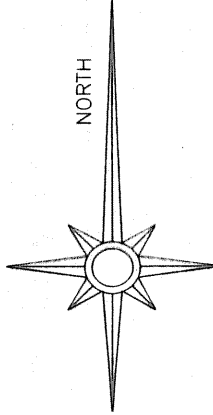


200 0 200 400 600

GRAPHIC SCALE - FEET

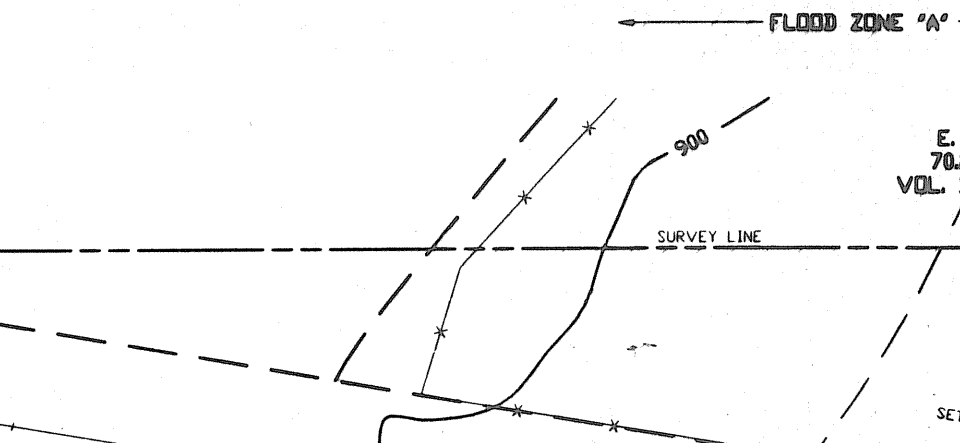
Doc# 648010
Book 2558 Page 46

W. N. COZORT SURVEY ABSTRACT NO. 245



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	60.00'	109.60'	128.39'	122°36'13"	95°29'35"	105.26'	N 83°05'35" W
C2	60.00'	77.25'	109.25'	104°19'32"	95°29'35"	94.77'	N 30°22'18" E
C3	60.00'	21.76'	41.16'	39°52'29"	95°29'35"	40.52'	N 17°31'42" E
C4	60.00'	45.05'	77.29'	73°48'19"	95°29'35"	72.05'	N 39°18'42" E
C5	60.00'	44.94'	77.15'	73°40'06"	95°29'35"	71.94'	S 66°57'06" E
C6	60.00'	79.27'	110.75'	105°45'24"	95°29'35"	95.68'	S 82°45'39" E
C7	60.00'	77.83'	109.69'	104°44'31"	95°29'35"	95.04'	N 08°00'36" E

NOTE: THE EXISTING OVERHEAD ELECTRIC LINE IS TO BE RELOCATED AS SHOWN PER TXU ELECTRIC CO.



ANDREW J. BELL SURVEY ABSTRACT NO. 129

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COUNTY COURT OF PARKER COUNTY, TEXAS, ON THE _____ DAY OF _____, 2007.

COMMISSIONER PRECINCT 01
COMMISSIONER PRECINCT 02
COMMISSIONER PRECINCT 03
COMMISSIONER PRECINCT 04

THE STATE OF TEXAS
COUNTY OF PARKER

WE, Dean Bryant, DEAN BRYANT COMPANIES, INC., DEDICATORS OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD.

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

RECOMMENDED BY: Bull Planning and Zoning Board
City of Weatherford, Texas
Date of Recommendation: 5/23/07

APPROVED BY: Jan M. Jaram City Council
City of Weatherford, Texas
Signature of Mayor: _____ Date of Approval: 5/22/07

ATTEST: Michelle Winkle City Secretary
Date: 5/22/07

STATE OF TEXAS
COUNTY OF PARKER

I, _____, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2006, AT _____ O'CLOCK _____, AND DULY RECORDED THE _____ DAY OF _____, 2006, AT _____ PAGES.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2006.

COUNTY CLERK
PARKER COUNTY, TEXAS

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 the natural contours, to conform to the grades established in the subdivision.

OWNERS CERTIFICATE

THAT WE, P. D. BRYANT COMPANIES, INC., THE OWNERS OF THE LAND SHOWN HEREIN DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS MORGAN MANOR SUBDIVISION, BEING A PART OF THE N. J. HOLDER SURVEY, ABSTRACT NO. 577, PARKER COUNTY, TEXAS. WE, BY THE RECORDATION OF THIS PLAT DO HEREBY REPEAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBER AS INDICATED HEREON.

