRIC SERVICE COMPANY EASEMENT AS RECORDED IN VOLUME 1042, PAGE 712, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE S 06°55'20" W, ALONG THE SAID CENTERLINE, 1421.72 FEET TO A 1/2 INCH IRON ROD SET AND BEING IN THE NORTH LINE OF OLD AIRPORT ROAD;

THENCE S 75°40'36" W, 393.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.619 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT, SALLEE LAND CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT OF THE HEREINABOVE DESCRIBED REAL PROPERTY AS

LOTS 1-7, BLOCK 2  
 ARAPAHOE RIDGE, PHASE 2  
 PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE EASEMENT SHOWN HERON.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS  
 THIS 10 DAY OF April, 1998

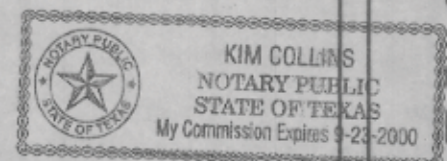
SALLEE FAMILY PARTNERSHIP BY: Jim Salter

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, Bill Salter, OF SALLEE FAMILY PARTNERSHIP, A CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 10 DAY OF April, 1998.

Kim Collins  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY APPROVAL STATEMENT

APPROVAL BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE \_\_\_\_\_  
 BETTYE FARRIS  
 CITY SECRETARY  
 CITY OF WEATHERFORD, TEXAS

PROJECT NO.	SALLEE2	DATE	REVISIONS
DRAWN BY	GLC		
APPROVED BY	TDD		
DATE	06/04/98		

A FINAL PLAT OF  
**LOTS 1-7, BLOCK 2**  
**ARAPAHOE RIDGE, PHASE 2**  
 AN ADDITION IN PARKER COUNTY, TEXAS  
 BEING 19.619 ACRES OF LAND SITUATED IN THE  
 JOHNSON BROCK SURVEY  
 ABSTRACT NO. 2813  
 PARKER COUNTY, TEXAS

**T.D. DISHEROON**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 6717 CALMONT AVENUE  
 FORT WORTH, TEXAS 76116  
 PHONE 817-731-0587 FAX 817-732-2014

DEED RESTRICTION CERTIFICATION STATEMENT  
 VOLUME 1535, PAGE 1400  
 REAL RECORDS, PARKER COUNTY, TEXAS

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 \_\_\_\_\_, 1998

THE SUBJECT PROPERTY SHOWN HEREON AND BEING PLATED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ACCORDING TO THE FEMA MAP 480520 0200 B, DATED SEPTEMBER 27, 1991

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 )  
 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1998.

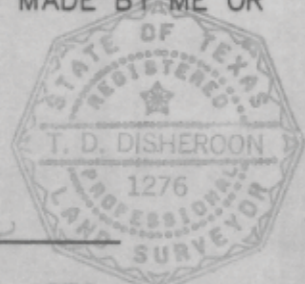
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HIDDEN ACRES  
 BOOK 363A PAGE 27

CENTERLINE CURVE DATA						
CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD	
C1	106°33'14"	243.99	453.75	327.06	S 28°03'56" W	391.13
C2	136°23'14"	263.20	626.52	657.84	N 13°08'56" E	488.73
C3	08°17'14"	302.80	43.80	21.94	N 50°54'04" W	43.76

