



C-520

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, WE, CROCKETT NATIONAL BANK, N.A., are all of the owners of a tract of land situated in the SOUTHPARK ADDITION, City of Weatherford, County of Parker, according to the deed recorded in Volume 2416, Page 1991, O.R.P.C.T. and more particularly described as follows:

Lot 2A, Block 4, SOUTHPARK ADDITION, an Addition to the City of Weatherford, Parker County, Texas, according to the plat thereof recorded in Cabinet B, Slide 322, Plat Records, Parker County, Texas.

AND

Lot 2C1, Block 4, SOUTHPARK ADDITION, an Addition to the City of Weatherford, Parker County, Texas, according to the plat thereof recorded in Cabinet B, Slide 461, Plat Records, Parker County, Texas;

and being more fully described by metes and bounds as follows:

BEGINNING at a 3/8" diameter spike found in the northeast right-of-way line of Wall Street, said point being the southwest corner of said Lot 2-A and also being the west corner of Lot 2-B-1, Block 4, SOUTHPARK ADDITION, as shown on plat recorded in Cabinet C, Slide 241, Plat Records, Parker County, Texas;

THENCE North 42°46'58" West, with said right-of-way line, 210.10 feet to a 1/2" iron rod set at the intersection of the east right-of-way line of Wall Street with the south right-of-way line of Martin Drive, said point being the beginning of a non-tangent curve to the left having a radius of 730.00 feet and a chord bearing North 49°33'41" East, 36.34 feet;

THENCE along the arc of said curve to the left, and with said right-of-way line of Martin Drive, for a distance of 36.34 feet to a 1/2" iron rod set;

THENCE continuing with said south right-of-way line, the following calls:

North 47°14'12" East, 173.89 feet to a 1/2" iron rod set;
North 47°13'45" East, 142.00 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 870.00 feet and a chord bearing North 49°27'19" East, 65.42 feet;

THENCE along the arc of said curve to the right for a distance of 65.43 feet to a 1/2" iron rod set for the north corner of said Lot 2-C-1, said point also being the most northerly west corner of Lot 2-C-2-B, Block 4, SOUTHPARK ADDITION, as shown on plat recorded in Cabinet B, Slide 594, Plat Records, Parker County, Texas;

THENCE South 42°43'42" East, departing said Martin Drive, and with the west side of said Lot 2-C-2-B, 208.51 feet to a 1/2" iron rod found;

THENCE South 47°28'42" West, continuing with the west line of said Lot 2-C-2-B, 207.17 feet to a 3/8" diameter spike found for the common corner of said Lots 2-A, 2-C-1, 2-B-1, and 2-C-2-B;

THENCE South 47°28'49" West, with the line common to said Lot 2-A and said Lot 2-B-1, 210.02 feet to the place of beginning and containing 2.01 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, CROCKETT NATIONAL BANK, N.A., being all of the owners do hereby adopt this plat designating the hereinabove described property as LOT 2-A-R, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, and we do hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

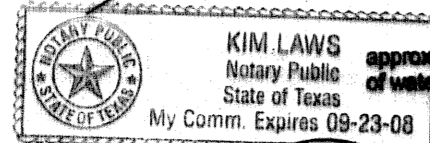
WITNESS our hands this 13 day of December 2006.

John Hinton
John Hinton, Crockett National Bank, N.A.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared *John Hinton* known to me to be 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 13 day of DEC 2006.

Kim Laws
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.

N/A

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be 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 _____ 2006.

Notary Public in and for the State of Texas

FINAL PLAT

LOT 2-A-R, BLOCK 4, SOUTHPARK ADDITION AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

