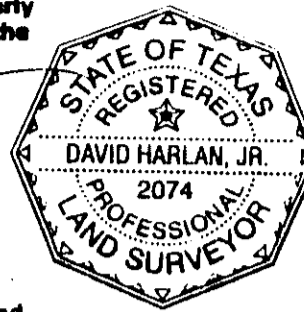


NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, 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.
Registration No. 2074
SEPTEMBER, 2012



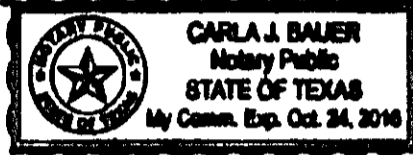
STATE OF TEXAS)
COUNTY OF PARKER)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, 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 31st day of October, 2012.

Carla J. Bauer
Notary Public in and for the State of Texas

My Commission Expires on:



STATE OF TEXAS) 201201749 PLAT Total Pages: 1
COUNTY OF PARKER)

WHEREAS, JERRELL McWATERS (Volume 1466, Page 488), being the sole owner of 5.187 Acres situated in and being all of Lot 44-D, LAGUNA VISTA ESTATES, an addition in Parker County, Texas, according to the plat recorded in Volume 359-A, Page 68, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the most southerly corner of said Lot 44-D in the east right of way line of East Lake Drive, said iron being the common corner of Lot 29-D and said Lot 44-D in a non-tangent curve to the right with a radius of 568.66 feet and whose chord bears N 06°21'14" W, 257.16 feet;
THENCE with the east right of way line of said East Lake Drive the following courses and distances:

With said curve to the right through a central angle of 26°08'10" and a distance of 259.40 feet to a point at the beginning of a curve to the left with a radius of 676.86 feet and whose chord bears N 06°51'44" W, 317.77 feet;

With said curve to the left through a central angle of 27°09'09" and a distance of 320.77 feet to an iron rod found;
THENCE N 71°21'00" E, 137.47 feet to a point;
THENCE N 42°36'00" E, 65.60 feet to a point;
THENCE N 68°19'00" E, 58.50 feet to a point;
THENCE N 72°20'00" E, 173.10 feet to a point;
THENCE N 76°06'00" E, 95.90 feet to a point;
THENCE N 88°17'00" E, 78.10 feet to a point;
THENCE S 35°09'00" E, 112.40 feet to a point;

THENCE S 87°55'00" E, 15.10 feet to an iron rod found;
THENCE S 02°11'00" E, 282.30 feet to an iron rod found;
THENCE N 57°02'00" W, 126.00 feet to an iron rod found;
THENCE N 75°19'00" W, 185.80 feet to an iron rod found;
THENCE S 40°24'00" W, 209.80 feet to an iron rod found;
THENCE S 29°23'00" W, 342.3 feet to the POINT OF BEGINNING and containing 5.187 acres (2,25,967 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JERRELL McWATERS, does hereby adopt this plat designating the hereinabove described real property as LOT 44D-R AND LOT 44D-R1, LAGUNA VISTA ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 5.187 Acres situated in and being a Replat of Lot 44-D, Laguna Vista Estates, an addition in Parker County, Texas, according to the plat recorded in Volume 359-A, Page 68, Plat Records, Parker County, Texas in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____ Parker County, Texas this 7 day of November 2012.

Jerrell McWaters

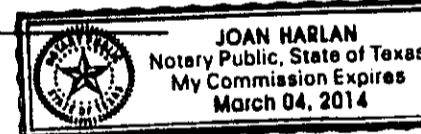
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Jerrell McWaters, 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 7 day of November, 2012

Joan Harlan
Notary Public in and for the State of Texas

My Commission Expires On:



FILED AND RECORDED

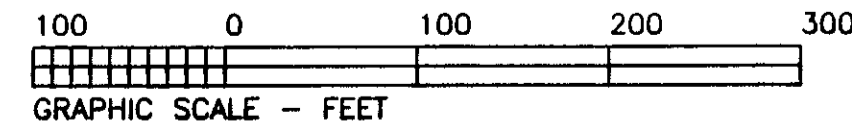
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201201749
12/21/2012 02:26 PM
Fee: \$5.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACGT. NO.: 14260
SCH. DIST.: WE
CITY: NONE
MAP NO.: K-14

