

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Steward Builders Ltd., being the sole owners of a 3.339 acres (145,467 sq. ft.) tract of land out of STORY BOOK HOMES ADDITION, to the City of Weatherford, Parker County, Texas; being all of those areas shown as PHASE II, on the construction plat of STORY BOOK HOMES ADDITION, as recorded in Plat Cabinet C, Slide 296, Plat Records, Parker County, Texas; same being a portion of that certain tract of land conveyed to Steward Builders in Volume 2266, Page 478, Real Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at a point in the east right of way line of South Lamar Street (a paved surface) at the northwest corner of LOT 1, COUNTRY CLUB HEIGHTS, an addition to the City of Weatherford, Parker County, Texas, for the southwest and beginning corner of this tract.

THENCE along the east right of way line of said South Lamar Street the following:

N 18°07'01" E 75.88 feet to a set 1/2" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the left 289.28 feet, said curve having a radius of 332.14 feet, and whose chord bears N 05°37'39" W 280.22 feet, to a set 1/2" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the right 158.20 feet, said curve having a radius of 296.22 feet, and whose chord bears N 15°16'45" W 156.33 feet, to a set 1/2" iron rod, for a corner of this tract.

N 00°02'42" E 9.27 feet to a set 1/2" iron rod at the southwest corner of LOT 10, BLOCK 1, PHASE I, STORY BOOK HOMES ADDITION, for the most northerly northwest corner of this tract.

THENCE S 89°57'18" E 117.50 feet along the south line of said PHASE I, to a set 1/2" iron rod in the west right of way line of Story Book Lane (50' right of way), for the most northerly northeast corner of this tract.

THENCE along the right of way line of said Story Book Lane the following:

S 00°02'42" W 9.21 feet to a set 1/2" iron rod, for a corner of this tract.

Southeasterly along the arc of a curve to the left 95.45 feet, said curve having a radius of 178.72 feet, and whose chord bears S 15°16'45" E 94.32 feet, to a set 1/2" iron rod, for a corner of this tract.

Southeasterly along the arc of a curve to the right 390.28 feet, said curve having a radius of 449.64 feet, and whose chord bears S 05°42'44" E 378.15 feet, to a set 1/2" iron rod, for a corner of this tract.

S 18°07'01" W 53.64 feet to a set 1/2" iron rod at the beginning of a non-tangent cut-de-sac, for a corner of this tract.

Northwesterly along the arc of said non-tangent cut-de-sac to the left 235.73 feet, said cut-de-sac having a radius of 50.00 feet, and whose chord bears N 71°06'03" E 70.63 feet, to a set 1/2" iron rod, for a corner of this tract.

N 03°57'47" W 11.95 feet to a set 1/2" iron rod for a corner of this tract.

Northwesterly along the arc of a curve to the right 9.58 feet, said curve having a radius of 25.00 feet, and whose chord bears N 07°00'37" E 9.52 feet, to a set 1/2" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the left 340.97 feet, said curve having a radius of 493.64 feet, and whose chord bears N 01°34'00" W 334.40 feet, to a set 1/2" iron rod at the southwest corner of LOT 29, BLOCK 1, PHASE I, STORY BOOK HOMES ADDITION, for the northeast corner of this tract.

THENCE EAST 177.54 feet along the south line of said PHASE I, STORY BOOK HOMES ADDITION, to a set 1/2" iron rod in the west right of way line of South Brazos Street (a paved surface), for the northeast corner of this tract.

THENCE S 00°02'42" W 438.03 feet along the west right of way line of said South Brazos Street, to a point in the called centerline of a creek, for the southeast corner of this tract.

THENCE westerly with the meanderings of said creek as follows:

N 71°28'00" W 34.98 feet to a point, for a corner of this tract.

S 35°32'00" W 84.00 feet to a point, for a corner of this tract.

S 79°32'00" W 136.39 feet to a point, for a corner of this tract.

N 27°16'00" W 87.82 feet to a point, for a corner of this tract.

N 34°48'00" W 76.85 feet to a point, for a corner of this tract.

N 71°26'00" W 54.09 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Steward Builders Ltd. (OWNER) do hereby adopt this plat designating the herein above described real property as STORY BOOK HOMES ADDITION, PHASE II, TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas, this the 28th day of July, 2008.

[Signature]
Name
Owner

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Louis Steward, 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 28th day of July, 2008.

