

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
FEBRUARY, 2010

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 22nd day of March, 2010.

Joan Harlan
Notary Public in and for the State of Texas

March 4, 2014
My Commission Expires on:



D-70 Doc# 743451 Book 2784 Page 1295

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to this subdivision and joins in the dedication of the streets and easements.

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 _____ known to me by 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 _____ day of _____, 2010.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ELUTERIO MENDOZA (Volume 2379, Page 1884) and ELUTERIO MENDOZA (same) AND MARGARITO DIAZ (Volume 2521, Page 221) are the Owners of tracts of land situated in the A. T. OBENCHAIN SURVEY, ABSTRACT No. 1033, Parker County, Texas and being more particularly described as follows:

(BLOCK 1)
Being 13.380 Acres situated in the A. T. OBENCHAIN SURVEY, ABSTRACT No. 1033, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a large nail found in the west line of Tin Top Road, as it exist, said nail being called by deed to be S 88°28'00" E, 1208.5 feet from the southwest corner of the A. T. Obenchain Survey, Abstract No. 1024, Parker County, Texas; THENCE with the west line of said Tin Top Road the following courses and distances;
S 13°40'00" W, 444.50 feet to a large nail found;
S 01°37'00" E, 29.85 feet to an iron rod found and POINT OF BEGINNING;
THENCE continuing with said Tin Top Road the following courses and distances:
S 01°37'00" E, 110.35 feet to an iron rod found;
S 02°20'00" E, 150.20 feet to an iron rod found;
THENCE S 58°54'00" W, 398.59 feet to an iron rod found;
THENCE West, 967.99 feet to a post;
THENCE N 00°33'28" W, 478.17 feet to an iron rod found;
THENCE S 89°28'42" E, 1304.77 feet to the POINT OF BEGINNING and containing 13.380 (582,852 square feet) acres of land.

(BLOCK 2)
12.005 Acres situated in and being a portion of the A. T. OBENCHAIN SURVEY, ABSTRACT No. 1033, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a large nail found in the west line of Tin Top Road, as it exist, said nail being called by deed to be S 88°28'00" E, 1208.5 feet from the southwest corner of the A. T. Obenchain Survey, Abstract No. 1024, Parker County, Texas; THENCE with the west line of said Tin Top Road the following courses and distances;
S 13°40'00" W, 444.50 feet to a large nail found;
S 01°37'00" E, 29.85 feet to an iron rod set; THENCE N 89°28'42" W, 1364.78 feet to an iron rod set and POINT OF BEGINNING in the west line of a 60 foot road easement as recorded in Volume 2678, Page 1097 and Volume 2675, Page 1100, Real Records, Parker County, Texas;
THENCE with the west line of said 60 foot road easement the following courses and distances;
S 00°33'28" E, 479.41 feet to an iron rod found;
S 00°46'00" E, 281.86 feet to an iron rod found;
THENCE West, 686.78 feet to an iron rod found;
THENCE N 00°37'30" W, 282.85 feet to a large nail found;
THENCE N 00°12'17" E, 484.59 feet to an iron rod found;
THENCE S 89°28'42" E, 679.72 feet to the POINT OF BEGINNING and containing 12.005 (522,938 square feet) acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ELUTERIO MENDOZA and ELUTERIO MENDOZA (same) AND MARGARITO DIAZ, does hereby adopt this plat designating the herein above described property as MENDOZA PLACE, LOT 1 AND LOT 2, BLOCK 1 AND LOT 1 AND LOT 2, BLOCK 2, ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 25.385 Acres A. T. OBENCHAIN SURVEY, ABSTRACT No. 1033, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, 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 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 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 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, and regulations and resolutions of the City of Weatherford, Texas