MINOR PLAT
LOT 44D-R AND LOT 44D-R1
LAGUNA VISTA ESTATES

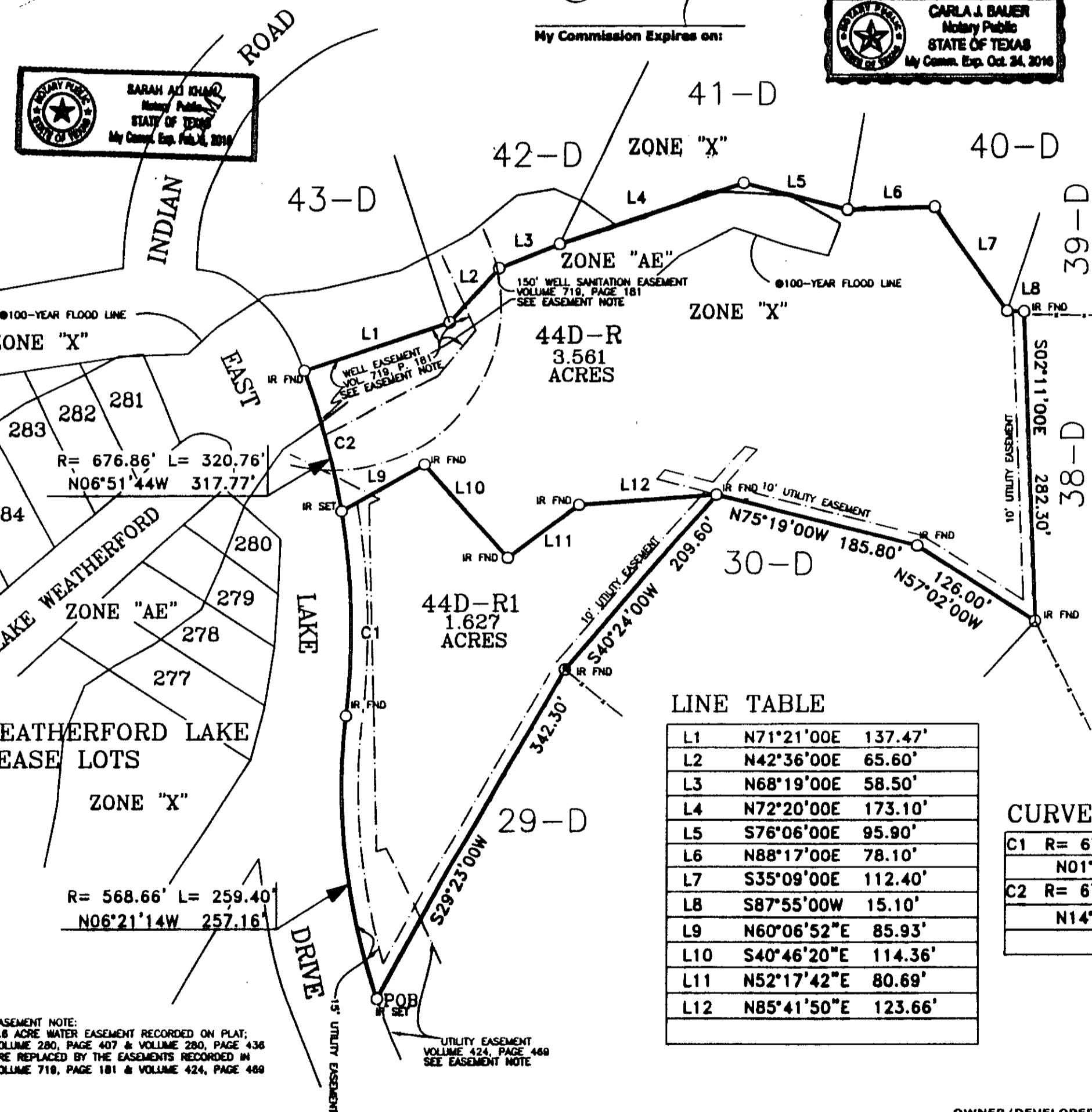
AN ADDITION IN PARKER COUNTY, TEXAS
Being 5.187 Acres situated in and being a Replat of Lot 44-D, Laguna Vista Estates, an addition in Parker County, Texas, according to the plat recorded in Volume 359-A, Page 68, Plat Records Parker County, Texas in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

