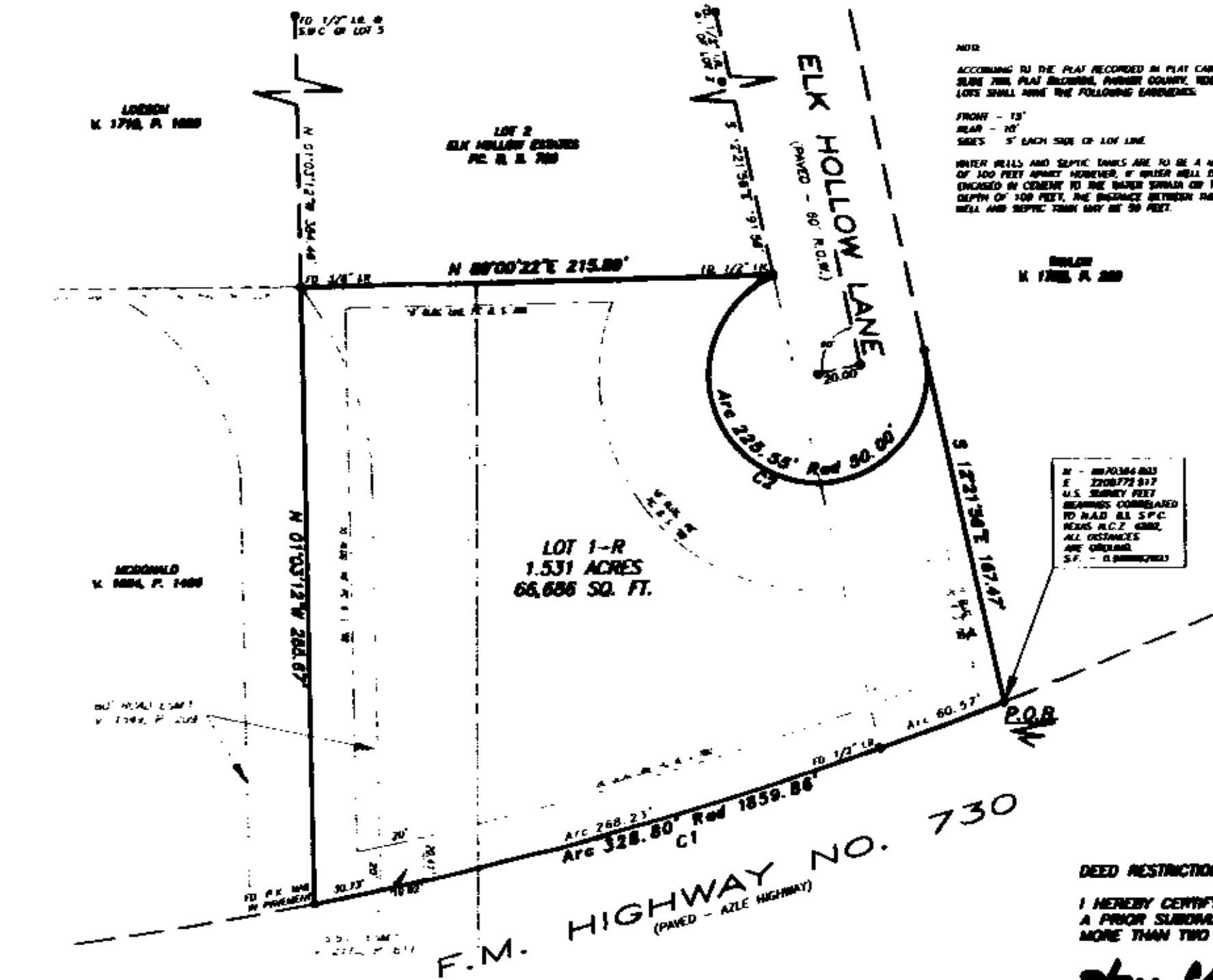


C-458

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1859.86'	164.83'	328.80'	10°07'45"	3°04'50"	328.37'	S 73°57'01" W
C2	50.00'	-61.24'	225.55'	258°27'47"	114°35'30"	77.46'	S 63°08'03" E



NOTES:
ACCORDING TO THE PLAT RECORDED IN PLAT CARRIE R. SLIDE 788, PLAT RECORDS, PARKER COUNTY, TEXAS, ALL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
FRONT - 15'
REAR - 10'
SIDES - 5' EACH SIDE OF LOT LINE
WHEN WELLS AND SEPTIC LINES ARE TO BE A MINIMUM OF 100 FEET AWAY, HOWEVER, IF EITHER WELL OR SEPTIC IS IN EXISTENCE TO THE BARRIER STRIP UP TO A DEPTH OF 100 FEET, THE DISTANCE BETWEEN THE BARRIER STRIP AND SEPTIC SHALL NOT BE 50 FEET.

COMMISSIONER COURT
McCarthy
COUNTY CLERK
COUNTY JUDGE
COUNTY CLERK
COUNTY JUDGE
COUNTY CLERK
COUNTY JUDGE

AUGUST 9th 2006

STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as the holder on the acreage subdivided according to this plat, hereby certifies to the following and joins in the dedication of the same:
[Signature]
This

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.

[Signature]
This

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]* 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 9th day of August, 2006.
[Signature]
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:
SIGNATURE OF COMMISSIONER

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS

APPROVED BY:
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS

ATTEST:
C. S. ACS
CITY SURVEYOR

DATE OF APPROVAL
6-13-06
DATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Rising Star Development L.P., a Texas limited partnership, being the sole owner of a 1.531 acre tract of land out of ELK HOLLOW ESTATES, an addition to the E.T.J. of the City of Weatherford, according to the plat recorded in Plat Cabinet 8, Slide 788, Plat Records, Parker County, Texas; being a portion of Lot 1 and a portion of Elk Hollow Lane (a 60' R.O.W.), ELK HOLLOW ESTATES, same being a portion of these certain tracts of land being described in Volume 2381, Page 248, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod at the intersection of the east right of way line of said Elk Hollow Lane and the north right of way line of Farm to Market Highway No. 730, being the southeast corner of said ELK HOLLOW ESTATES, for the southeast and beginning corner of this tract.

