

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JACK & BILLIE BIRDWELL are the Owner(s) of a tract of land located on U.S. Highway 180, same being Mineral Wells Highway (Variable Right-of-Way), in the City of Weatherford, Texas, and being all that certain lot, tract or parcel of land located within the P.F. BRANNON SURVEY, Abstract No. 207, Weatherford, Parker County, Texas and being all of that certain tract of land by Plat of Block 6, Connaway's First Addition, recorded in Volume 265, Page 641, Deed Records, Parker County, Texas and being the C.H. Jones property described by deed recorded in Volume 1178, Page 1327, Deed Records, Parker County, Texas, and being more particularly described as:

LOT 1, BLOCK 6

BEGINNING at a 1/2 inch diameter iron rod found for corner at the southeast corner of said Connaway's First Addition, same being the intersection of the west right-of-way line of Oakridge Drive (50.00' Right-of-Way) and the north right-of-way line of U.S. Highway 180, same being Mineral Wells Highway (Variable Right-of-Way), same being the southeast corner of a 15.00 foot Utility Easement as recorded in Volume 263, Page 559, Deed Records, Parker County, Texas;

THENCE North 77°27'27" West along said north right-of-way line of U.S. Highway 180, same being along the south line of said Connaway's First Addition, same being the south line of said 15.00 foot Utility Easement, passing the end of said Utility Easement at 163.00 feet and continuing for a total distance of 297.08 feet as read on the ground to a capped iron rod found for corner;

THENCE North 06°12'41" East passing a point in the west line of said Connaway's First Addition, continuing for a total distance of 193.38 feet as read on the ground to a 1/2" capped iron rod found for corner, same being in the south line of a tract of land conveyed to E. Crutcher as recorded in Volume 1625, Page 1223, Deed Records, Parker County, Texas;

THENCE South 87°58'21" East, along the south line of said E. Crutcher tract for a distance of 94.34 feet as read on ground to a 1/2" iron rod found for corner, same being the southeast corner of said E. Crutcher tract, same being the southwest corner of a tract of land conveyed to R.E. Pettigrew, as recorded in Volume 1843, Page 259, Deed Records, Parker County, Texas;

THENCE South 87°50'17" East, along the south line of said R.E. Pettigrew tract for a distance of 201.36 feet as read on ground to a 1/2" iron rod found for corner, same being the southeast corner of said R.E. Pettigrew tract, same being in the west line of said Oakridge Drive;

THENCE South 07°42'00" West, along said west line of said Oakridge Drive for a distance of 247.21 feet as read on ground to the POINT OF BEGINNING and containing 65,041 square feet or 1.49 acres of land, more or less.

LOT 2, BLOCK 6

BEGINNING at a capped iron rod found for corner located 297.08 feet as read on ground north and west from the intersection of said Oakridge Drive and U.S. Highway 180, same being the southwest corner of said Lot 1, Block 6, same being a point in the south line of said Connaway's First Addition, same being in the north right-of-way line of said U.S. Highway 180;

THENCE North 77°27'27" West along the north right-of-way line of said U.S. Highway 180, passing the southwest corner of said Connaway's First Addition, and continuing for a distance of 199.97 feet as read on ground to a 1/2" iron rod found for corner, same being the southeast corner of a tract of land conveyed to W. Park as recorded in Volume 1223, Page 558, Deed Records, Parker County, Texas ;

THENCE North 06°20'19" East, along east line of said W. Park tract, passing the northeast corner of said W. Park tract, same being the southeast corner of a tract of land conveyed to David Park as recorded in Volume 1486, Page 9, Deed Records, Parker County, Texas, and continuing for a distance of 156.91 feet as read on ground to a 1/2" iron rod found for corner, same being the northeast corner of said David Park tract, same being a point in the south line of said E. Crutcher tract;

THENCE South 87°55'03" East, along south line of said E. Crutcher Tract for a distance of 200.19 feet as read on ground to a capped iron rod found for corner, same being the northwest corner of said Lot 1, Block 6;

THENCE South 06°12'41" West, along the west line of said Lot 1, Block 6 and passing a point in the said Connaway's First Addition for a distance of 193.38 feet as read on ground to the POINT OF BEGINNING and containing 34,893 square feet or 0.80 acres of land, more or less.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Jack & Billie Birdwell, acting herein by and through his (her) duly authorized officer(s), does hereby adopt this plat, designating the herein above described property as BIRDWELL ADDITION No. 1 being a PLAT of a Part of the P.F. BRANNON SURVEY - Abstract 207, an addition to the City of Weatherford, Texas, and does hereby dedicate, in fee simple and to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets, rights-of-way, and other public improvements shown 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 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 at Weatherford, Texas, this the 7 day of April, 2006.

