

21171.000 000.00 12.353
 21171.002.003.00

CURVE	RADIUS	ARC LENGTH	CHORD BEG.	CHORD LENGTH
C1	500.00	101.47	N 08°20'59" E	101.29
C2	500.00	101.29	N 08°20'59" E	101.09
C3	500.00	111.17	S 08°22'57" W	111.96
C4	500.00	88.09	S 09°02'57" W	88.93
C5	525.00	95.22	N 08°57'19" E	95.09
C6	525.00	101.17	N 08°46'28" E	101.14
C7	525.00	101.17	S 08°46'28" W	101.14
C8	525.00	95.22	S 08°57'19" W	95.09

LINE	BEARING	DISTANCE
L1	N 36°55'16" W	11.90
L2	N 58°13'54" E	51.27
L3	S 36°55'16" E	40.09
L4	S 89°55'40" W	50.11
L5	N 36°55'16" W	35.81
L6	S 36°55'16" E	35.81
L7	S 08°22'54" E	211.12
L8	N 90°00'00" W	48.36
L9	N 08°22'54" W	28.95
L10	N 90°00'00" W	160.24
L11	N 00°00'00" E	100.00
L12	N 90°00'00" W	75.11
L13	N 03°40'07" W	181.27
L14	N 90°00'00" E	260.80
L15	N 32°00'00" W	107.50
L16	N 16°30'16" W	242.30
L17	N 28°15'00" W	167.09
L18	N 02°00'50" W	173.97
L19	N 21°12'12" W	330.20

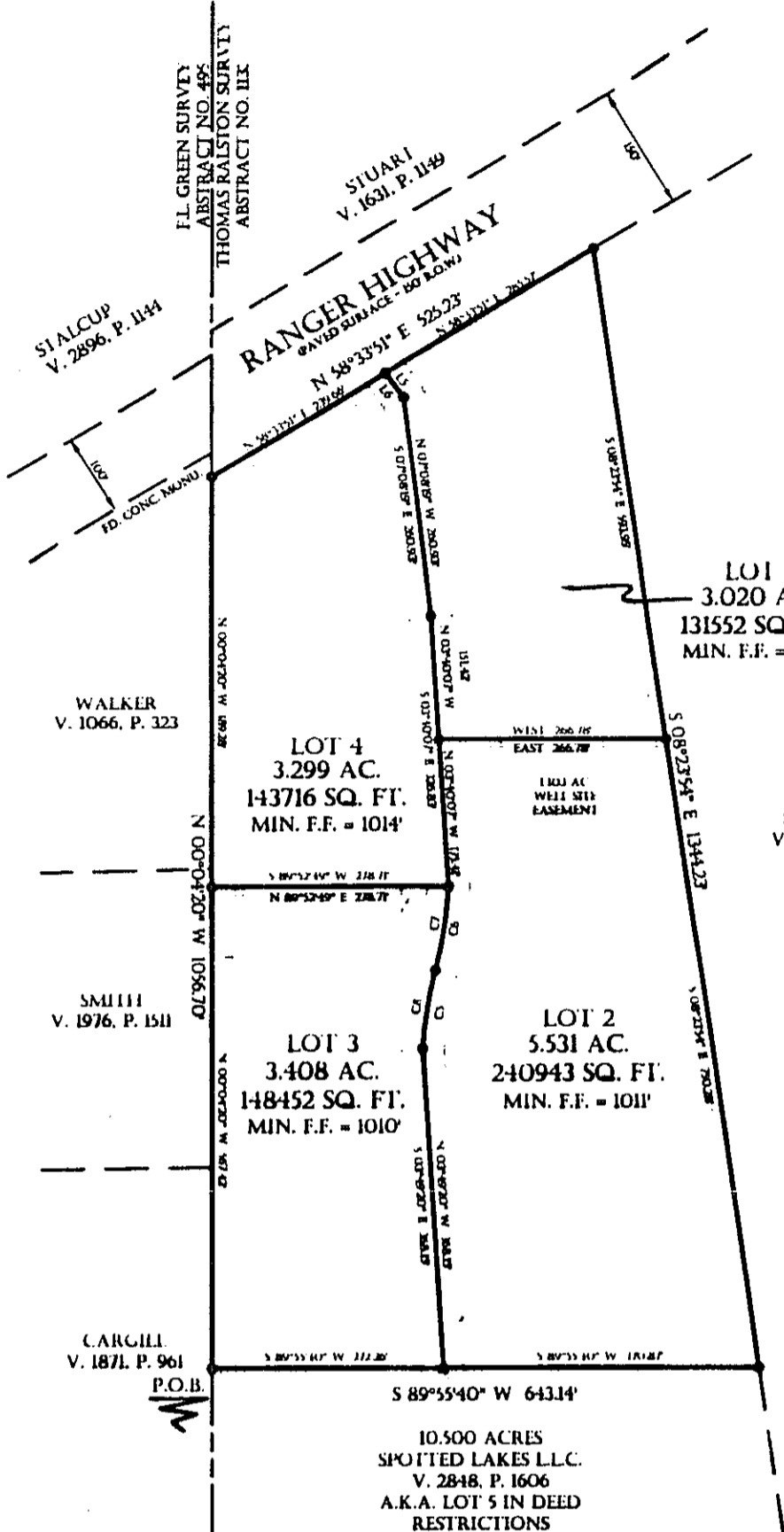
SURVEYOR:
 PATRICK CARTER, R.P.L.S.
 110 A PALO PINTO
 WEATHERFORD, TX 76086
 817-594-0400

