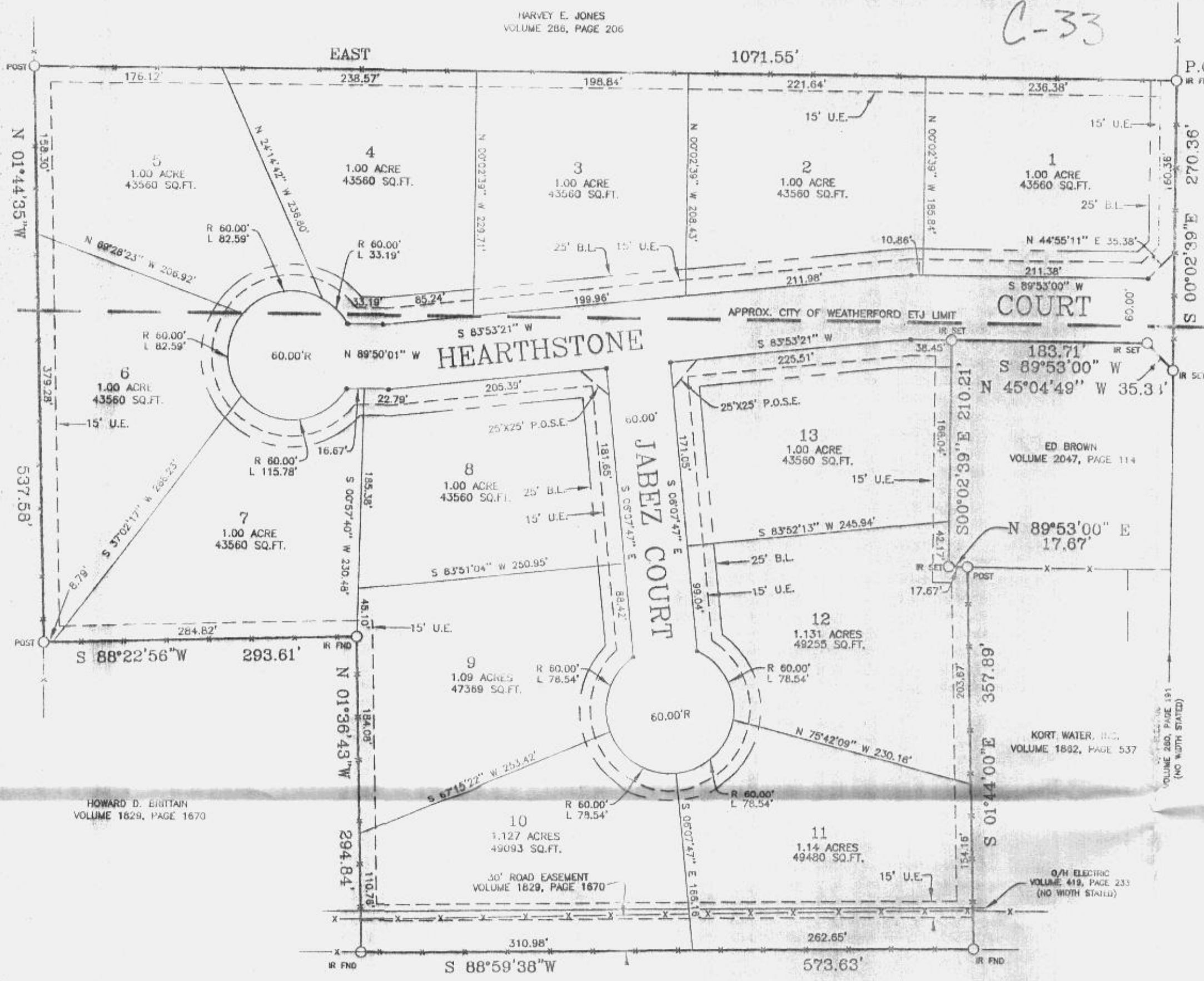


C-33



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, JAMES I. BROWN and JAN C. BROWN being the sole owners of 15.441 Acres situated in and being a portion of the JOHN DAVIS SURVEY, ABSTRACT No. 349, Parker County, Texas and being a portion that certain 20.0 Acre Tract of land conveyed to H. M. Cowell by deed recorded in Volume 288, Page 482, Deed Records, Parker County, Texas and being a portion of that certain Tract of land conveyed to James E. Brown et ux, Jan C. Brown by deed recorded in Volume 2047, Page 114, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northeast corner of said 20.0 Acre Tract same being the northeast corner of said Brown Tract and being in the west right of way line of Bethel Road, said iron being called by deed to be North, 2333.22 feet and West, 1569.0 feet from the southeast corner of said John Davis Survey;  
THENCE S 00°02'39" E, with the west right of way line of said Bethel Road, 270.36 feet to an iron rod set;  
THENCE N 45°04'49" W, 35.33 feet to an iron rod set;  
THENCE S 89°53'00" W, 183.71 feet to an iron rod set;  
THENCE S 00°02'39" E, 210.21 feet to an iron rod set;  
THENCE N 89°53'00" E, 17.67 feet to a post;  
THENCE S 01°44'00" E, 357.89 feet to an iron rod found in the south line of said 20.0 Acre Tract;  