SURVEYORS CERTIFICATE

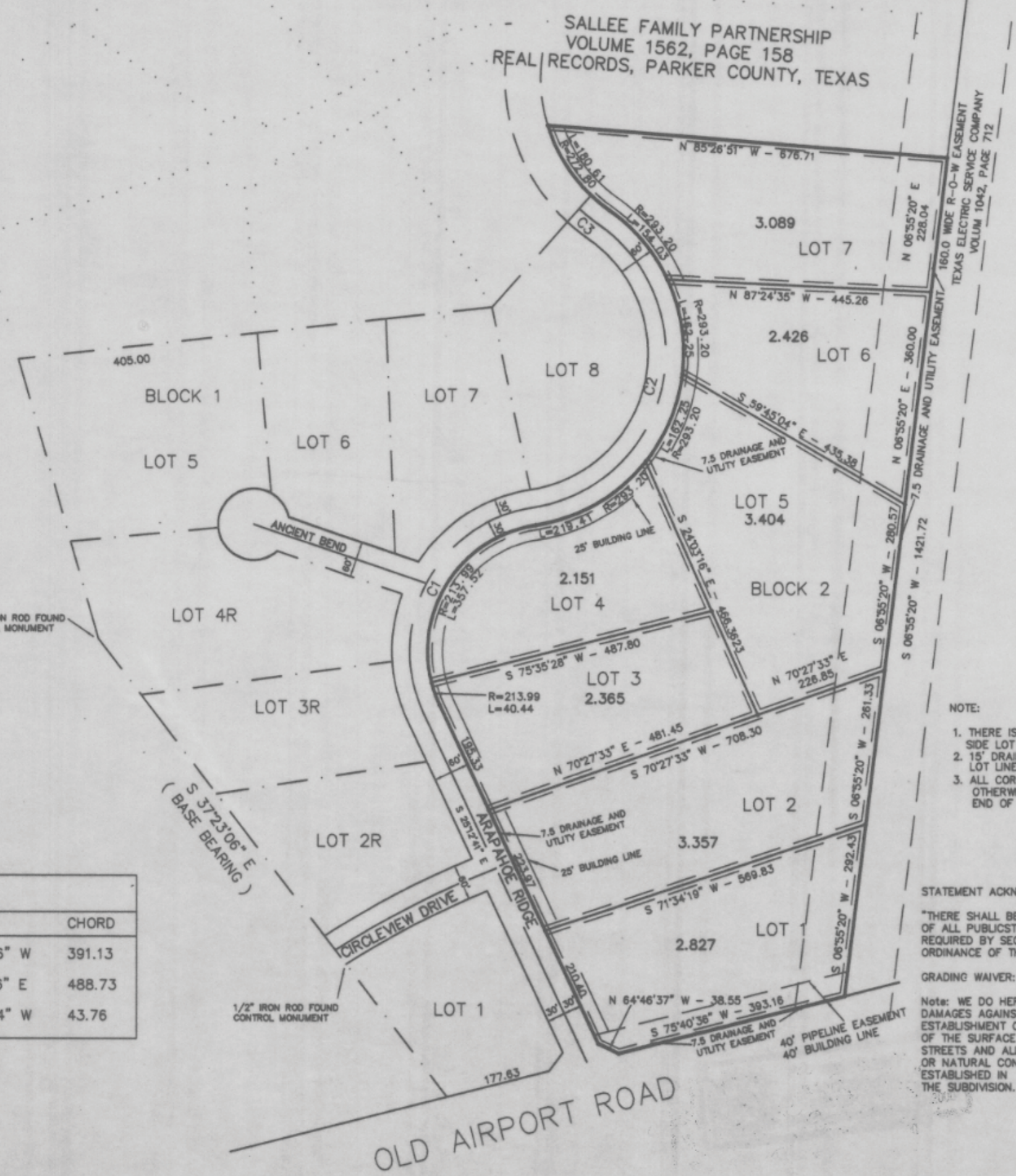
THIS IS TO CERTIFY THAT I, T.D. DISHEROON A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.



DATE 4-6-98  
 T.D. DISHEROON  
 TEXAS REGISTRATION NO. 1276

OWNER & DEVELOPER  
 SALLEE FAMILY PARTNERSHIP  
 P.O. BOX 1644  
 WEATHERFORD, TEXAS 76086  
 PHONE 871-596-9852

SALLEE FAMILY PARTNERSHIP  
 VOLUME 1562, PAGE 158  
 REAL RECORDS, PARKER COUNTY, TEXAS



- NOTE:
1. THERE IS A 15' BUILDING LINE ALONG ALL SIDE LOT LINES.
  2. 15' DRAINAGE AND UTILITY EASEMENTS ALONG ALL LOT LINES.
  3. ALL CORNERS TO 1/2" IRON RODS SET UNLESS OTHERWISE NOTED AND TO BE SET AT THE END OF CONSTRUCTION OF UTILITIES

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:  
 "THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 6.7 OF THE SUBDIVISION ORDINANCE OF THE CITY."

GRADING WAIVER:  
 Note: WE DO HEREBY WAIVER 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.

G-99A