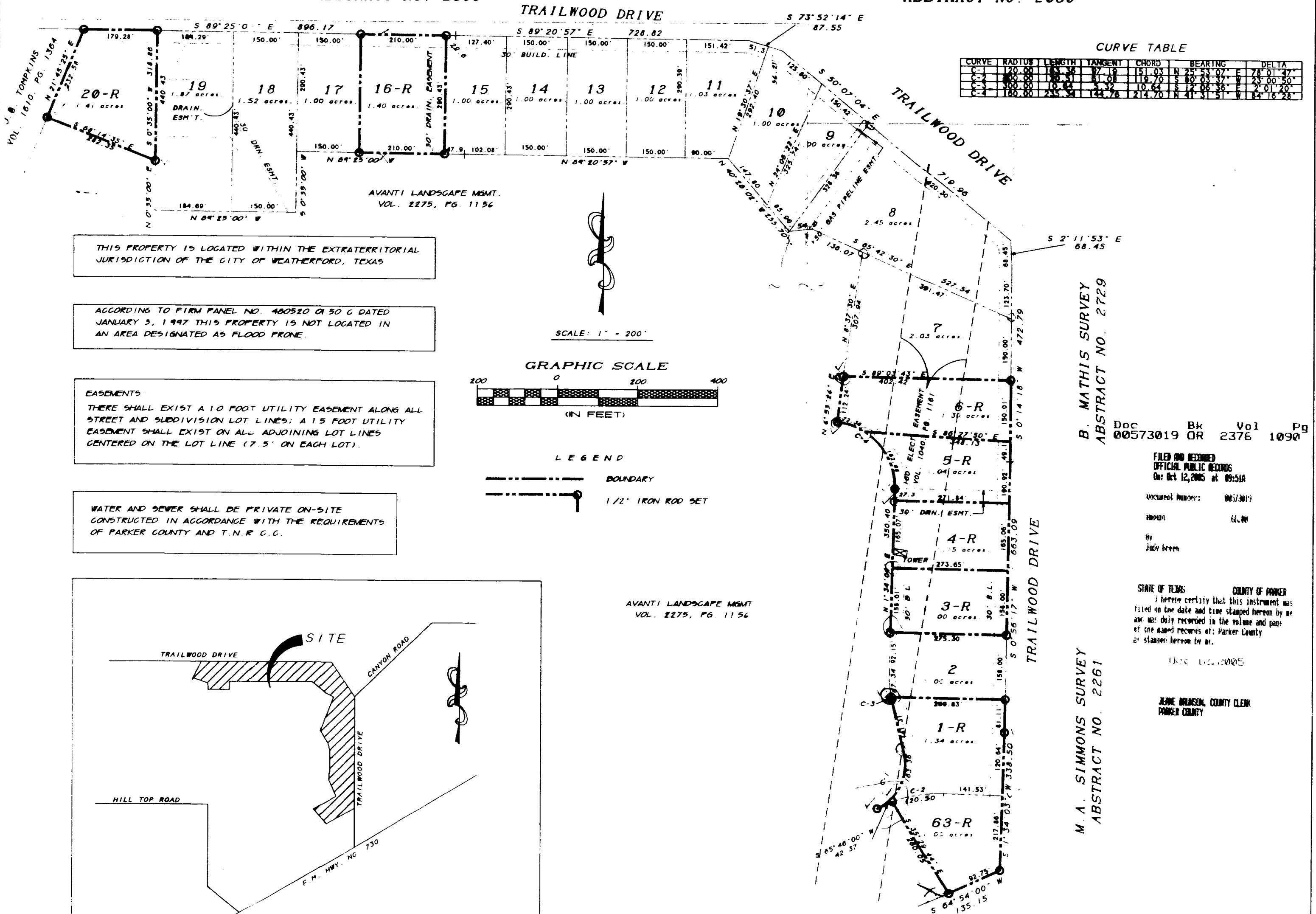


WILLIAM TURNER SURVEY
ABSTRACT NO. 2508

D. MATH SURVEY
ABSTRACT NO. 2030

TRAILWOOD DRIVE



CURVE TABLE

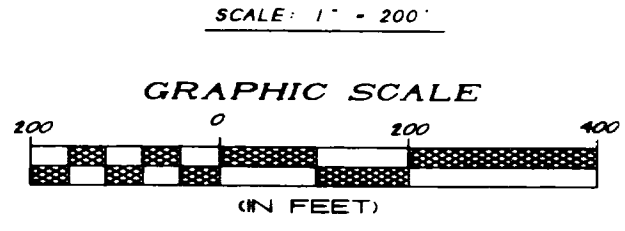
CURVE	RADIUS	LENGTH	TANGENT	CHORD	N	B	BEARING	DELTA
C-1	120.00	188.40	87.00	151.00	S	80° 53' 07"	E	28° 01' 27"
C-2	100.00	157.08	71.76	126.26	S	73° 52' 14"	E	23° 01' 20"
C-3	100.00	157.08	71.76	126.26	N	41° 51' 51"	W	84° 16' 28"

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, TEXAS

ACCORDING TO FIRM PANEL NO. 480520 OR 50 C DATED JANUARY 3, 1997 THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS FLOOD PRONE.

EASEMENTS
THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES; A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5' ON EACH LOT).

WATER AND SEWER SHALL BE PRIVATE ON-SITE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY AND T.N.R.C.C.

