

CITY APPROVAL OF CONSTRUCTION PLAT
 Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
 City of Weatherford, Texas
James Saunders 11-9-05
 Signature of Chairperson Date of Recommendation

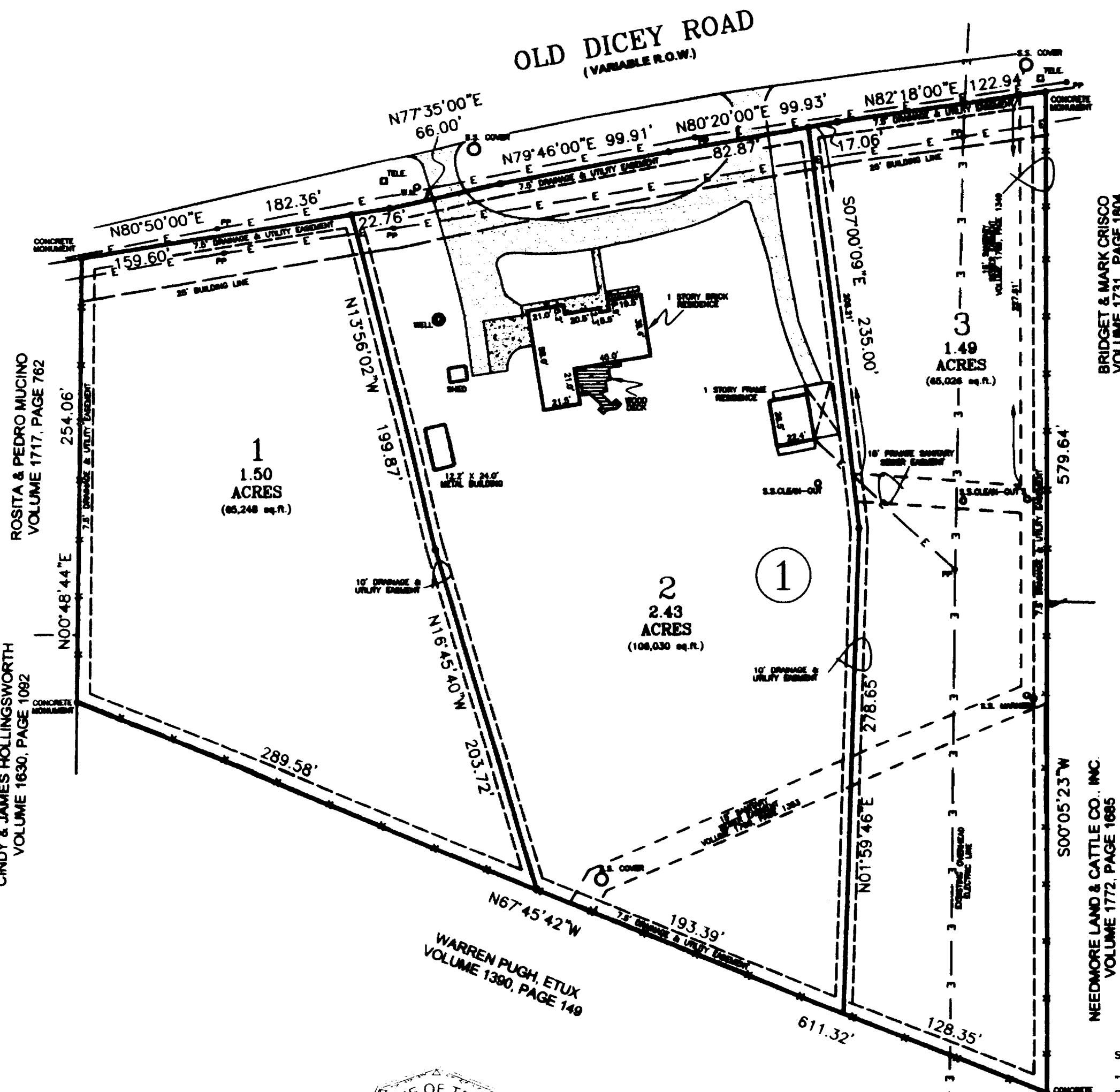
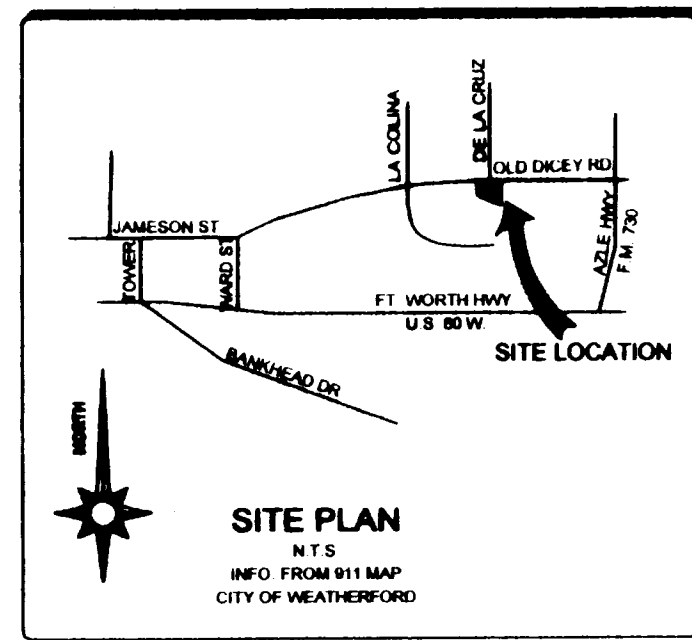
APPROVED BY: City Council
 City of Weatherford, Texas
Q. J. J. J. 11-9-05
 Signature of Mayor Date of Approval

