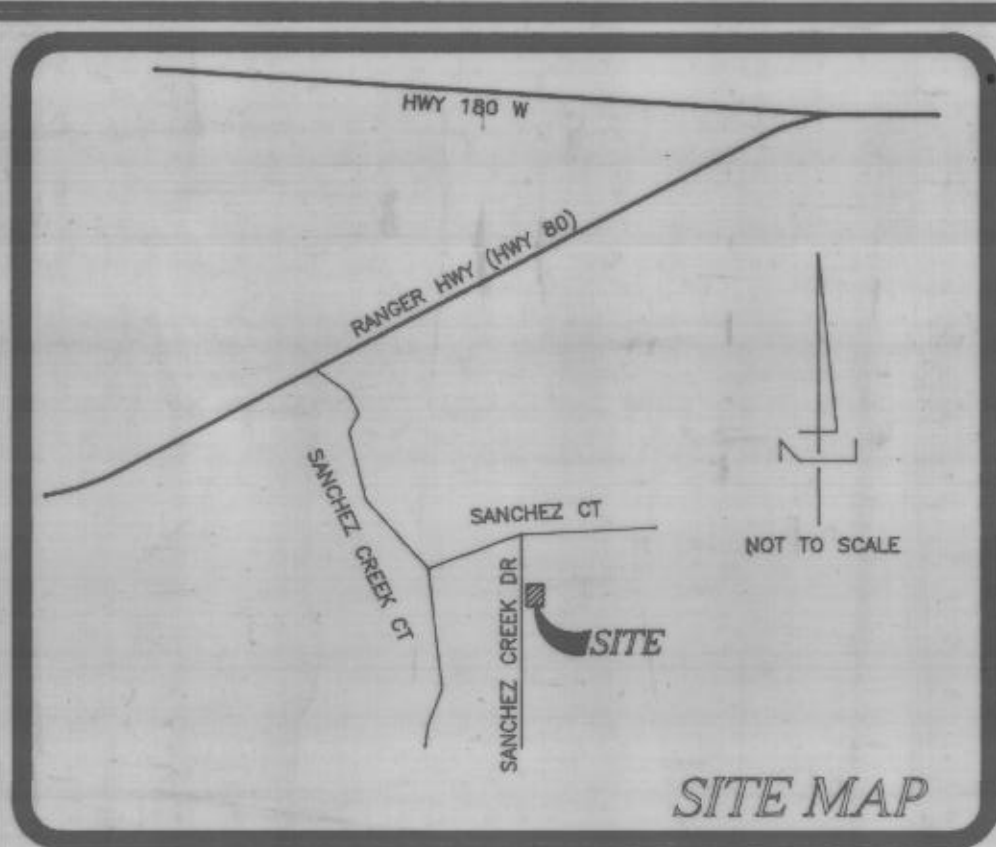


# LOT 12-A, A REPLAT OF A PORTION OF LOT 12, SANCHEZ CREEK PLACE, PHASE III, AN ADDITION TO PARKER COUNTY, TEXAS



THE STATE OF TEXAS }  
COUNTY OF PARKER }

being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the (1) one mile Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this 23 day of July, 1998.

County Judge: Ben Jones  
Commissioner Precinct #1: Charlie Norton  
Commissioner Precinct #2: Mark Bell  
Commissioner Precinct #3: Chris Padon  
Commissioner Precinct #4: Rena Padon

340981

Plat Cabinet B-317

STATE OF TEXAS }  
COUNTY OF PARKER }  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the public records of Parker County as exemplified herein.

JUL 23 1998  
JANE BRUNSON  
COUNTY CLERK, PARKER COUNTY, TEXAS

RECEIVED AND FILED FOR RECORD  
1:40 O'CLOCK P.M.  
JUL 23 1998

JANE BRUNSON, Co. Clerk  
PARKER COUNTY, TEXAS

ELVERA M. JOHNSON  
Notary Public, State of Texas  
My Commission Expires  
MARCH 5, 2000

ELVERA M. JOHNSON  
Notary Public, State of Texas  
My Commission Expires  
MARCH 5, 2000

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS, DAVID J. PRICE AND WIFE, JUDY S. PRICE are the sole owners of the remainder of Lot 12, SANCHEZ CREEK PLACE, SECTION II, an addition to Parker County, Texas, as recorded in Plat Cabinet A, Slide 182, Plat Records, Parker County, Texas and being all that certain 2.738 Acre Lot, Tract or Parcel of land included in deed dated April 4, 1990 and recorded in Volume 1470, Page 548, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Sanchez Creek Drive at the southwest corner of said Lot 12;  
THENCE N 01°22'42" E, with the east right of way line of said Sanchez Creek Drive, 423.48 feet to an iron rod set;  
THENCE S 89°29'41" E, 276.56 feet to an iron rod set in the east line of said Lot 12;  
THENCE S 00°02'23" W, with the east line of said Lot 12, 423.90 feet to an iron rod found at the southeast corner of said Lot 12;  
THENCE N 89°24'12" W, with the south line of said Lot 12, 286.46 feet to the POINT OF BEGINNING and containing 2.738 acres (119265 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DAVID J. PRICE AND WIFE, JUDY S. PRICE does hereby adopt this plat designating the hereinabove described real property as LOT 12-A, A REPLAT OF A PORTION OF LOT 12, SANCHEZ CREEK PLACE, PHASE III, an addition to 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 23 day of July, 1998.

David J. Price David J. Price  
Judy S. Price Judy S. Price

STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared David J. Price, 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.