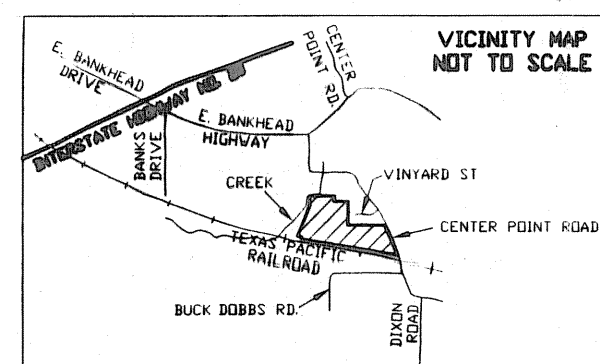
EXECUTED THIS THE 21 DAY OF MAY, 2007.

BY: Dean Bryant
P. D. BRYANT COMPANIES, INC.

STATE OF TEXAS
COUNTY OF PARKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF MAY, 2007, BY P. D. BRYANT COMPANIES, INC.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NEAL F. GRANTHAM
Notary Public
STATE OF TEXAS
My Comm. Exp. 11/16/2008



FIELD NOTES

Of a 45,769 acres tract of land out of the N. J. Holder Survey, Abstract No. 577, Parker County, Texas; being part of a certain 70,203 acres tract described in Volume 198, Page 655 of the Real Records of Parker County, Texas; and being all of Block 2 and Lots 2-30, Block 1, including streets, Morgan Manor Subdivision, according to plat recorded in Plat Cabinet C, Slide 519 of the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod at the southeast corner of said Lot 2, Block 1 for the southeast and beginning corner of this tract. Whence the southeast corner of said 70,203 acres tract bears S. 80 deg. 32 min. 00 sec. E. 363.12 feet and S. 23 deg. 38 min. 41 sec. E. 71.63 feet and the southeast corner of the W. N. Cozort Survey, Abstract No. 245, is called to bear S. 80 deg. 32 min. 00 sec. E. 363.12 feet, North 695.26 feet and West 2773.89 feet.

Thence N. 09 deg. 02 min. 00 sec. W. 2272.05 feet to a set 1/2" iron rod for a corner of this tract.

Thence N. 09 deg. 28 min. 00 sec. E. 50.00 feet to a set 1/2" iron rod for an ell corner of this tract.

Thence N. 80 deg. 32 min. 00 sec. W. 120.60 feet to a set 1/2" iron rod for the southwest corner of this tract.

Thence N. 22 deg. 32 min. 03 sec. E. 881.11 feet to a set 1/2" iron rod in a fence for a corner of this tract.

Thence N. 00 deg. 00 min. 29 sec. W. 142.93 feet along said fence to a 3" steel post for a corner of this tract.

Thence 04 deg. 43 min. 16 sec. W. 109.48 feet along said fence to a set 1/2" iron rod in the north line of said 70,203 acres tract and in the south line of a certain 59,696 acres tract described in Volume 1762, Page 1572, of the Real Records of Parker County, Texas, for the northwest corner of this tract.

Thence N. 89 deg. 55 min. 49 sec. E. at 347.05 feet pass a 2" steel post at the southeast corner of said 59,696 acres tract and the southwest corner of a certain 5.00 acres tract described in Volume 619, Page 257, of the Deed Records of Parker County, Texas, and in all 682.74 feet to a found concrete monument at the northwest corner of a certain 2.79 acres tract described in Volume 1842, Page 575, of the Real Records of Parker County, Texas, for the most northerly northeast corner of this and said 70,203 acres tract.

Thence S. 07 deg. 59 min. 30 sec. W. 150.41 feet to a found concrete monument at the southwest corner of said 2.79 acres tract for a corner of this and said 70,203 acres tract.

Thence N. 89 deg. 52 min. 57 sec. E. 382.33 feet along the south line of said 2.79 acres tract to a found 1" iron pipe at the northwest corner of a certain 1.41 acres tract described in Volume 1966, Page 1710, of the Real Records of Parker County, Texas, for a corner of this and said 70,203 acres tract.

Thence S. 00 deg. 02 min. 46 sec. E. at 286.25 feet pass a found 1/2" iron rod at the southwest corner of said 1.41 acres tract and in the north right of way line of Vineyard Street and in all 346.25 feet to a set 1/2" iron rod in the south right of way line of said Vineyard Street for a corner of this and said 70,203 acres tract.

Thence S. 89 deg. 57 min. 14 sec. W. 5.18 feet along the south right of way line of said Vineyard Street to a set 1/2" iron rod at the northwest corner of a certain 1.407 acres tract described in Volume 1528, Page 1253, of the Real Records of Parker County, Texas, for a corner of this and said 70,203 acres tract.

Thence S. 00 deg. 08 min. 36 sec. E. 284.09 feet to a set 1/2" iron rod at the southwest corner of said 1.407 acres tract for a corner of this and said 70,203 acres tract.