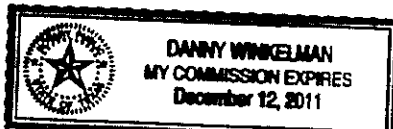
[Signature]
Notary Public in and for the State of Texas

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.

[Signature]
First Nat. Bank - Pres.
Title



Doc# 699107
Book 2679 Page 1430

Doc# 699107 Fees: \$66.00
12/09/2008 11:41AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
VENUE: ADJUDICIAL CAPACITY FILED

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JNO41219-PH2 - PLAT REVISED: JULY 2008

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:

[Signature]
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD

CITY OF WEATHERFORD, TEXAS
8-12-08
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
SIGNATURE OF MAYOR

CITY COUNCIL

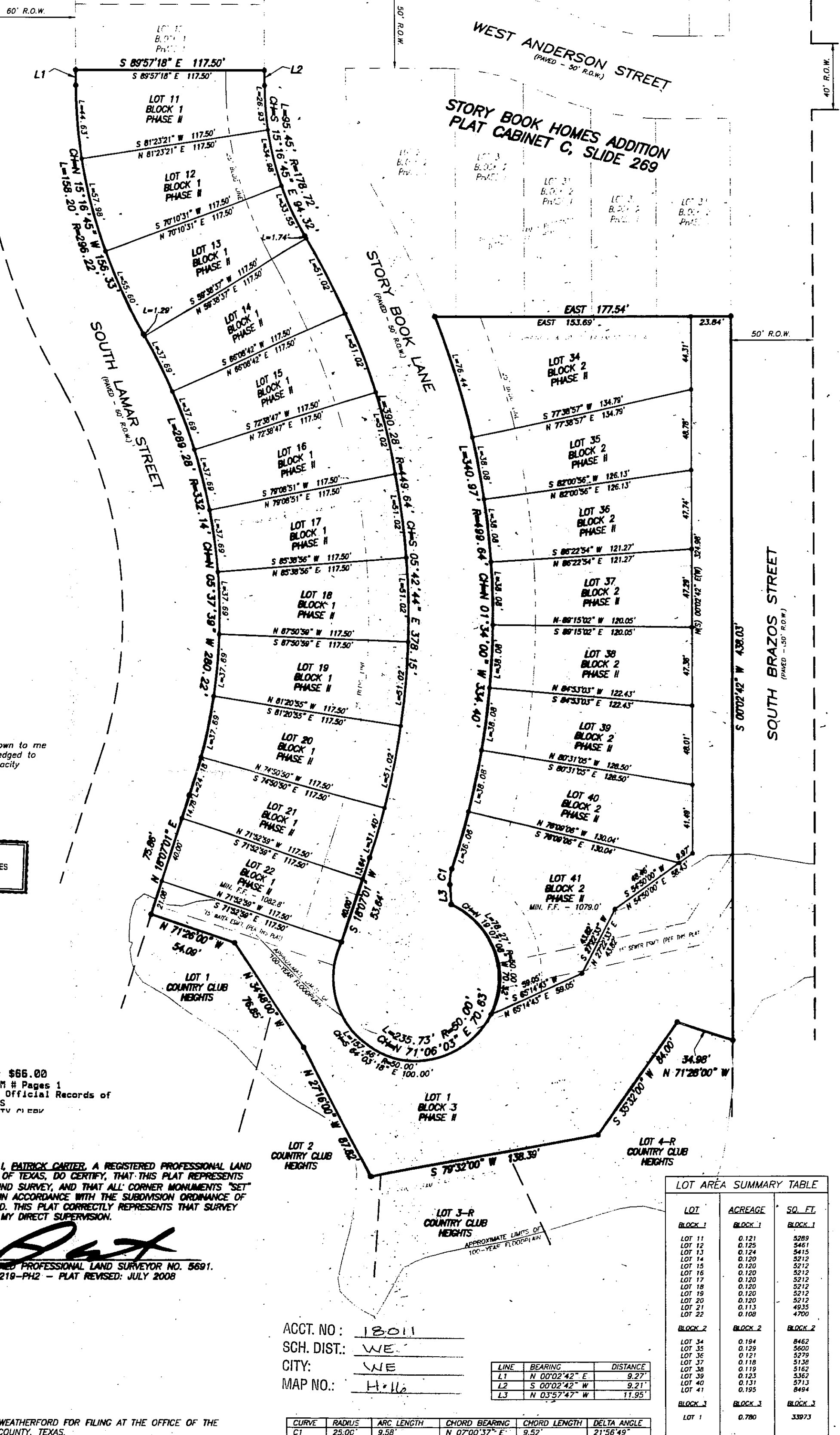
CITY OF WEATHERFORD, TEXAS
8-12-08
DATE OF APPROVAL