ENGINEER:
 BAIRD, HAMPTON, & BROWN INC.
 P.O. BOX 759
 WEATHERFORD, TX 76086
 817-596-7575

OWNER/DEVELOPER:
 JAMES GOPPFARTH
 1219 FORT WORTH HWY.
 WEATHERFORD, TX 76086
 817-914-2378

MICHAEL MANSON
 1219 FORT WORTH HWY.
 WEATHERFORD, TX 76086
 817-914-1057

RANGER HIGHWAY L.L.C.
 1219 FORT WORTH HWY.
 WEATHERFORD, TX 76086
 817-599-7335



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] 10-30-12
 CITY PLANNER DATE OF RECOMMENDATION

APPROVED BY: CITY OF WEATHERFORD, TEXAS

[Signature] 10-30-12
 CITY MANAGER DATE OF APPROVAL

MAYOR DATE OF APPROVAL

ATTEST:

[Signature] 10/30/12
 CITY SECRETARY DATE

THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL
 JURISDICTION OF THE CITY OF WEATHERFORD, PARKER
 COUNTY, TEXAS

[Signature] DATE

[Signature] 10/30/12
 CITY SECRETARY DATE

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL
 JURISDICTION OF THE CITY OF WEATHERFORD. THE PARKER COUNTY
 COMMISSIONERS COURT APPROVAL AND SIGNATURE IS NOT REQUIRED.

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS JAMES GOPPFARTH AND MICHAEL MANSON (LOTS 1, 2, 3 & PORTION OF 4) AND RANGER HIGHWAY L.L.C. (PORTION OF LOT 4), BEING THE OWNERS OF A CERTAIN 15.29 ACRES TRACT OF LAND OUT OF THE THOMAS RALSTON SURVEY, ABSTRACT NO. 131, PARKER COUNTY, TEXAS SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JAMES GOPPFARTH AND MICHAEL MANSON IN VOLUME 254, PAGE 1425, REAL RECORDS, PARKER COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO RANGER HIGHWAY L.L.C. IN VOLUME 2575, PAGE 635, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE WEST BOUNDARY LINE OF SAID GOPPFARTH AND MANSON TRACT (254/H29) AND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SPOTTED LAKES L.L.C. IN VOLUME 2848, PAGE 1606, R.R.P.C.T. FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE APPARENT SOUTHWEST CORNER OF SAID RALSTON SURVEY BEARS S 00°04'20" E 660.93 FEET.

THENCE N 00°04'20" W 1056.70 FEET ALONG THE WEST BOUNDARY LINE OF SAID GOPPFARTH AND MANSON TRACT (254/H29) TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID RANGER HIGHWAY L.L.C. TRACT (2575/635) AND IN THE SOUTH RIGHT OF WAY LINE OF RANGER HIGHWAY (A PAVED SURFACE) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 58°13'51" E 525.23 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RANGER HIGHWAY TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID GOPPFARTH AND MANSON TRACT (254/H29) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 08°22'54" E 1444.23 FEET ALONG THE EAST BOUNDARY LINE OF SAID GOPPFARTH AND MANSON TRACT (254/H29) TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID SPOTTED LAKES L.L.C. TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°55'40" W 643.14 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SPOTTED LAKES L.L.C. TRACT TO THE POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT JAMES GOPPFARTH AND MICHAEL MANSON (LOTS 1, 2, 3 & PORTION OF 4) AND RANGER HIGHWAY L.L.C. (PORTION OF LOT 4), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1, 2, 3 AND 4, RANGER HIGHWAY DEVELOPMENT, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 22 DAY OF October, 2012

[Signature]
 JAMES GOPPFARTH
[Signature]
 MICHAEL MANSON
[Signature]
 RANGER HIGHWAY L.L.C.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22 DAY OF October, 2012

[Signature]
 Linda Joy Sanford
 My Commission Expires 10/03/2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 10/03/2015

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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 MY COMMISSION EXPIRES: 10/03/2015

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22 DAY OF October, 2012

[Signature]
 Linda Joy Sanford
 My Commission Expires 10/03/2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 10/03/2015

