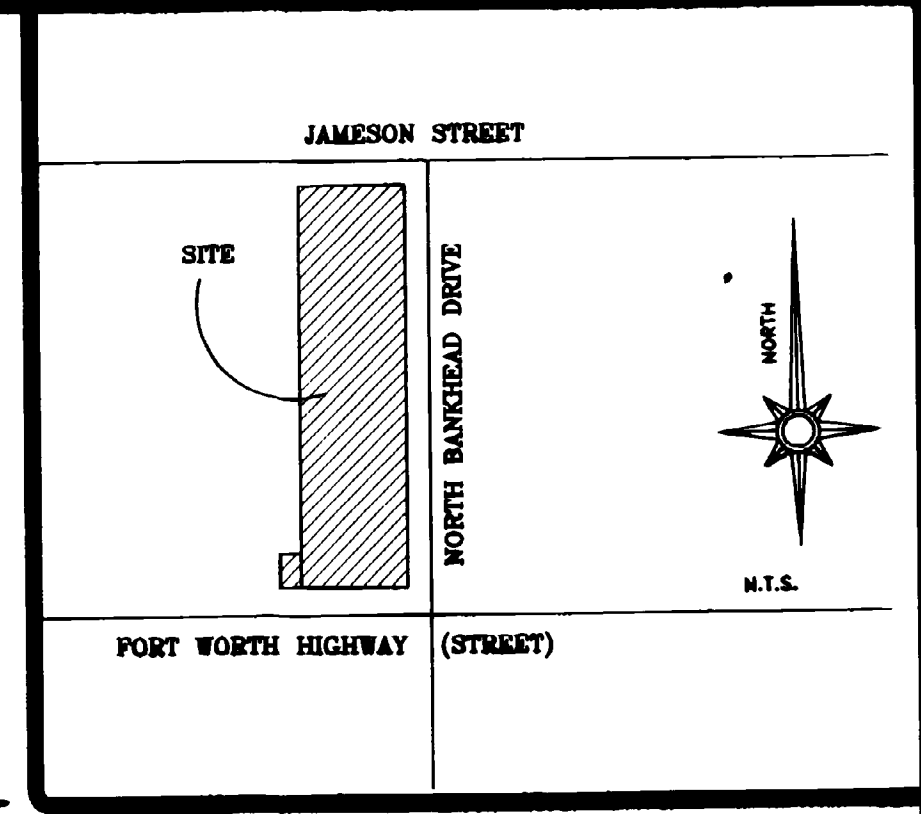


C-105

FINAL PLAT
LOTS 1-4, BLOCK 1
OLDE TOWNE SHOPPE
BEING 3.036 ACRES SITUATED
IN AND BEING A PORTION OF THE
SARAH MONK SURVEY, ABSTRACT No. 906
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS



ACCT. NO: 15933
SCH. DIST: WIE
CITY: WIE
MAP NO: H-15
ALL OF: 20906-104-000-00

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JULY 2003



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

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ 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.

PATRICIA DOWD
Notary Public, State of Texas
My Commission Expires
MARCH 16, 2005

CITY APPROVAL STATEMENT
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0085, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

Doc 08510934 Blk DR Vol 2198 Pg 246
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON MAR 08, 2004 AT 10:00 AM
Document Number: 08510934
Amount: \$6.00
By Patricia Nelson
COUNTY OF PARKER
I hereby certify that this instrument was filed in the data and time stamped herein by me and was duly recorded in the volume and page of the said records of Parker County as stamped herein by me.
Mar 08, 2004
SHERI WILSON, COUNTY CLERK
PARKER COUNTY

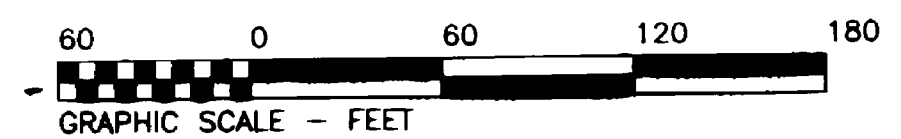
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City.
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of 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.
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, PARKER COUNTY PROPERTIES, LTD. acting by and through its duly authorized officer being the sole owner of 3.036 Acres situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906, an addition to the City of Weatherford, Parker County, Texas and being the remainder of all that certain 3.688 Acre Lot, Tract or Parcel of land conveyed to said Parker County Properties, LTD. by deed recorded in Volume 1860, Page 1956, Real Records, Parker County, Texas and a portion of Tower Street, Quitclaim Deed to Roger Barker by deed recorded in Volume 1854, Page 1157, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at an "X" found in concrete at the intersection of the south right of way line of Jameson Street and the east line of Tower Street, (as it exist) abandoned by City Ordinance No. 1998-27 at the northwest corner of said 3.688 Acre Tract, said "X" being called by deed to be North, 1101.24 feet and West 1019.71 feet from the northeast corner of the Oliver Davis Survey, Abstract No. 372, Parker County, Texas;
THENCE with the south line of said Jameson Street the following courses and distances:
S 89°11'27"E, 118.36 feet to an iron rod set;
N 89°41'23"E, 100.07 feet to an "X" cut in concrete in the west line of East Bankhead Drive;
THENCE S 00°51'27" W, with the west line of said North Bankhead Drive, 587.39 feet to an iron rod set in the north line of Fort Worth Highway (Street);
THENCE S 89°40'33" W, with the north line of said Fort Worth Highway, 242.54 feet to an iron rod set in the west line of said Tower Street;
THENCE N 00°40'36" E, with the west line of said Tower Street, 180.18 to an iron rod set;
THENCE S 89°58'45" E, 24.40 feet to an iron rod found in the east line of said Tower Street;
THENCE N 00°40'36" E, with the east line of said Tower Street, 429.71 feet to the POINT OF BEGINNING and containing 3.036 acres (132247 square feet) of land.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PARKER COUNTY PROPERTIES, LTD. does hereby adopt this plat designating the heretofore described real property as OLDE TOWNE SHOPPE BEING A PORTION OF 3.036 ACRES SITUATED IN AND BEING A PORTION OF THE SARAH MONK SURVEY, ABSTRACT No. 906, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon.
WITNESS my hand at Weatherford, Parker County, Texas, this 18th day of November, 2003.
Linda Barker Officer for Parker County Properties, Ltd.