BY: Jack Birdwell *Jack Birdwell*
Authorized Signature of Owner

BY: Billie Birdwell *Billie Birdwell*
Authorized Signature of Owner

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 Jack Birdwell, Owner, known to me to be 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, this 7 day of April, 2006

Jim Crumby
Jim Crumby
Notary Public for and in the State of Texas
My commission expires: SEPTEMBER 22, 2009

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 Billie Birdwell, Owner, known to me to be 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, this 7 day of April, 2006

Jim Crumby
Jim Crumby
Notary Public for and in the State of Texas
My commission expires: SEPTEMBER 22, 2009

NOTES:

1. BASIS OF BEARING (North 88°06'00" West for a distance of 201.83 feet by PLAT, CROWDER SUBDIVISION AS RECORDED IN Volume 362-A, Page 68, P.R.P.C.T.; Read on Ground: South 87°50'17" East for a distance of 201.36 feet)
2. Controlling Monuments found on ground as shown.
3. Found all monuments as follows:
Iron Rods Found: IRF (no plastic caps found on rods)
Capped Iron Rods Found: CRF (with plastic caps found on rods)
4. NO LOT TO LOT DRAINAGE WILL BE PERMITTED

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 THE 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 lot of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Jack Birdwell *Jack Birdwell*
Owner

SWORN TO AND SUBSCRIBED before me this 7 day of April, 2006.

Jim Crumby *Jim Crumby*
Notary Public for the State of Texas

Billie Birdwell *Billie Birdwell*
Owner

SWORN TO AND SUBSCRIBED before me this 7 day of April, 2006.

Jim Crumby *Jim Crumby*
Notary Public for the State of Texas
My commission expires: SEPTEMBER 22, 2009

**GPS DATA (CITY OF WEATHERFORD MONUMENTS):
CITY OF WEATHERFORD GPS MONUMENT #27**

LOCATED ±200 FEET NORTH OF MINERAL WELLS HIGHWAY ON OAKRIDGE DRIVE (EAST SIDE OF ROAD); ±19.60 FEET EAST OF THE CENTERLINE OF OAKRIDGE DRIVE; SAME BEING ±32.50 FEET SOUTHWEST OF AN EXISTING POWER POLE

N6,960,089.39.....E2,177,749.94.....ELEVATION= 1,164.24

FLOOD ZONE NOTE:
This property is not located in a Flood Zone according to the Flood Insurance Rate Map (FIRM), Community Panel No. 480522-0005D, which bears an effective date of January 3, 1997

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS:

That I, Thomas M. Daniel, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision regulations of the City of Weatherford, Texas.

Thomas M. Daniel
Registered Professional Engineer No. 15927
Registered Professional Land Surveyor No. 2575

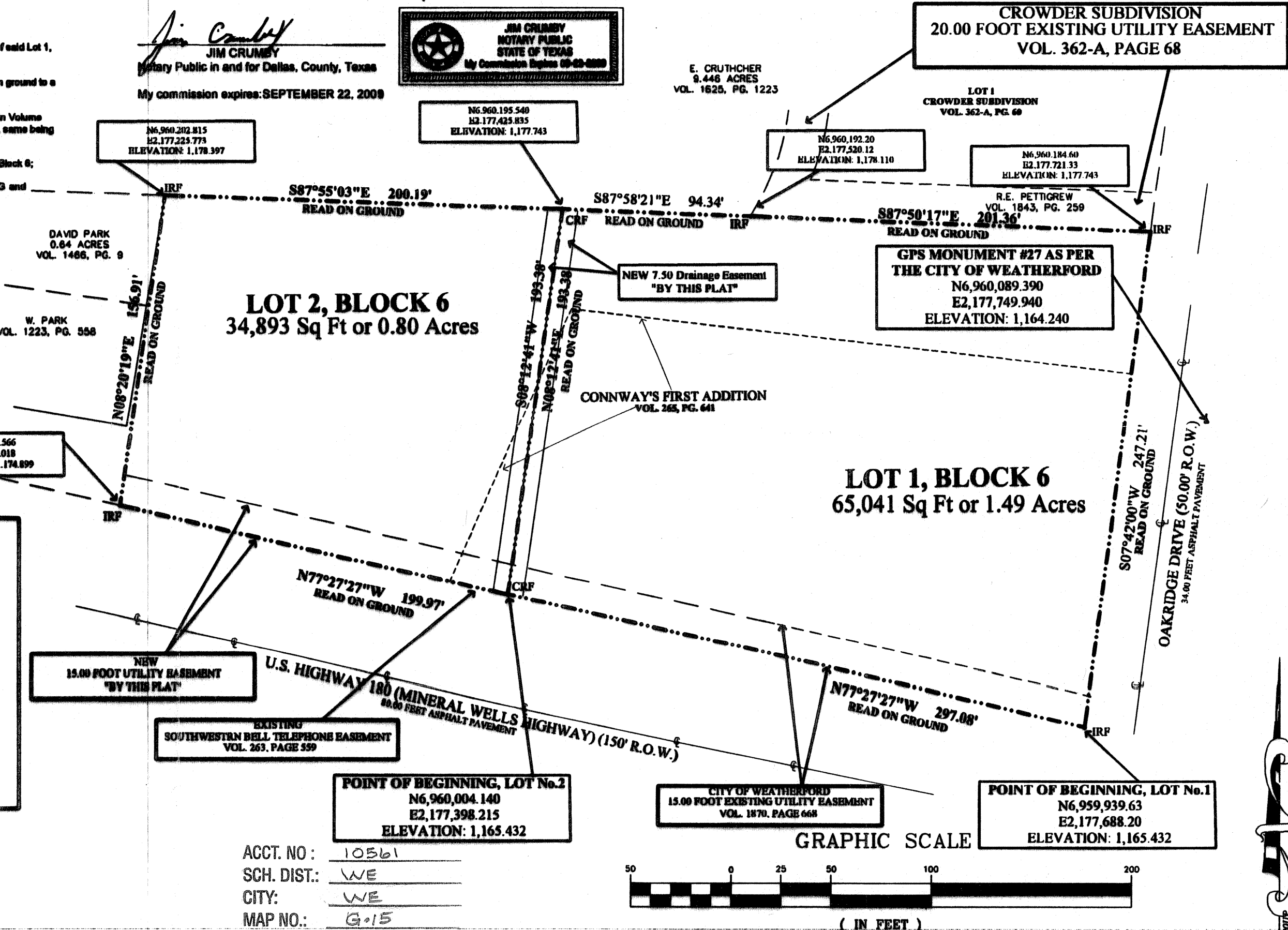
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Thomas M. Daniel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated and as the act and deed of said company.