ATTEST: City of Weatherford, Texas
Angela M. M. M. 11-9-05
 City Secretary Date

OWNER/DEVELOPER:
 LEROY BARBEE
 1882 DICKEY ROAD
 WEATHERFORD, TX 76086
 817-894-8221

ACCT. NO.: 10887
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: 115
 ALL OF: 20223-3-0-0

FINAL PLAT
LOTS 1, 2, AND 3, BLOCK 1
BARBEE TALL TIMBER
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
BEING 5.42 ACRES SITUATED IN AND BEING A PORTION OF THE
DESIDERIO DE LA CRUZ SURVEY, ABSTRACT No. 223
PARKER COUNTY, 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.

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared R. L. Barbree, 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 10th day of November, 2005.
Laura Nichols
 Notary Public in and for the State of Texas

LAURA NICHOLS
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 03/01/2009

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, R. L. BARBEE being the sole owners of 5.42 Acres situated in and being a portion of the DESIDERIO DE LA CRUZ SURVEY, ABSTRACT No. 223, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the south right of way line of Old Dickey Road, as it exist, said monument being called by deed to be North, 1049.89 feet and West, 678.89 feet from the southeast corner of said Desiderio De La Cruz Survey;
 THENCE S 00°05'23" W, on or about a fence line, 579.64 feet to a concrete monument found;
 THENCE N 67°45'42" W, 611.32 feet to a concrete monument found;
 THENCE N 00°48'44" E, on or about a fence line, 254.06 feet to a concrete monument found at the south right of way line of said Old Dickey Road;
 THENCE with the south right of way line of said Old Dickey Road the following courses and distances;
 N 80°50'00" E, 182.36 feet to an iron rod set;
 N 77°35'00" E, 66.0 feet to an iron rod set;
 N 79°46'00" E, 99.91 feet to an iron rod set;
 N 82°18'00" E, 122.94 feet to the POINT OF BEGINNING and containing 5.42 acres (236304 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, R. L. BARBEE does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2 AND 3, BLOCK 1, BARBEE TALL TIMBER, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 5.42 Acres situated in and being a portion of the DESIDERIO DE LA CRUZ SURVEY, ABSTRACT No. 223, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 10th day of Nov, 2005.
R. L. Barbree, Trustee
 R. L. Barbree, Trustee

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.
R. L. Barbree, Trustee
 Owner
 SWORN TO AND SUBSCRIBED before me this 10th day of NOV, 2005.
Laura Nichols
 Notary Public in and for the State of Texas

LAURA NICHOLS
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 03/01/2009

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared R. L. BARBEE, 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 10th day of November, 2005.
Laura Nichols
 Notary Public in and for the State of Texas

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 STATE OF TEXAS
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STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 "There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 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 BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

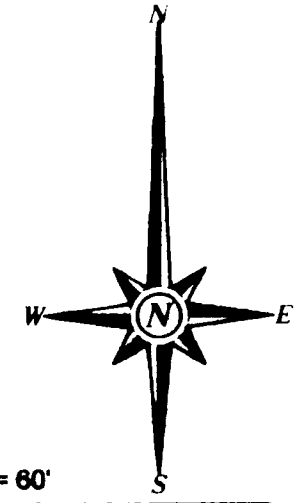
Doc# 576866 Fees: \$66.00
 11/16/2005 2:16PM 4 Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 JERNE BRUNSON, COUNTY CLERK

KNOWN ALL MEN BY THESE PRESENTS:
 That, I, David Harlan, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.
David Harlan, Jr.
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 October, 2005



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48022 D003 D. EFFECTIVE DATE: JANUARY 1, 1991. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

PLAT BAR 3-336



SCALE: 1" = 60'
 HARLAN LAND SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833