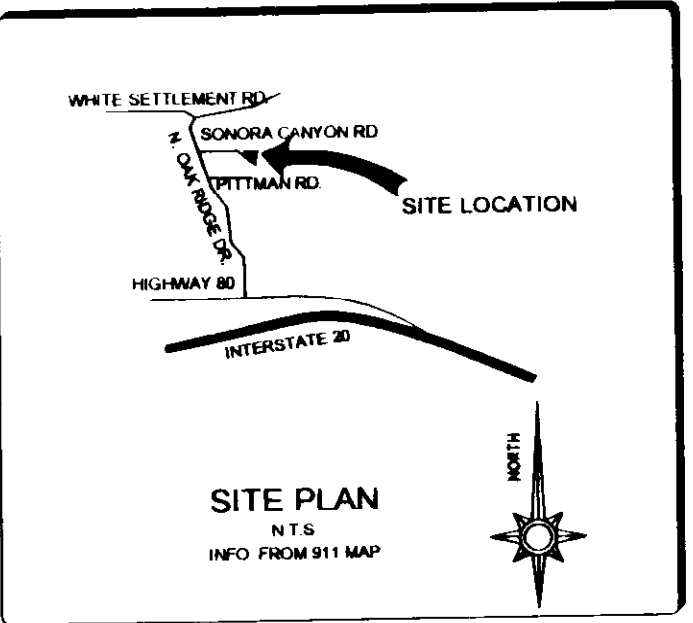


2-1604

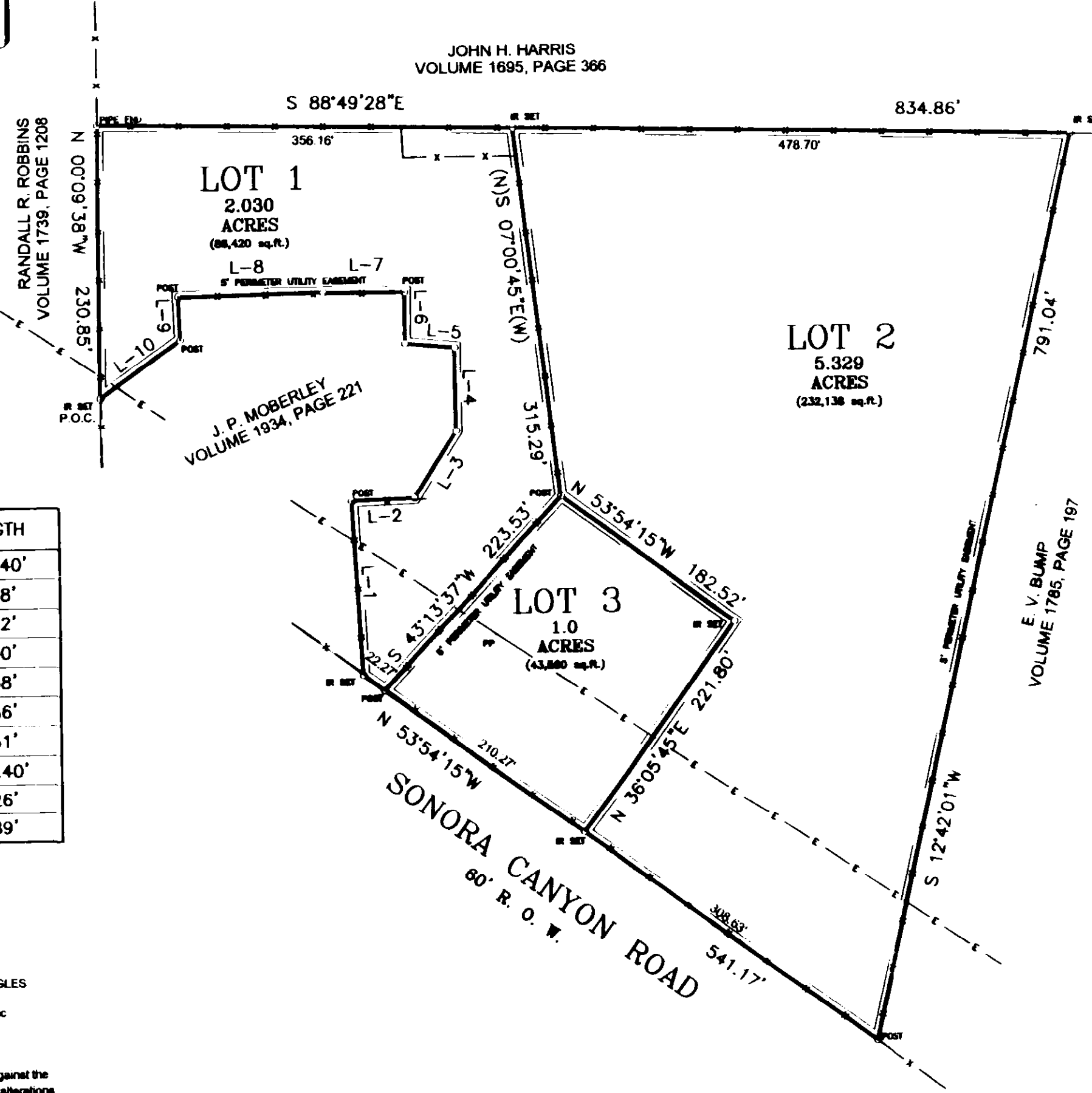


FINAL PLAT
LOTS 1, 2 AND 3, BLOCK 1
RICHMOND ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
 BEING 8.359 ACRES SITUATED IN AND BEING A
 PORTION OF THE W. H. PRICHARD SURVEY, ABSTRACT No. 1096
 PARKER COUNTY, TEXAS
 REFERENCE TO REELS 8LK 2 A-1514