Given under my hand and seal of office, this the 9th day of 04, 2006.

Jim Crumby
JIM CRUMBY
Notary Public in and for Dallas, County, Texas
My commission expires: SEPTEMBER 22, 2009

JIM CRUMBY
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 09-22-2009



ACCT. NO: 10361
SCH. DIST: WE
CITY: WE
MAP NO.: G-15
ALL OP: 11480-006-001-00

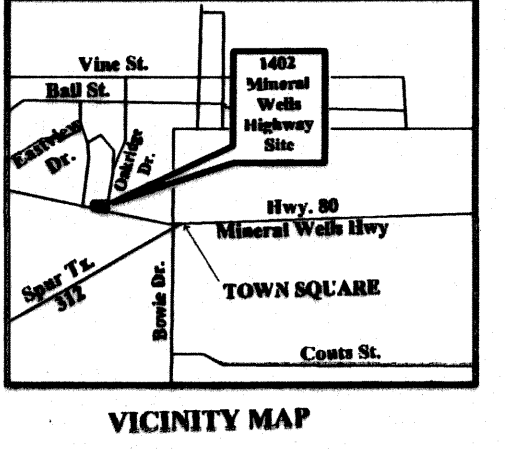
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

**FINAL PLAT for:
BIRDWELL ADDITION No. 1**

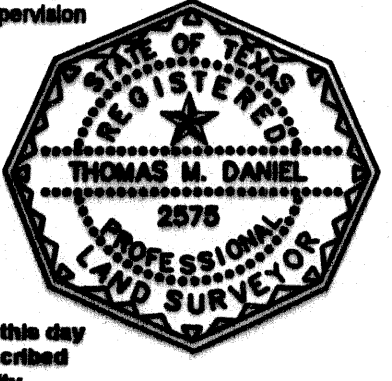
Being all that certain lot, tract or parcel of land located within Block 6 of the P.F. BRANNON SURVEY, ABSTRACT No. 207; INCLUDES ALL OF BLOCK 6, CONNAWAY'S FIRST ADDITION, of the Plat Records of Parker County Texas; Weatherford, Parker County, Texas

Owner/Developer:
JACK & BILLIE BIRDWELL
P.O. BOX 58
MILLSAP, Texas 76066
(940) 682-2028

Surveyor:
Thomas M. Daniel
3701 S. Glenbrook
Garland, Texas 75041
(972)278-2444



C446



FINAL PLAT
Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas

RECOMMENDED BY:
3rd ed
Signature of Chairperson
6-28-06
Date of Recommendation

APPROVED BY:
Ja M. Jason
Signature of Mayor
6-28-06
Date of Approval

ATTEST:
Angela Winkle
City Secretary
6-28-06
Date

**CROWDER SUBDIVISION
20.00 FOOT EXISTING UTILITY EASEMENT
VOL. 362-A, PAGE 68**

**LOT 1
CROWDER SUBDIVISION
VOL. 362-A, PG. 68**

**GPS MONUMENT #27 AS PER
THE CITY OF WEATHERFORD**
N6,960,089.390
E2,177,749.940
ELEVATION: 1,164.240

**LOT 1, BLOCK 6
65,041 Sq Ft or 1.49 Acres**

POINT OF BEGINNING, LOT No.1
N6,959,939.63
E2,177,688.20
ELEVATION: 1,165.432

POINT OF BEGINNING, LOT No.2
N6,960,004.140
E2,177,398.215
ELEVATION: 1,165.432