

THE FARM, SECTION II
PLAT CABINET B, SLIDE 289

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 2.4 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 this subdivision.
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

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 _____, 2007.

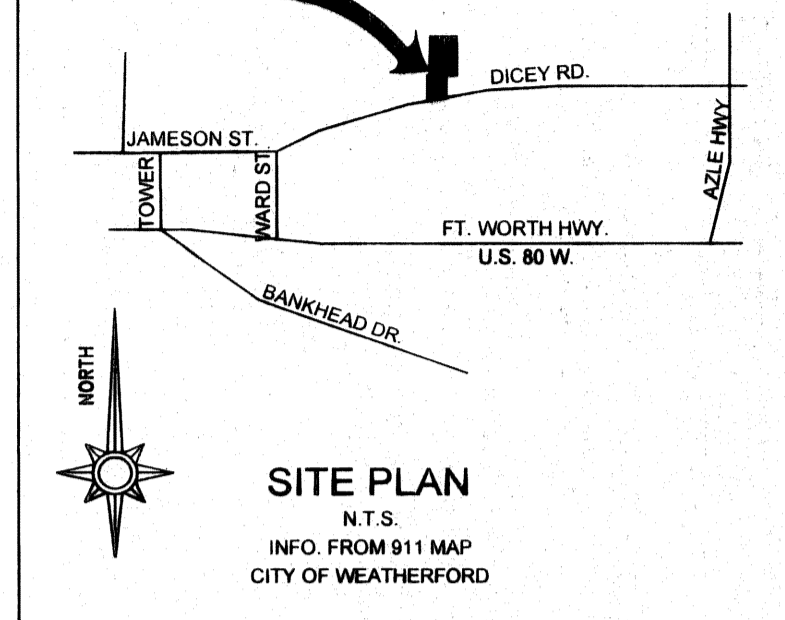
Notary Public in and for the State of Texas

Doc# 646457
Book 2555 Page 808

Doc# 646457 Fees: \$66.00
07/12/2007 10:54AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

C 593

SITE LOCATION



SITE PLAN
N.T.S.
INFO. FROM 911 MAP
CITY OF WEATHERFORD

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, 1301 DICEY, L. P., acting by and through its duly authorized agent, being the sole owners of LOT 1, BLOCK 1, 1301 DICEY SQUARE, an addition to the City of Weatherford, according to the plat recorded in Plat Cabinet C, Slide 94, Parker County, Texas, Parker County, Texas as described by deed in Volume 2392, Page 162, Real Records, Parker County, Texas:

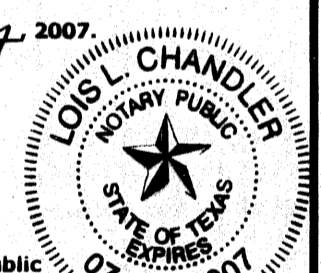
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 1301 DICEY, L.P., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **SETTLER'S RIDGE, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**, being a replat of Lot 1, Block 1, 1301 Dicy Square, an addition to the City of Weatherford, 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 for street purposes. The easements and public use areas, as shown, are dedicated, for 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the 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 remove 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 at 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 procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the 10 day of July 2007.

Kelly Jordan
Kelly Jordan



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 Kelly Jordan, known to me by 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 on this the 10 day of July 2007.

Lois L. Chandler
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.

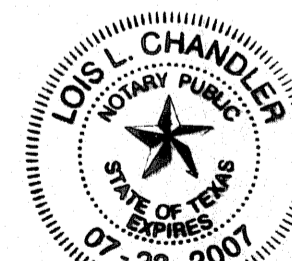
Brian Baker
Executive Vice President
TITLE

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 Brian Baker, known to me by 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 on this the 10 day of July 2007.

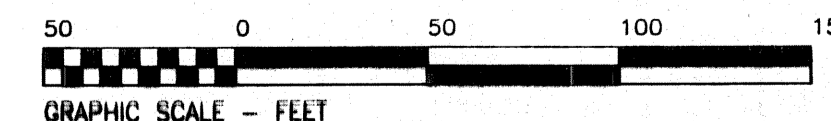
Lois L. Chandler
Notary Public in and for the State of Texas



FINAL PLAT
SETTLER'S RIDGE
LOTS 1, 2 and 3, BLOCK 1

Being a replat of Lot 1, Block 1, 1301 Dicy Square, an addition to the City of Weatherford, Parker County, Texas

ACCT. NO: 17258
SCH. DIST: WE
CITY: WE
MAP NO: Jille



SCALE: 1" = 50'