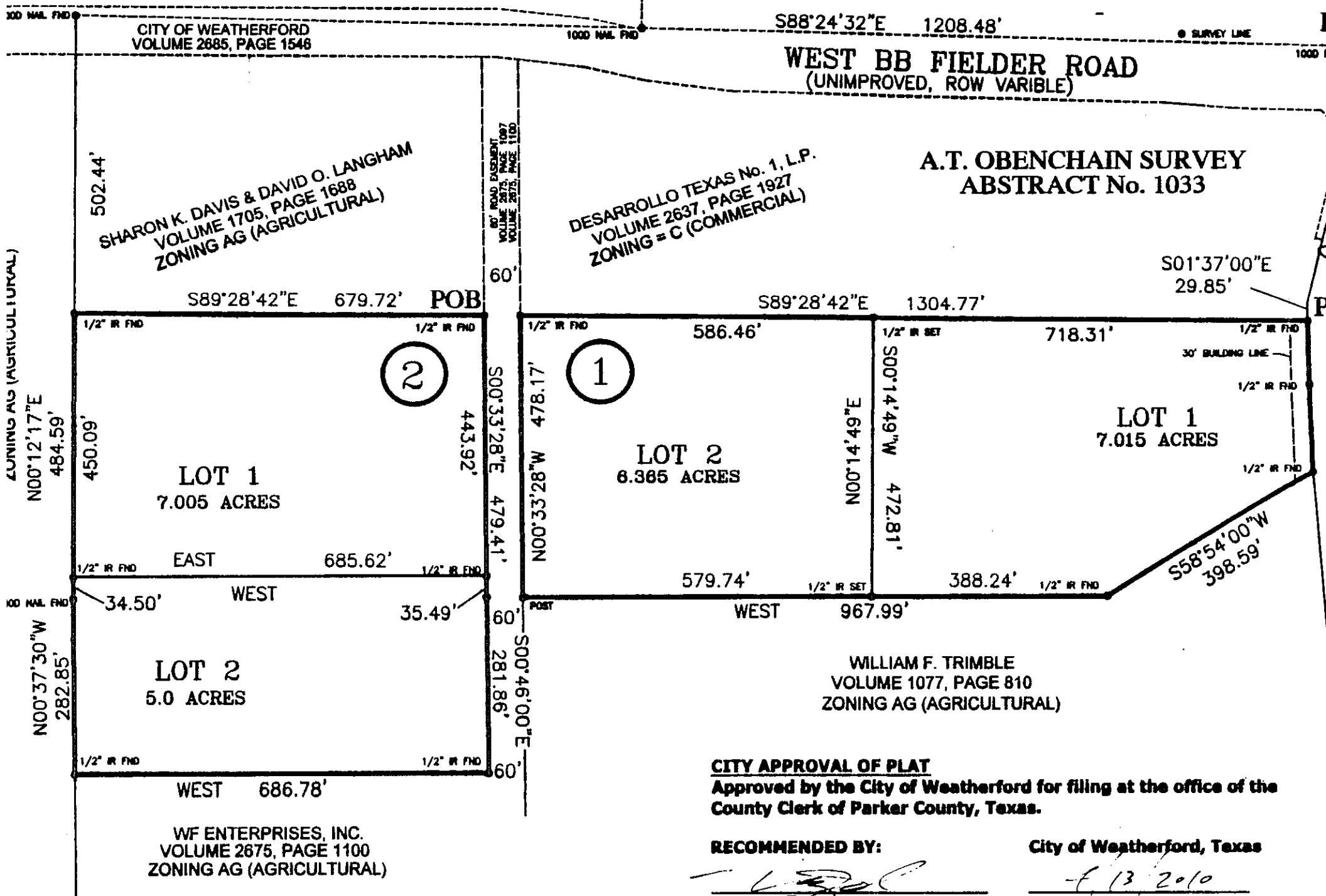
WITNESS my hand, this the 4 day of MARCH, 2010.

Eluterio Mendoza Margarito Diaz N.
Eluterio Mendoza Margarito Diaz

A. T. OBENCHAIN SURVEY
ABSTRACT No. 1033

A. T. OBENCHAIN SURVEY
ABSTRACT No. 1024

OWNERS/DEVELOPER:
Eluterio Mendoza
2460 Tin Top Road
Weatherford, TX 76087
Contact: Jorge Mendoza
817-229-8135

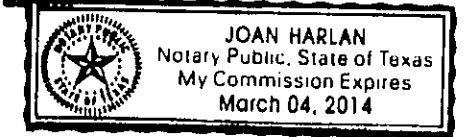


STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eluterio Mendoza, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of April, 2010.

Joan Harlan
Notary Public in and for the State of Texas

3-4-14
My Commission Expires On:

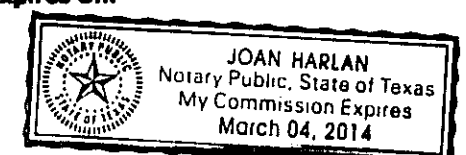


STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Margarito Diaz, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of April, 2010.

Joan Harlan
Notary Public in and for the State of Texas

3-4-14
My Commission Expires On:



CITY APPROVAL OF PLAT
Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: [Signature] City of Weatherford, Texas
Date of Recommendation: 4-13-2010

APPROVED BY: [Signature] City of Weatherford, Texas
Date of Approval: 4-13-10

[Signature] City of Weatherford, Texas
Date of Approval: 4-13-10

ATTEST: [Signature]
City Secretary Date: 4-13-10

Property is located within the corporate city limits of the City of Weatherford, Parker County, Texas.
[Signature]
City of Weatherford
Date: 4-13-10
[Signature]
City Secretary Date: 4-13-10

MINOR PLAT
MENDOZA PLACE
LOT 1 AND LOT 2, BLOCK 1 AND LOT 1 AND LOT 2
BLOCK 2, ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being 25.385 Acres A. T. Obenchain Survey, Abstract No. 1033
Parker County, Texas

Doc# 743451 Fees: \$66.00
06/15/2010 3:22PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRINSON COUNTY CLERK

NOTICE: Selling 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.



Volume or Cabinet D, Page or Slide 70

SCALE: 1" = 200'

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