Thence N. 89 deg. 57 min. 36 sec. E. at 214.91 feet pass a found 1/2" iron pipe at the southeast corner of said 1.407 acres tract and at 622.53 feet pass a found 1/2" iron pipe at an ell corner of said 70,203 acres tract and at the southwest corner of a certain 2.25 acres tract described in Volume 2044, Page 605, of the Real Records of Parker County, Texas, and in all 835.28 feet to a set 1/2" iron rod at the northeast corner of said Lot 30, Block 1 for a corner of this tract.

Thence S. 05 deg. 36 min. 19 sec. W. 331.22 feet to a set 1/2" iron rod for a corner of this tract.

Thence S. 84 deg. 23 min. 41 sec. E. 214.39 feet to a point for the most easterly northeast corner of this tract.

Thence S. 01 deg. 29 min. 15 sec. W. 60.16 feet to a set 1/2" iron rod for a corner of this tract.

Thence S. 05 deg. 36 min. 19 sec. W. 322.46 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Michael Price, R.P.L.S. No. 5492
Price Surveying, 103 South Oak Avenue, Mineral Wells, TX 76067.
940-325-4841 JUNE 27, 2006.

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

NOTE: THE MINIMUM FINISHED FLOOR ELEVATION FOR LOT 19, BLOCK 1 SHALL BE 905.75 FEET AS CALCULATED BY GRANT ENGINEERING OF FORT WORTH, TEXAS.

NOTE: ALL INTERIOR SIDE LOT LINES IN BLOCK 1 HAVE A 10' FOOT DRAINAGE EASEMENT AND THE REAR LINES OF ALL LOTS IN BLOCK 1 HAVE A 20' FOOT DRAINAGE EASEMENT EXCEPT LOTS 11, 12, & 13 PER GRANT ENGINEERING, FORT WORTH, TX.

NOTE: DRAINAGE EASEMENT AREAS FOR LOTS 1 & 19, BLOCK 1, ARE AS SHOWN ON PLAT PER GRANT ENGINEERING, FORT WORTH, TX.

NOTE: BENCHMARK ELEVATIONS PROVIDED BY GRANT ENGINEERING, FORT WORTH, TX.
TNAI #120 = ELEVATION 914.631'
TNAI #122 = ELEVATION 924.828'

NOTE: A PORTION OF THIS PROPERTY IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520 0200 B, DATED 09-27-91.

NOTE: TRACTS 1 - 9 (ADJOINING TRACTS) ARE PART OF AN UNRECORDED SUBDIVISION. RESTRICTIONS AND TRACT DESCRIPTIONS ARE DESCRIBED IN VOL. 1026, PG. 1074.

NOTE: A 10' UTILITY EASEMENT SHALL BE ALONG ALL FRONT AND SIDE LOT LINES, AND A 15' UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.

NOTE: ALL FRONT LOT LINES SHALL HAVE A 50' BUILDING LINE SETBACK.

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY PARKER COUNTY AND LOCATED AT THE REAR OF THE LOTS.

NOTE: THERE SHALL BE PROVIDED AT THE INTERSECTION OF CENTER POINT ROAD AND ATLEE DRIVE, VISIBILITY TRIANGLES.

NOTE: LINEAR FOOTAGE OF ROADS:
ATLEE DRIVE = 1972.8'
TRUITT DRIVE = 624.1'
COLTON DRIVE = 471.5'
CULVERT DRIVE = 636.2'
TOTAL LINEAR FOOTAGE = 3715.2'

NOTE: LOT 1 & LOT 31 CANNOT HAVE INGRESS & EGRESS FROM CENTER POINT ROAD.

NOTE: THE 0.117 ACRE EASEMENT AT THE END OF VINEYARD STREET IS A DEDICATED 24 FOOT EASEMENT TO BE USED BY EMERGENCY VEHICLES ONLY AND ENDS AT COLTON DRIVE AND TO BE DEDICATED TO PARKER COUNTY.

BY: _____ DEPUTY

C-596

REPLAT OF LOTS 2-30, BLOCK 1 AND LOTS 1-6, BLOCK 2 MORGAN MANOR SUBDIVISION (FILED IN PLAT CABINET C, SLIDE 519 OF THE PLAT RECORDS) PARKER COUNTY, TEXAS

DEVELOPER
P. D. BRYANT COMPANIES, INC.
DEAN BRYANT
ADDRESS: P. O. BOX 1117
MINERAL WELLS, TEXAS 76068
PHONE NO. - 940-745-1141

PRICE SURVEYING
103 S. OAK AVENUE
MINERAL WELLS, TX 76067

940-325-4841
JUNE 27, 2006
JN062878 FN070420