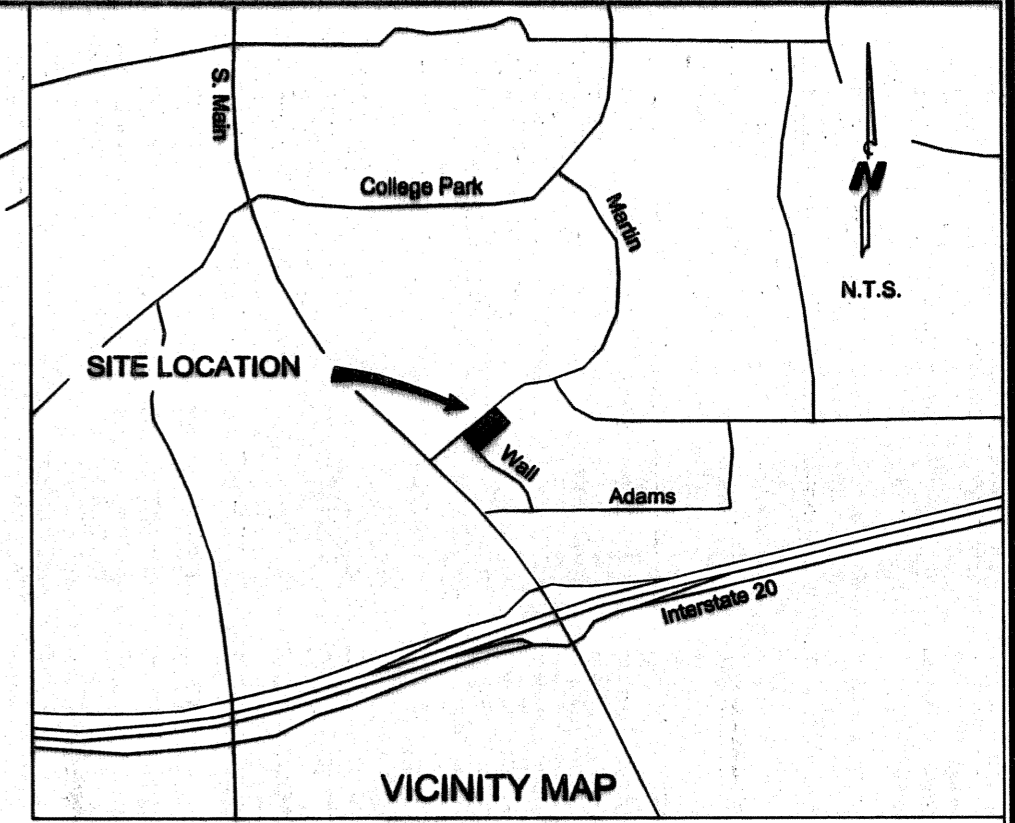
Being a replat of Lot 2-A, Block 4, and Lot 2C1, Block 4,
SOUTHPARK ADDITION, an addition to the City of Weatherford, Parker County, Texas

Doc# 626456
Book 2506 Page 1191

Doc# 626456 Fees: \$66.00
01/26/2007 3:04PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BRIDGEMAN, COUNTY CLERK

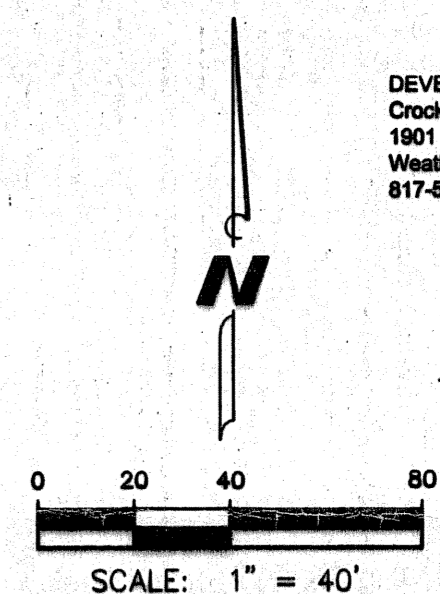
R= 870.00' (M)
L= 65.43' (M)
Chd.= N 49°27'19" E, 65.42' (M)

ACCT. NO.: 17580
SCH. DIST.: WE
CITY: WE
MAP NO.: H-16



NOTICE: 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.

DEVELOPER:
Crockett National Bank, N.A.
1901 Wall Street
Weatherford, TX 76086
817-599-4321



NOTES:

1. Bearings are based on the southeast side of Lot 2A, as shown on Disheroon survey and Gary Donaldson site plan, dated September 20, 2006.
2. Distances marked (M) are measured.
3. 1/2" iron rods set at lot corner, unless otherwise indicated.
4. There is created by this plat a 5' utility easement (blanket easement) along the path of the new underground electrical facilities to also encompass the three-phase pad-mounted transformer. The owner will, upon completion of construction, provide a written easement description to the City if requested.

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles Robert McIlroy, do hereby certify that I prepared this plat from an actual and accurate survey of the land 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.

Charles Robert McIlroy
Charles Robert McIlroy, Registered Professional Land Surveyor
Registration Number 5136

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 Charles Robert McIlroy, Registered Professional Land Surveyor, 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 13 day of Dec 2006.

Kim Laws
Notary Public in and for the State of Texas

8-10-09

My Commission Expires On:

FINAL PLAT
Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board, City of Weatherford, Texas

Bud Leh 1-24-07
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council, City of Weatherford, Texas

Jim Lewis 1-24-07
Signature of Mayor Date of Approval

ATTEST: *Charles McIlroy* 1-24-07
City Secretary Date

CRM, L.A.S.
Prepared By:
December 13, 2006
Date:

MCILROY ENGINEERING
P.O. Box 472
Weatherford, Texas 76086
TEL: (817) 594-6464
FAX: (817) 594-6565
E-MAIL: cmcilroy@texoma.net

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 480522 0005 D, EFFECTIVE DATE: JANUARY 3, 1997, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.