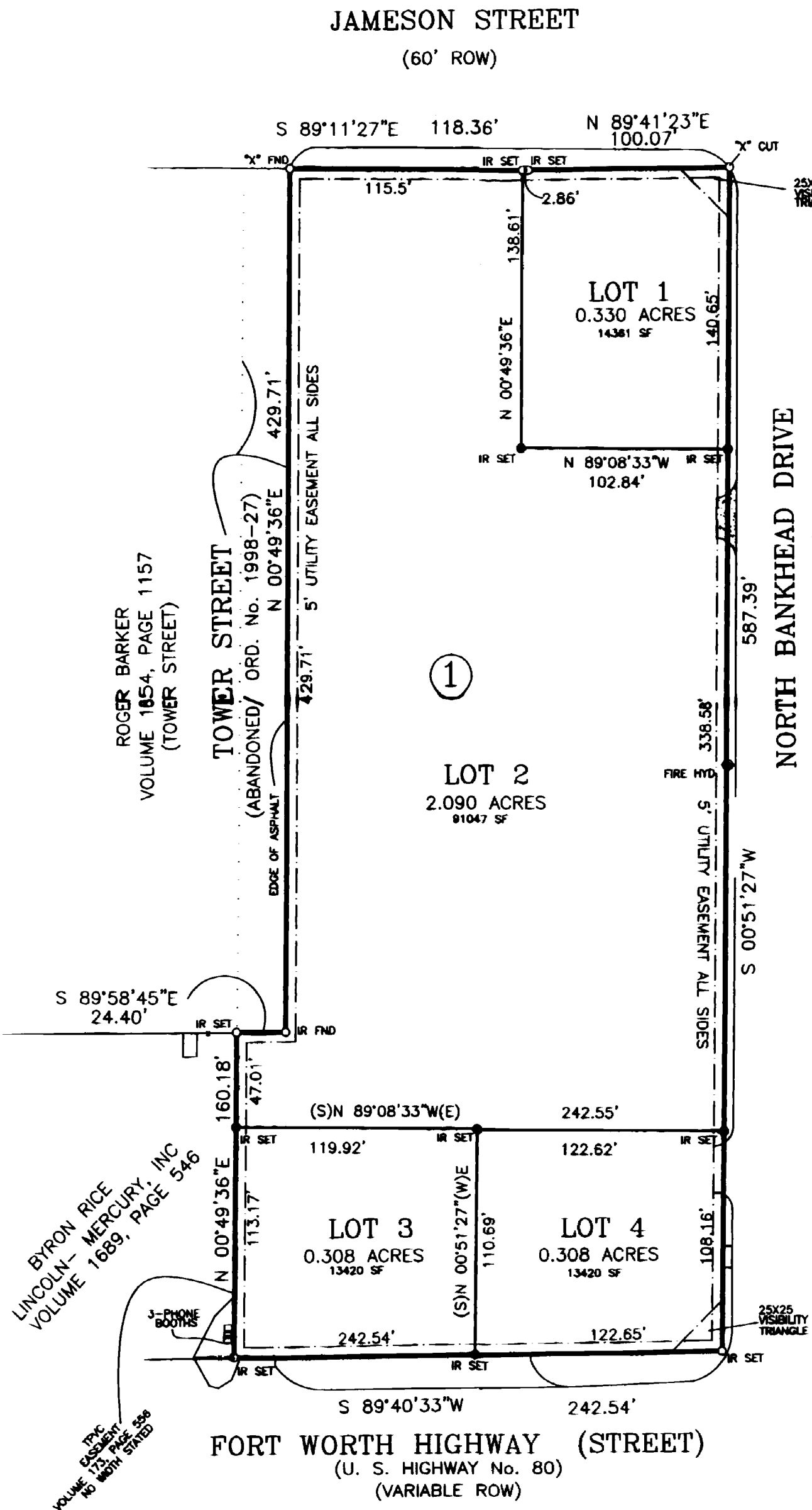
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of November, 2003.
Notary Public in and for the State of Texas

LETA FRIZULE
NOTARY PUBLIC
COMMISSION EXPIRES
JULY 29, 2004

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.
Owner _____
SWORN TO AND SUBSCRIBED before me this ____ day of _____ 2003.
Notary Public in and for the State of Texas



SCALE: 1" = 60'
HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



DEVELOPER:
Roger Barker
P O Box 2216
Weatherford, TX 76086
817-596-7452
NOTE:
IRON RODS SET
AT ALL CORNERS UNLESS
OTHERWISE NOTED