

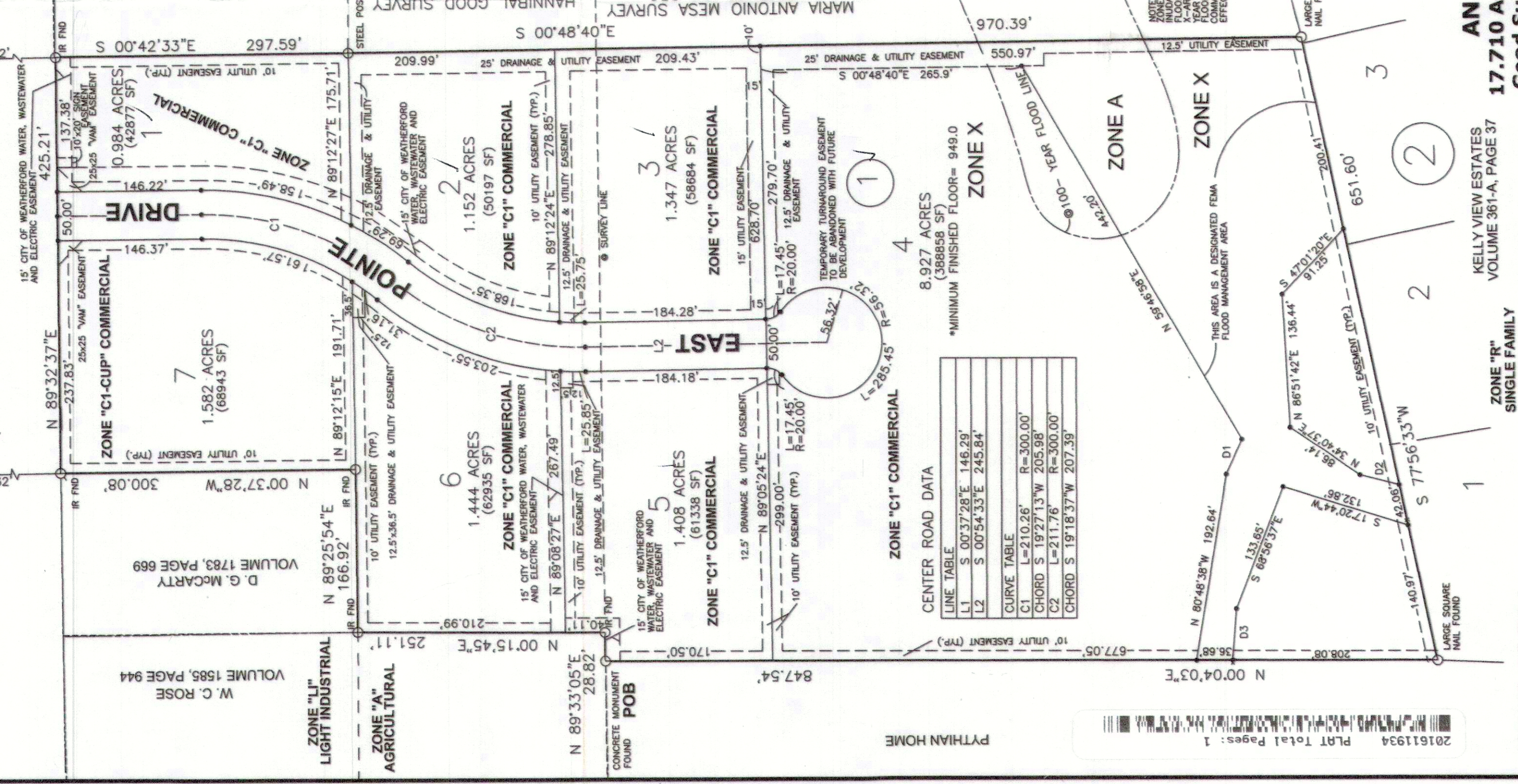
**SITE MAP**  
FORT WORTH HIGHWAY

**SITE**

**WILLOW CREEK ADDITION**

ZONE "GR" GENERAL RETAIL  
**B-723**  
C-262 4A  
C-196 2A  
1R

**FORT WORTH HIGHWAY**  
( U S HIGHWAY No. 80, Variable Width )



DRAINAGE LINE TABLE

D1	N 65°06'18"W	38.99'
D2	N 14°22'42"E	41.21'
D3	S 85°52'04"E	52.63'

CENTER ROAD DATA

LINE	S 00°37'28"E	146.29'
L1	S 00°54'33"E	245.84'
L2	S 00°54'33"E	245.84'

CURVE TABLE

C1	L=210.26'	R=300.00'
CHORD S	19°27'13"W	205.98'
C2	L=211.76'	R=300.00'
CHORD S	19°18'37"W	207.39'

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
201611934  
06/03/2016 12:15 PM  
Parker County, Texas  
County Clerk

*James Johnson*  
Notary Public  
Notary Public in and for the State of Texas  
My Commission Expires On: 04/22/2018

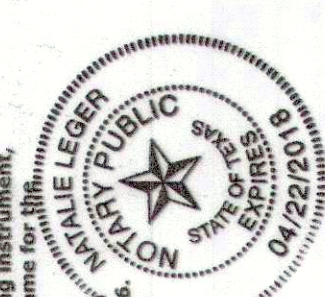
*Malinda Howell*  
City Secretary  
City of Weatherford  
My Commission Expires On: 05/24/16