Volume or Cabinet D, Page or Slide 212



LINE TABLE

L1	N71°21'00"E	137.47'
L2	N42°36'00"E	65.60'
L3	N68°19'00"E	58.50'
L4	N72°20'00"E	173.10'
L5	S76°06'00"E	95.90'
L6	N88°17'00"E	78.10'
L7	S35°09'00"E	112.40'
L8	S87°55'00"W	15.10'
L9	N60°06'52"E	85.93'
L10	S40°46'20"E	114.36'
L11	N52°17'42"E	80.69'
L12	N85°41'50"E	123.66'

CURVE TABLE

C1	R= 676.86'	L= 188.12'
	N01°14'53W	187.52'
C2	R= 676.86'	L= 132.64'
	N14°49'28W	132.43'

EASEMENT NOTE:
1.8 ACRE WATER EASEMENT RECORDED ON PLAT, VOLUME 280, PAGE 407 & VOLUME 280, PAGE 436 ARE REPLACED BY THE EASEMENTS RECORDED IN VOLUME 719, PAGE 181 & VOLUME 424, PAGE 469

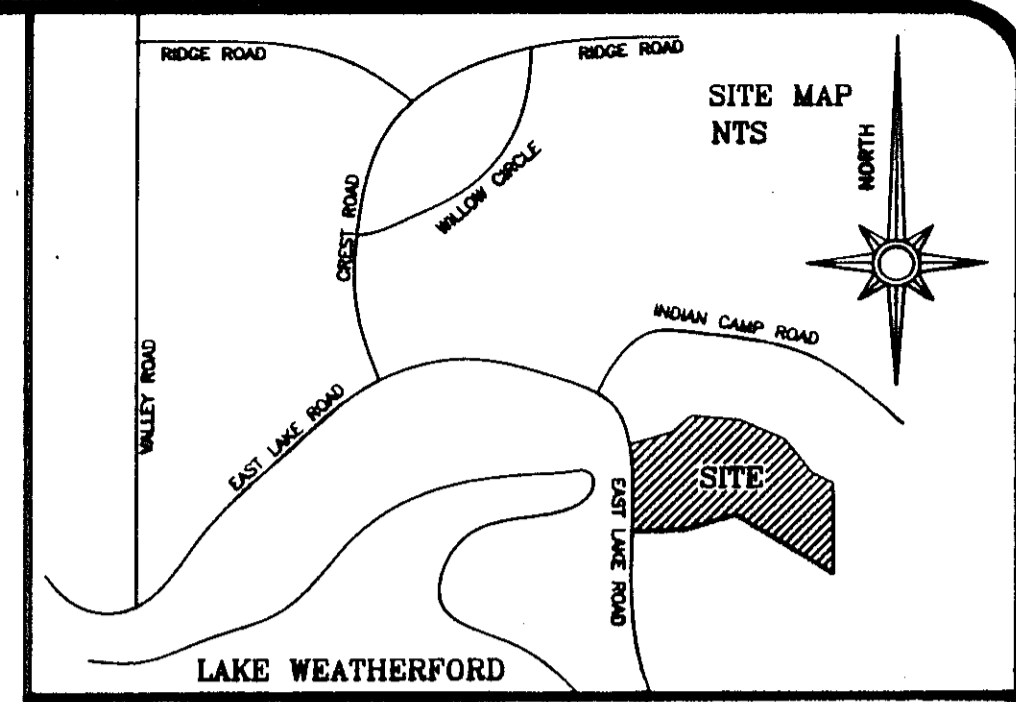
NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E EFFECTIVE DATE: SEPTEMBER 20, 2008 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
ZONE "AE" - BASE FLOOD ELEVATION DETERMINED
ZONE "X" - AREAS OUTSIDE 100-YEAR FLOOD HAZARD
BASE FLOOD ELEVATION = 906.0

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County 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.

OWNER/DEVELOPER:
Jerry McWaters
1100 East Lake Drive
Weatherford, TX 76087
817-441-8804



THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Manager: [Signature]
Date of Recommendation: 12-21-12

APPROVED BY: CITY OF WEATHERFORD, TEXAS

Signature of City Manager: [Signature]
Date Approval: 12/20/12
Signature of Mayor: [Signature]
Date Approval: [Signature]

ATTEST:

City Secretary: [Signature]
Date: [Signature]

This property is located in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas.

TABLE INSET:

Mayor, City of Weatherford: [Signature]
Date: 12/20/12

ATTEST:

City Secretary, City of Weatherford: [Signature]
Date: [Signature]

This property is located in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas.

Mayor, City of Weatherford: [Signature]
Date: 12/20/12

ATTEST:

City Secretary, City of Weatherford: [Signature]
Date: [Signature]