ACCT. NO.: 16563
 SCH. DIST.: WE
 CITY: NONE
 MAP NO.: G-16

- NOTES**
- SANITARY SEWER SERVICE PROVIDED BY PRIVATE FACILITIES.
 - WATER SERVICE PROVIDED BY PRIVATE FACILITIES.
 - THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS DESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED BY FLOOD STUDY OF SANCTUARY CREEK AT RANGLER HIGHWAY PREPARED BY BAIRD, HAMPTON, & BROWN, INC. ON AUGUST 9, 2012.
 - PARKER COUNTY AND THE PARKER COUNTY COMMISSIONERS COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
 - ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
 - BEARINGS ARE CORRELATED TO THE SOUTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO SPOTTED LAKES L.L.C. IN VOLUME 2848, PAGE 1606, R.R.P.C.T.
 - 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.
 - THERE IS A 10' UTILITY EASEMENT ON ALL INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - PER THIS PLAT THE FLOODWAY MANAGEMENT AREA EASEMENT IS HEREBY CONVEYED TO PARKER COUNTY.
 - THERE MUST BE A MAINTAINED 20 FOOT WIDE ACCESS EASEMENT 40 FOOT ON EACH SIDE TO MAINTAIN EXISTING OVERHEAD POWER ON THE EAST AND WEST BOUNDARY LINE OF THE SUBDIVISION. ONE EASEMENT SHALL BE ON THE SOUTH BOUNDARY LINE OF LOT 4 AND THE NORTH BOUNDARY LINE OF LOT 3 AND THE OTHER EASEMENT SHALL BE ON THE SOUTH BOUNDARY LINE OF LOT 1 AND THE NORTH BOUNDARY LINE OF LOT 2.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
 CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086
 JN070527R9 - MARCH 2012

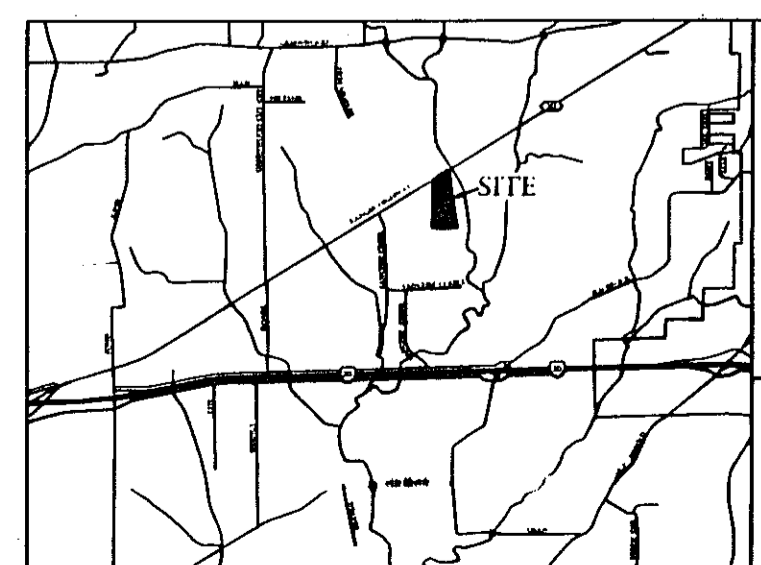
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF October, 2012

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 3-1-14

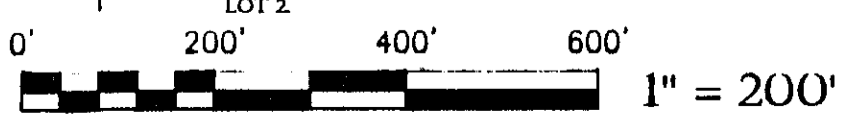
[Signature]
 PHILIP WAYNE NEWKIRK
 Notary Public, State of Texas
 My Commission Expires March 01, 2014

Doc# 806002
 Book 2952 Page 100



FINAL PLAT
 LOT 1, 2, 3, AND 4
 RANGER HIGHWAY DEVELOPMENT
 AN ADDITION TO THE E.T.J. OF THE CITY OF
 WEATHERFORD, PARKER COUNTY, TEXAS BEING A
 PORTION OF THAT CERTAIN TRACT OF LAND
 DESCRIBED IN VOLUME 254, PAGE 1425, AND ALL OF
 VOLUME 2575, PAGE 635, REAL RECORDS,
 PARKER COUNTY, TEXAS
 MARCH 2012

CARTER SURVEYING
 & MAPPING
 110 A PALO PINTO
 WEATHERFORD, TX 76086
 817.594.0400
 FAX 817.594.0403



Doc# 806002 Fees: \$66.00
 11/06/2012 2:24PM Page 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TERRY BOBINSON, COUNTY CLERK

Cabinet D 206