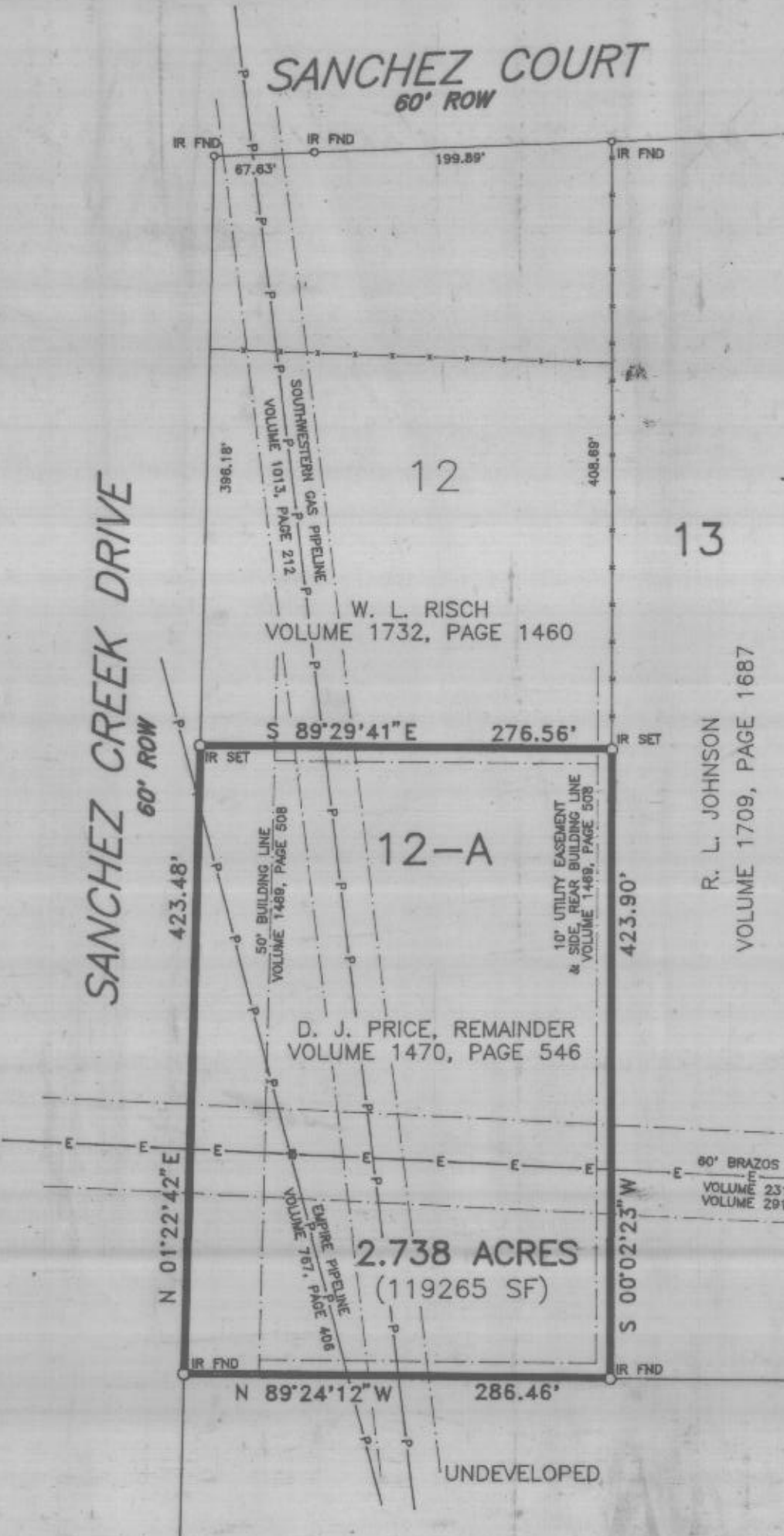
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of July, 1998.

Elvera M. Johnson  
Notary Public in and for the State of Texas

STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared Judy S. Price, 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 23 day of July, 1998.

Elvera M. Johnson  
Notary Public in and for the State of Texas



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.

TITLE

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 \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Notary Public in and for the State of Texas

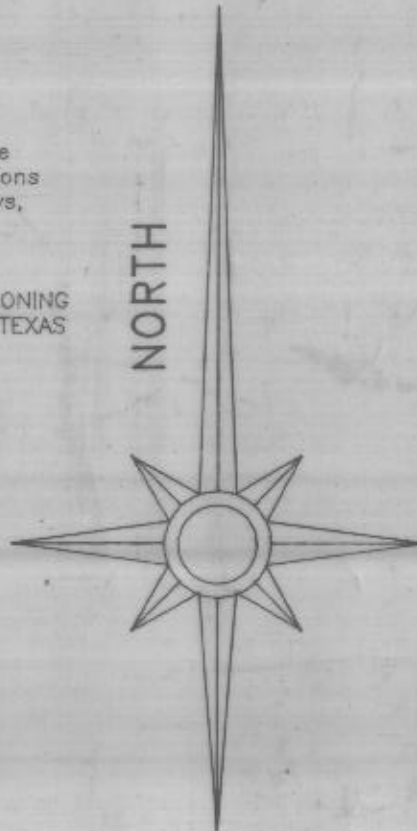
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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."

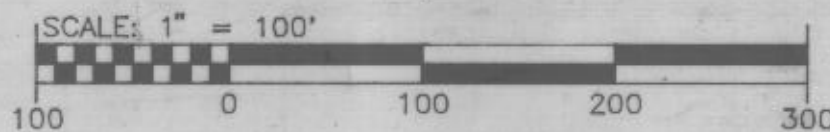
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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

NORTH



OWNER/DEVELOPER:  
DAVID J. PRICE  
JUDY S. PRICE  
Rt. 1 Box 19A  
Keller, TX 76248  
(940) 682-4000



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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  
5-28-98



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 \_\_\_\_\_, 1998.

Notary Public in and for the State of Texas

HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880