STATE OF TEXAS )  
COUNTY OF PARKER )  
WHEREAS, BIG 3 IN HOUSE REAL ESTATE, LLC., acting by and through its duly authorized agent, is the Owner of 17.710 Acres situated in and being a portion of the HANNIBAL GOOD SURVEY, ABSTRACT NO. 535 and the MARIA ANTONIO MESA SURVEY, ABSTRACT NO. 856, Parker County, Texas and conveyed to Harberger Enterprises, Inc., recorded in DOC# 201328888, Official Records, Parker County, Texas and being more particularly described as follows:  
BEGINNING at a concrete monument found in the south line of said Hannibal Good Survey, said monument being called by deed to be East, 151.18 feet from the corner of the intersection of the south line of said Hannibal Good Survey and the north line of said Maria Antonio Mesa Survey;  
THENCE N 89°33'05" E 28.82 feet to an iron rod found;  
THENCE N 00°15'45" E 251.11 feet to an iron rod found;  
THENCE N 89°25'54" E 166.92 feet to an iron rod found;  
THENCE N 00°37'28" W 300.08 feet to an iron rod found in the south right of way line of Fort Worth Highway;  
THENCE N 89°32'37" E, with the south right of way line of said Fort Worth Highway, 425.21 feet to an iron rod found;  
THENCE S 00°42'33" E, 297.57 feet to a post;  
THENCE S 00°48'40" E, 970.39 feet to a large square nail found;  
THENCE S 77°56'33" W, 651.60 feet to a large square nail found;  
THENCE N 00°04'03" E, 847.54 feet the POINT OF BEGINNING and containing 17.710 acres (771,462 Square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, BIG 3 IN HOUSE REAL ESTATE, LLC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOTS 1 THROUGH 7, BLOCK 1, EAST POINTE PLAZA, AN ADDITION TO PARKER COUNTY, TEXAS, Being 17.710 Acres situated in and being a portion of the Hannibal Good Survey, Abstract No. 535 and the Maria Antonio Mesa Survey, Abstract No. 856, Parker County, Texas and does hereby dedicate, in fee simple, to the public use thereof, 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 the public and the utility companies, provided that the use of such easements shall be subordinate to the public utility easements and the 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 necessity to or removing all or parts of their respective systems without the need for 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 20th day of March, 2016.  
Michael Thomasson, Managing Member

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 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 the 20th day of March, 2016.  
Notary Public in and for the State of Texas  
My Commission Expires On: 4/22/2018



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25th day of March, 2016.  
Notary Public in and for the State of Texas  
My Commission Expires On: 1/13/2018

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COUNTY OF PARKER )  
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Notary Public in and for the State of Texas  
My Commission Expires On: 1/13/2018

119.55

4-9-16  
Date of Recommendation

5-24-16  
Date of Approval

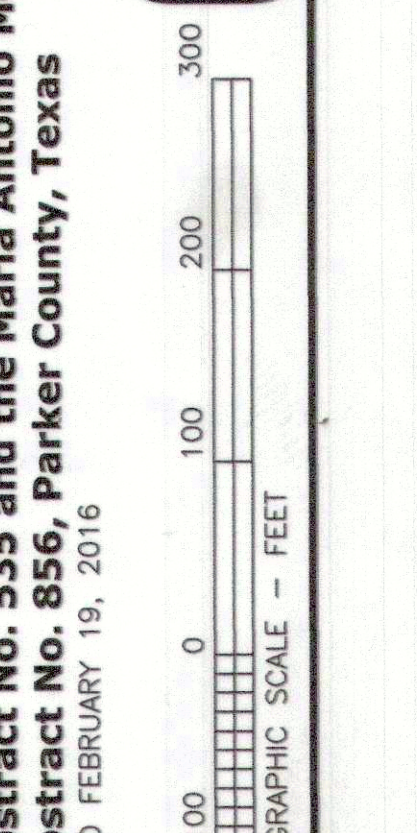
5/24/16  
Date

REASON FOR AMENDING: TO CORRECT  
ACREAGE IN LOT 1 FROM 1.219 ACRES TO  
0.984 ACRES

**AMENDED PLAT**  
**LOTS 1 THROUGH 7, BLOCK 1**  
**EAST POINTE PLAZA**  
**AN ADDITION TO PARKER COUNTY, TEXAS**  
**17.710 Acres situated in and being a portion of the Hannibal Good Survey, Abstract No. 535 and the Maria Antonio Mesa Survey, Abstract No. 856, Parker County, Texas**  
PLAT PREPARED FEBRUARY 19, 2016

KELLY VIEW ESTATES  
VOLUME 361-A, PAGE 37  
ZONE "R" SINGLE FAMILY  
\* MINIMUM FINISHED FLOOR FROM BAIRD HAMPTON & BROWN JANUARY 28, 2014, 1910 MARTIN STREET, STE. 100, WEATHERFORD, TEXAS 817/596-7575

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)598-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500



NOTICE: Selling a portion of this addition by metes and bounds in a violation of the provisions of state law, and is subject to fines and withholding of utilities and building permits.

SCALE: 1" = 100'  
D  
Volume or Cabinet, Page or Slice  
558  
558