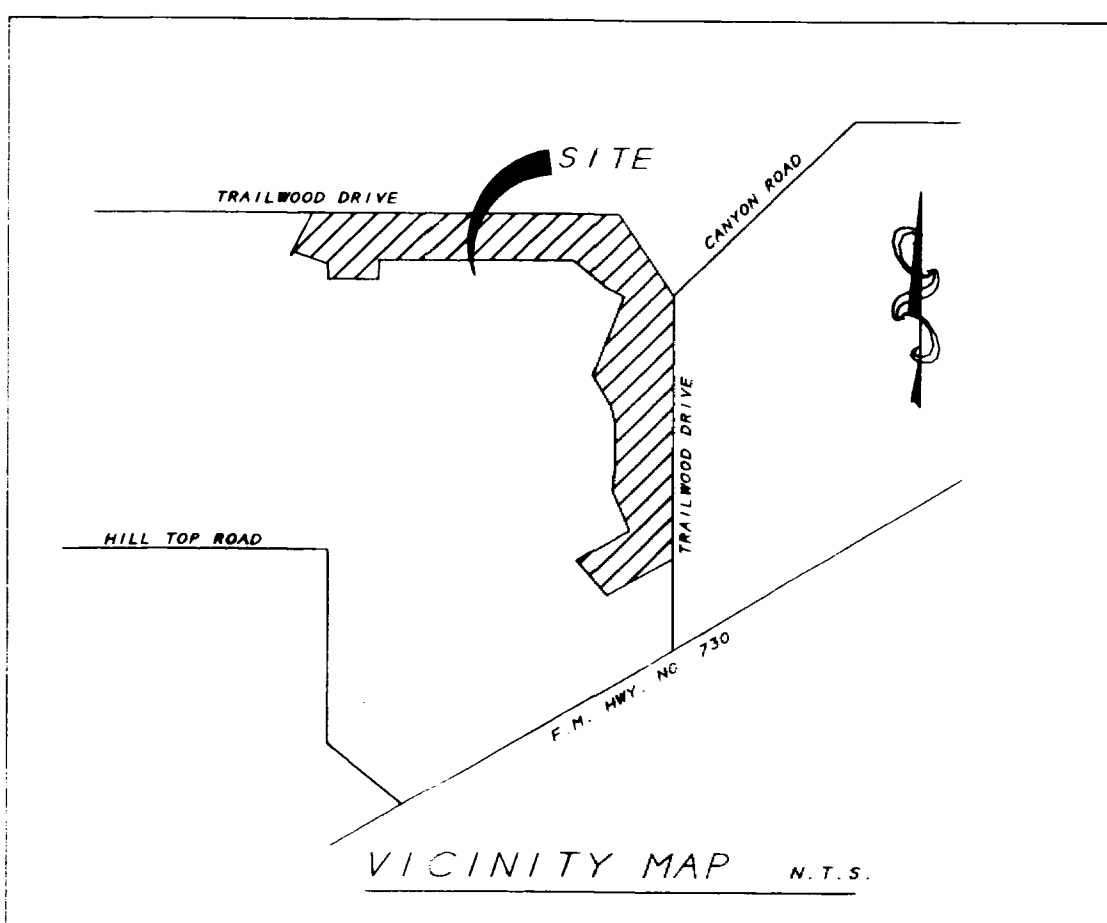


LEGEND
--- BOUNDARY
--- 1/2" IRON ROD SET

AVANTI LANDSCAPE MGMT.
VOL. 2275, PG. 1156

B. MATHIS SURVEY
ABSTRACT NO. 2729
M.A. SIMMONS SURVEY
ABSTRACT NO. 2261

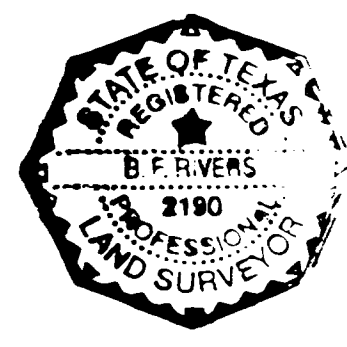
Doc Bk Vol Pg
00573019 OR 2376 1090
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Oct 12, 2005 at 09:51A
Document Number: 06573019
Amount: \$6.00
By: Judy Green
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the same records of Parker County
as stated herein by me.
JANICE STROUD
JEANNE BRUNSON, COUNTY CLERK
PARKER COUNTY



KNOW ALL MEN BY THESE PRESENTS

That I, D.F. Rivers, Registered Professional Land Surveyor No. 2190, State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land described and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

D.F. Rivers
D.F. Rivers, P.E., R.P.L.S.
No. 2190, State of Texas
June, 2005



STATE OF TEXAS
COUNTY OF PARKER
THAT, AVANTI LANDSCAPE MANAGEMENT, INC., BEING THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREON (VOL. 2275, PG. 1156)----
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Avanti Landscape Management, Inc., acting herein by and through his duly authorized officer, does hereby adopt this plat designating the herein above described property as Lots 1-R, 2-R, 4-R, 5-R, 6-R, 16-R, 20-R and 63-R, SANDSTONE ESTATES, an addition in Parker County, Texas according to the plat recorded in Cabinet C, Slide 227 of the Plat Records of Parker County, Texas, and does hereby:
Dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated as street purposes. The easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the actual use and accommodation of all public utilities desiring to use or using the same unless the easement limits its use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to raise and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall as all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission of anyone.

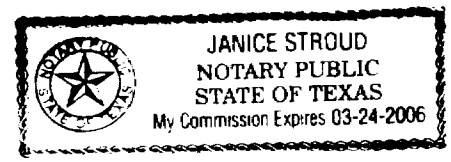
This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

WITNESS, my hand, this the 24th day of August, 2005.

By: *Ray French*
Ray French, President, Avanti Landscape Management, Inc.
Printed Name and Title

STATE OF TEXAS
COUNTY OF PARKER
BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ray French, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this 24th day of August, 2005.

Notary Public in and for the State of Texas
My Commission Expires On



OWNER/DEVELOPER
AVANTI LANDSCAPE MANAGEMENT, INC
RAY FRENCH, PRESIDENT
701 FORTOFINO
ARLINGTON, TEXAS 76007
940-795-3206

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
139 CROWLEY LANE
MINERAL WELLS, TEXAS 76067
940-325-0613
FAX 940-325-0028

APPROVED BY PARKER COUNTY COMMISSIONER'S COURT
ON (THIS THE 24th DAY OF August, 2005.
M. Atchell
COUNTY JUDGE
David Cook
COMMISSIONER PRECINCT NO. 1
John Smith
COMMISSIONER PRECINCT NO. 3
Jim Walker
COMMISSIONER PRECINCT NO. 4

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

REPLAT OF
LOTS 1, 3, 4, 5, 6, 16, 20 & 63
SANDSTONE ESTATES
A SUBDIVISION IN PARKER COUNTY, TEXAS
ACCORDING TO PLAT RECORDED IN CABINET C, SLIDE 227
OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
INTO
LOTS 1-R, 3-R, 4-R, 5-R, 6-R, 16-R, 20-R & 63-R
SANDSTONE ESTATES

C-324