THENCE S 88°59'38" W, with the south line of said 20.0 Acre Tract, 573.63 feet to an iron rod found;  
THENCE N 01°38'43" W, 294.84 feet to an iron rod found;  
THENCE S 88°22'56" W, 293.01 feet to a post in the west line of said 20.0 Acre Tract;  
THENCE N 01°44'36" W, with the west line of said 20.0 Acre Tract, 537.58 feet to a post at the northwest corner of said 20.0 Acre Tract;  
THENCE East, with the north line of said 20.0 Acre Tract, 1071.55 feet to the POINT OF BEGINNING and containing 15.441 acres or (67,610 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JAMES E. BROWN et ux, JAN C. BROWN does hereby adopt this plat designating the hereinabove described real property as Lots 1 through 13, STONEGATE MEADOWS, AN ADDITION TO THE CITY OF WEATHERFORD, 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 11th day of August, 2003.  
James E. Brown  
Jan C. Brown

STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared James E. Brown 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 11th day of August, 2003.  
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.  
Vice Mayor

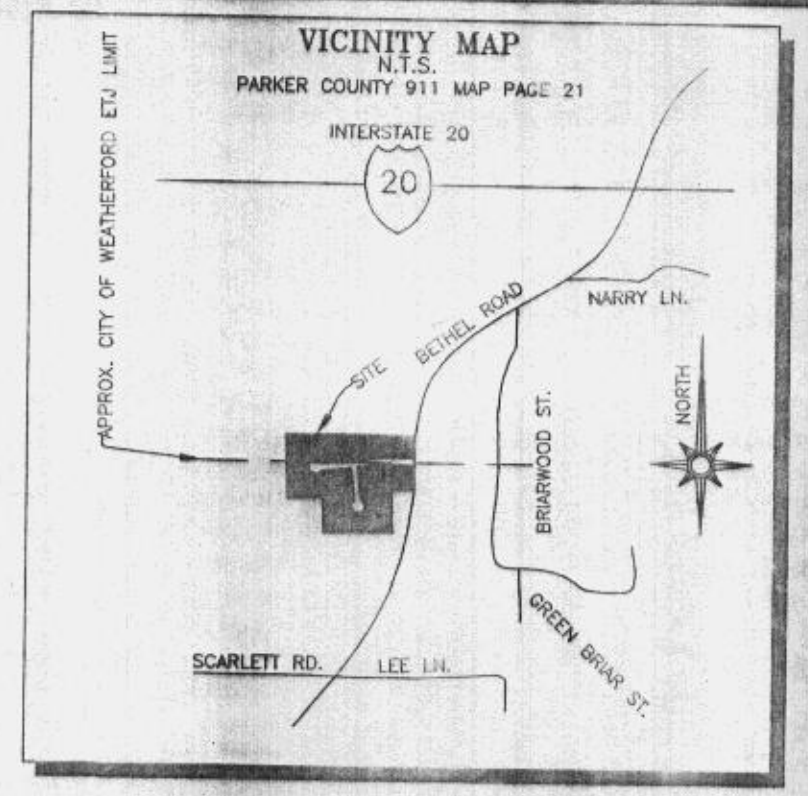
STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared [Name] known to me by the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the [ ] day of [ ], 2003.  
Notary Public in and for the State of Texas