THENCE along the north right of way line of said Farm to Market Highway No. 730 and the arc of a curve to the right of 60.87 feet pass a found 1/2" iron rod at the southeast corner of said Lot 1, continuing for a total distance of 328.80 feet, said curve having a radius of 1859.86 feet, a central angle of 10°07'45", and whose chord bears S 73°57'01" W 328.37 feet, to a found P.K. nail at the southeast corner of said Lot 1, for the southeast corner of this tract.

THENCE N 01°03'12" W 285.87 feet along a west line of said ELK HOLLOW ESTATES, to a found 3/8" iron rod at the northeast corner of said Lot 1, for the northeast corner of this tract.

THENCE N 89°00'22" E 215.88 feet along the north line of said Lot 1, to a found 1/2" iron rod in the west right of way line of said Elk Hollow Lane at the northeast corner of said Lot 1 and the beginning of a cut-to-sac to the left, for a corner of this tract.

THENCE along the arc of said cut-to-sac to the left 225.55 feet, said cut-to-sac having a radius of 50.00 feet, a central angle of 114°35'30", and whose chord bears S 63°08'03" E 77.46 feet, to a set 1/2" iron rod, in the east right of way line of said Elk Hollow Lane, being the east line of said ELK HOLLOW ESTATES, for the northeast corner of this tract.

THENCE S 12°21'58" E 187.47 feet along the east right of way line of said Elk Hollow Lane and the east line of said ELK HOLLOW ESTATES to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RISING STAR DEVELOPMENT, LP (OWNER) does hereby adopt this plat designating the herein above described real property as LOT 1-R, ELK HOLLOW ESTATES, AN ADDITION TO E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, paths, and easements shown thereon.

WITNESS my hand and seal of my office as County Clerk, Parker County, Texas, this the 9th day of August, 2006.

[Signature]
This

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]* 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 9th day of August, 2006.

[Signature]
Notary Public in and for the State of Texas

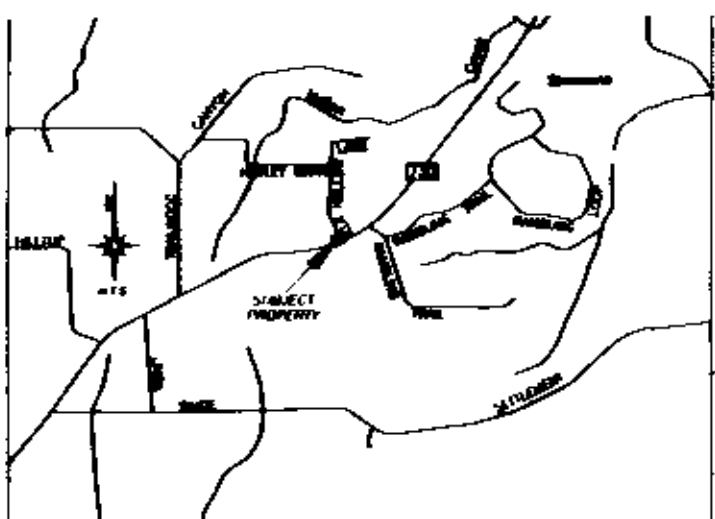


SURVEYING CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5801.
817-584-8400 JWB020303-23-08, 080326.CRD MARCH 2006.

ACCT. NO.: 12090
SCH. DIST.: 15E
CITY: JO
MAP NO.: J-14



REPLAT
ELK HOLLOW ESTATES
LOT 1-R
AN ADDITION TO E.T.J. OF
THE CITY OF WEATHERFORD
BEING A REPLAT OF LOT 1 AND A PORTION OF
ELK HOLLOW LANE, ELK HOLLOW ESTATES
PARKER COUNTY, TEXAS
MARCH 2006

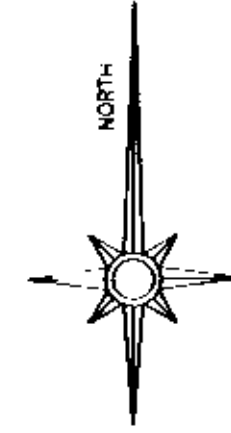
CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 78088
817-584-0400 FAX: 817-584-0403

STATEMENT ACKNOWLEDGING EASEMENTS
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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's 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 building, 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 easement. The City of Weatherford and public utility entities shall of all times have the full right of ingress and egress to or from their respective easements, without the necessity of any time procuring permission from anyone.

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.

SPECIAL NOTICE
Setting a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.



DEVELOPER:
RISING STAR DEVELOPMENT, LP
3730 BELLARE CIRCLE
FORT WORTH, TEXAS 76108

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 78088

- NOTES:
- THIS INSTRUMENT DOES NOT APPLY TO OR IN A FUTURE DATE ACCORDING TO F.L.R. 6. COMBINARY PAR. NO. 40030 0125 & DATED SEPTEMBER 27, 1981.
 - ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL UTILITY PROVIDERS AND/OR 1-800-892-1654, BEFORE CONSTRUCTION.
 - NEEDS WILL BE ON-SITE FACILITIES.
 - SIDERS WILL BE ON-SITE FACILITIES.

LOT SIZE:
LOT 1-R - 1.531 ACRES - 66,886 SQ. FT.