ATTEST:

[Signature]
CITY SECRETARY

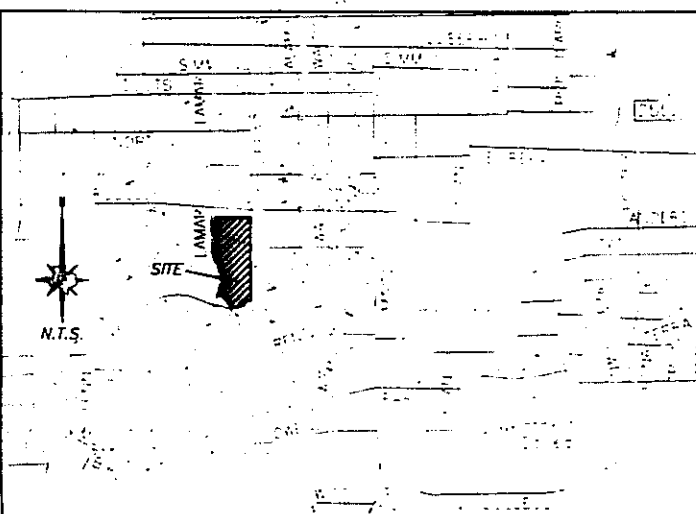
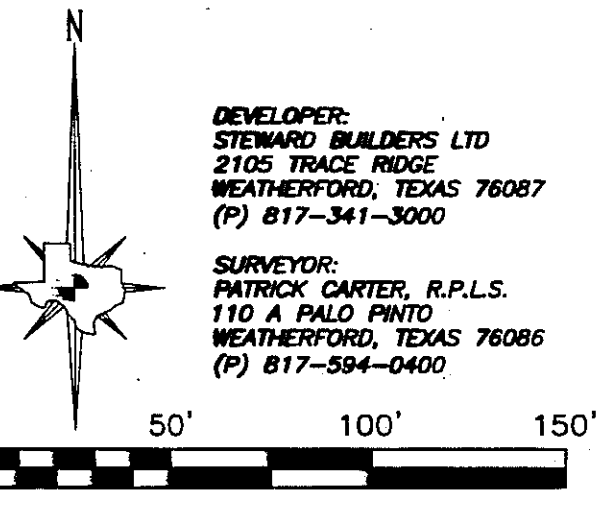
8-12-08
DATE

C-756



LOT AREA SUMMARY TABLE

| LOT | ACREAGE | SQ. FT. |
|----------------|---------|---------|
| BLOCK 1 | | |
| LOT 11 | 0.121 | 5289 |
| LOT 12 | 0.125 | 5481 |
| LOT 13 | 0.124 | 5415 |
| LOT 14 | 0.120 | 5212 |
| LOT 15 | 0.120 | 5212 |
| LOT 16 | 0.120 | 5212 |
| LOT 17 | 0.120 | 5212 |
| LOT 18 | 0.120 | 5212 |
| LOT 19 | 0.120 | 5212 |
| LOT 20 | 0.113 | 4935 |
| LOT 21 | 0.108 | 4700 |
| LOT 22 | 0.108 | 4700 |
| BLOCK 2 | | |
| LOT 34 | 0.189 | 8462 |
| LOT 35 | 0.129 | 5600 |
| LOT 36 | 0.121 | 5279 |
| LOT 37 | 0.118 | 5138 |
| LOT 38 | 0.119 | 5162 |
| LOT 39 | 0.121 | 5262 |
| LOT 40 | 0.131 | 5713 |
| LOT 41 | 0.195 | 8494 |
| BLOCK 3 | | |
| LOT 1 | 0.780 | 33973 |



FINAL PLAT
STORY BOOK HOMES
ADDITION, PHASE II
AN ADDITION TO THE CITY OF WEATHERFORD
LOTS 11-22, BLOCK 1, LOTS 34-41, BLOCK 2
AND LOT 1, BLOCK 3, AS SHOWN ON THE PLAT
RECORDED IN PLAT CABINET C, SLIDE 296
PLAT RECORDS, PARKER COUNTY, TEXAS
MARCH 2008

CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403