OWNER/DEVELOPER:
 Meredith Gray and
 Jennifer Breivogel
 3714 Pecan Park Drive
 Weatherford, TX 76087
 817-599-0569

ACCT. NO.: 16751
 SCH. DIST.: WE
 CITY: CO
 MAP NO.: J-14
 ALLOT: 01514-014-1-1000

LINE	BEARING	LENGTH
L-1	N 03°14'52"W	148.40'
L-2	N 88°02'56"E	53.98'
L-3	N 32°26'43"E	67.52'
L-4	N 00°32'57"W	70.00'
L-5	N 84°32'43"W	42.68'
L-6	N 00°07'34"E	43.86'
L-7	N 89°31'35"W	69.51'
L-8	S 89°23'36"W	124.40'
L-9	S 02°01'14"E	37.26'
L-10	S 55°17'18"W	83.89'



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."

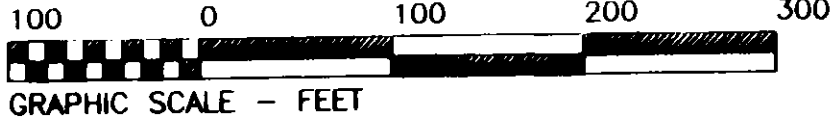
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.
 DATE: 8-04-04
 ANGELA WINKLE
 CITY SECRETARY
 CITY OF WEATHERFORD, TEXAS

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
 APRIL, 2004



SCALE: 1" = 100'
 HARLAN LAND SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)598-9700-(817)599-0880
 FAX: METRO(817) 341-2833

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, MEREDITH R. GRAY AND JENNIFER R. BREIVOGEL being the sole owners of 8.359 Acres situated in and being a portion of the W. H. PRICHARD SURVEY, ABSTRACT No. 1096, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a post in the north right of way line of Sonora Canyon Road, said post being called by deed to be N 01°50'13" W, 1489.16 feet; N 89°00'18" W, 763.2 feet and N 53°36'19" W, 794.34 feet from the southwest corner of said W. H. Prichard Survey; THENCE N 87°16'09" W, 17.90 feet to a post; THENCE N 00°40'02" W, 89.62 feet to an iron rod set in the west line of said 9.77 Acre Tract at the most westerly northwest corner of a tract of land conveyed to J. P. Moberley by deed recorded in Volume 1934, Page 221, Real Records, Parker County, Texas and POINT OF BEGINNING; THENCE N 00°09'38" W, continuing with the west line of said 9.77 Acre Tract, 230.85 feet to a pipe found at the northwest corner of said 9.77 Acre Tract; THENCE S 88°49'28" E, with the north line of said 9.77 Acre Tract, 834.86 feet to an iron set; THENCE S 12°42'01" W, on or about a fence line, 791.04 feet to a post in the north right of way line of said Sonora Canyon Road; THENCE N 53°54'15" W, with the north right of way line of said Sonora Canyon Road, 541.17 feet to an iron rod set at the southeast corner of said J. P. Moberley Tract; THENCE with the line of said J. P. Moberley Tract the following courses and distances:
 N 03°14'52" W, 148.40 feet to a post;
 N 88°02'56" E, 53.98 feet to a point;
 N 32°26'43" E, 67.52 feet to a point;
 N 00°32'57" W, 70.0 feet to a point;
 N 84°32'43" W, 42.68 feet to a point;
 N 00°07'34" E, 43.86 feet to a post;
 N 89°31'35" W, 69.51 feet to a point;
 S 89°23'36" W, 124.40 feet to a post;
 S 02°01'14" E, 37.26 feet to a post;
 S 55°17'18" W, 83.89 feet to the POINT OF BEGINNING and containing 8.359 acres (364118 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MEREDITH R. GRAY AND JENNIFER R. BREIVOGEL does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, AND 3, BLOCK 1, RICHMOND ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS BEING 8.359 ACRES SITUATED IN AND BEING A PORTION OF THE W. H. PRICHARD SURVEY, ABSTRACT No. 1096, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 21st day of July, 2004.
 Meredith R. Gray
 Jennifer R. Breivogel

STATE OF TEXAS)
 COUNTY OF PARKER)
 I, JERRY LASKIN, County Clerk, do hereby certify that this instrument is a true and correct copy of the original as recorded in the Public Records of Parker County, Texas, on the 21st day of July, 2004, at 11:45 AM.
 JERRY LASKIN
 COUNTY CLERK
 PARKER COUNTY, TEXAS
 AUG 05, 2004

ELINE JONES
 Notary Public
 State of Texas
 My Commission Expires 04-22-2008

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.
 Meredith R. Gray
 Jennifer R. Breivogel
 Owners
 SWORN TO AND SUBSCRIBED before me this 21st day of July, 2004.
 Pamela Penney
 Notary Public in and for the State of Texas

PAMELA PENNEY
 NOTARY PUBLIC
 STATE OF TEXAS
 My Commission Expires 04-22-2008

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.
 NA

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this 21st day personally appeared MEREDITH R. GRAY, 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 21st day of July, 2004.
 Eline Jones
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this 21st day personally appeared MEREDITH R. GRAY, 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 21st day of July, 2004.
 Eline Jones
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this 21st day personally appeared JENNIFER R. BREIVOGEL, 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 21st day of July, 2004.
 Eline Jones
 Notary Public in and for the State of Texas

ELINE JONES
 Notary Public
 State of Texas
 My Commission Expires 04-22-2008

PAMELA PENNEY
 NOTARY PUBLIC
 STATE OF TEXAS
 My Commission Expires 04-22-2008

ELINE JONES
 Notary Public
 State of Texas
 My Commission Expires 04-22-2008