OWNER/DEVELOPER: ED BROWN  
2200 CALIENTE COURT  
FORT WORTH, TX. 76039  
17-472-5822  
VOLUME 2047, PAGE 114  
R.R.P.C.T.

ACCT. NO: 17955  
SCH. DIST: WE 15.441 ACRES SITUATED IN AND BEING A PORTION OF  
CITY: CO THE JOHN DAVIS SURVEY, ABSTRACT NO. 349  
MAP NO.: G-17 PARKER COUNTY, TEXAS  
ALOE: 20349-011-000-50



STATE OF TEXAS }  
COUNTY OF PARKER }  
I, JAMES E. BROWN, being the dedicatory and owner of the attached plat of said subdivision, does hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

STATE OF TEXAS }  
COUNTY OF PARKER }  
BEFORE ME, the undersigned authority, on this day personally appeared [Name] 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 [ ], 2003.  
Notary Public in and for the State of Texas



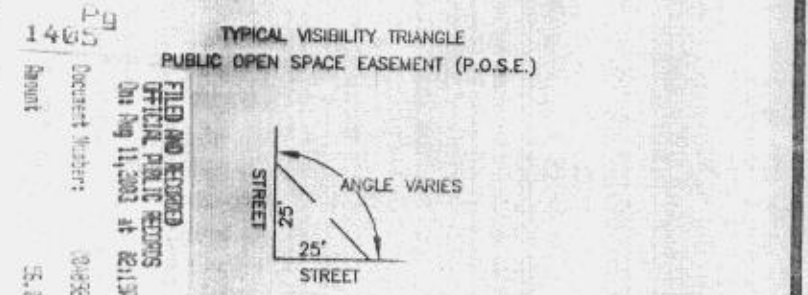
DEED RESTRICTION CERTIFICATION STATEMENT  
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.  
James E. Brown Jan C. Brown  
Owner

SWORN TO AND SUBSCRIBED before me this [ ] day of [ ], 2003.  
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 6.7 of the Subdivision Ordinance of the City.

NOTE: We do hereby waive all claims for damages against the City and County 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



FINAL PLAT  
LOTS 1 THROUGH 13  
STONEGATE MEADOWS

- NOTE: ALL CORNERS ARE 1/2" IRONS CAPPED "HARLAN 2074" UNLESS OTHERWISE NOTED.
- NOTE: 15' UTILITY EASEMENT ALONG THE PERIMETER OF SUBDIVISION UNLESS OTHERWISE NOTED.
- NOTE: 15' UTILITY EASEMENT ALONG ALL ROADS UNLESS OTHERWISE NOTED.
- NOTE: 25' FRONT BLDG. LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED.
- NOTE: 25' SIDE BLDG. LINE ON ALL CORNER LOTS UNLESS OTHERWISE NOTED.
- NOTE: 15' SIDE & REAR BLDG. LINES UNLESS OTHERWISE NOTED.
- NOTE: 13 LOTS RESIDENTIAL
- NOTE: 1.00 ACRE MINIMUM
- NOTE: ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

CITY OF WEATHERFORD  
Approval by the Planning And Zoning Board, City of Weatherford, Parker County, Texas, this the 15th day of July, 2003.  
Chairman  
Approved by the City Council, City of Weatherford, Parker County, Texas, this the 15th day of July, 2003.  
Mayor

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS  
This the 11th day of August, 2003.  
County Judge  
Commissioner  
Commissioner  
Commissioner



HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX. 76086  
METRO (817) 598-9700 - (817) 599-0890  
FAX: METRO (817) 341-2833

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, has 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  
December, 2002