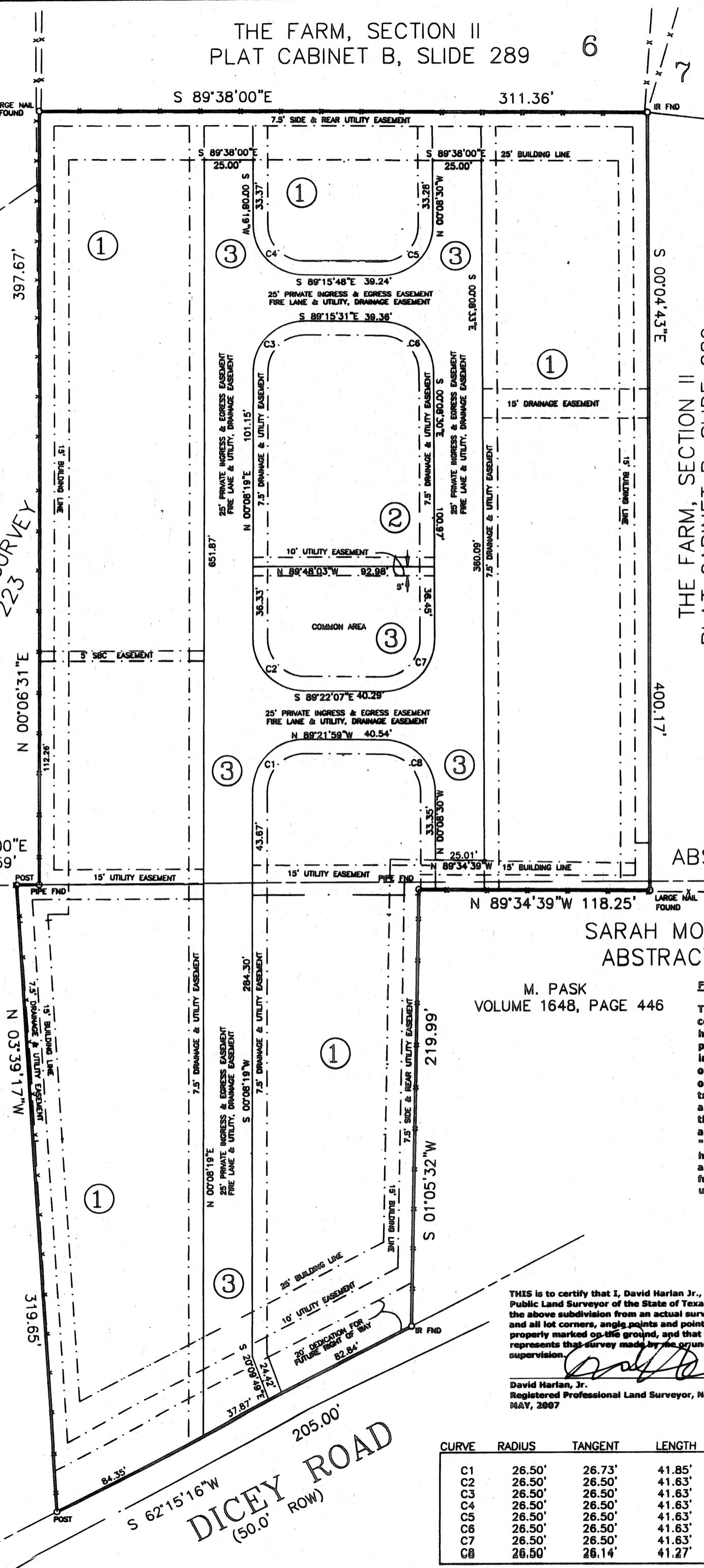
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

OAKWOOD ESTATES
PLAT CABINET A, SLIDE 312

DESIDERIO De La CRUZ SURVEY
ABSTRACT No. 223

RICKYL TOWLES
VOLUME 1465, PAGE 1946

OWNERS/DEVELOPERS:
1301 Dicy, L. P.
Kelly Jordan
513 Rolling Hills
Coppell, TX 75019
214-500-2568



THE FARM, SECTION II
PLAT CABINET B, SLIDE 289

ABSTRACT No. 150

SARAH MONK SURVEY
ABSTRACT No. 906

M. PASK
VOLUME 1648, PAGE 446

FIRE LANES

The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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 under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MAY, 2007



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C1	26.50'	26.73'	41.85'	90°29'41"	216°12'38"	37.64'	N 45°23'10"E
C2	26.50'	26.50'	41.63'	90°00'00"	216°12'38"	37.48'	N 44°51'41"W
C3	26.50'	26.50'	41.63'	90°00'00"	216°12'38"	37.48'	N 45°08'19"E
C4	26.50'	26.50'	41.63'	90°00'00"	216°12'38"	37.48'	N 44°51'41"W
C5	26.50'	26.50'	41.63'	90°00'00"	216°12'38"	37.48'	S 44°51'30"W
C6	26.50'	26.50'	41.63'	90°00'00"	216°12'38"	37.48'	S 45°08'30"E
C7	26.50'	26.50'	41.63'	90°00'00"	216°12'38"	37.48'	S 44°51'30"W
C8	26.50'	26.14'	41.27'	89°13'29"	216°12'38"	37.22'	S 44°45'14"E