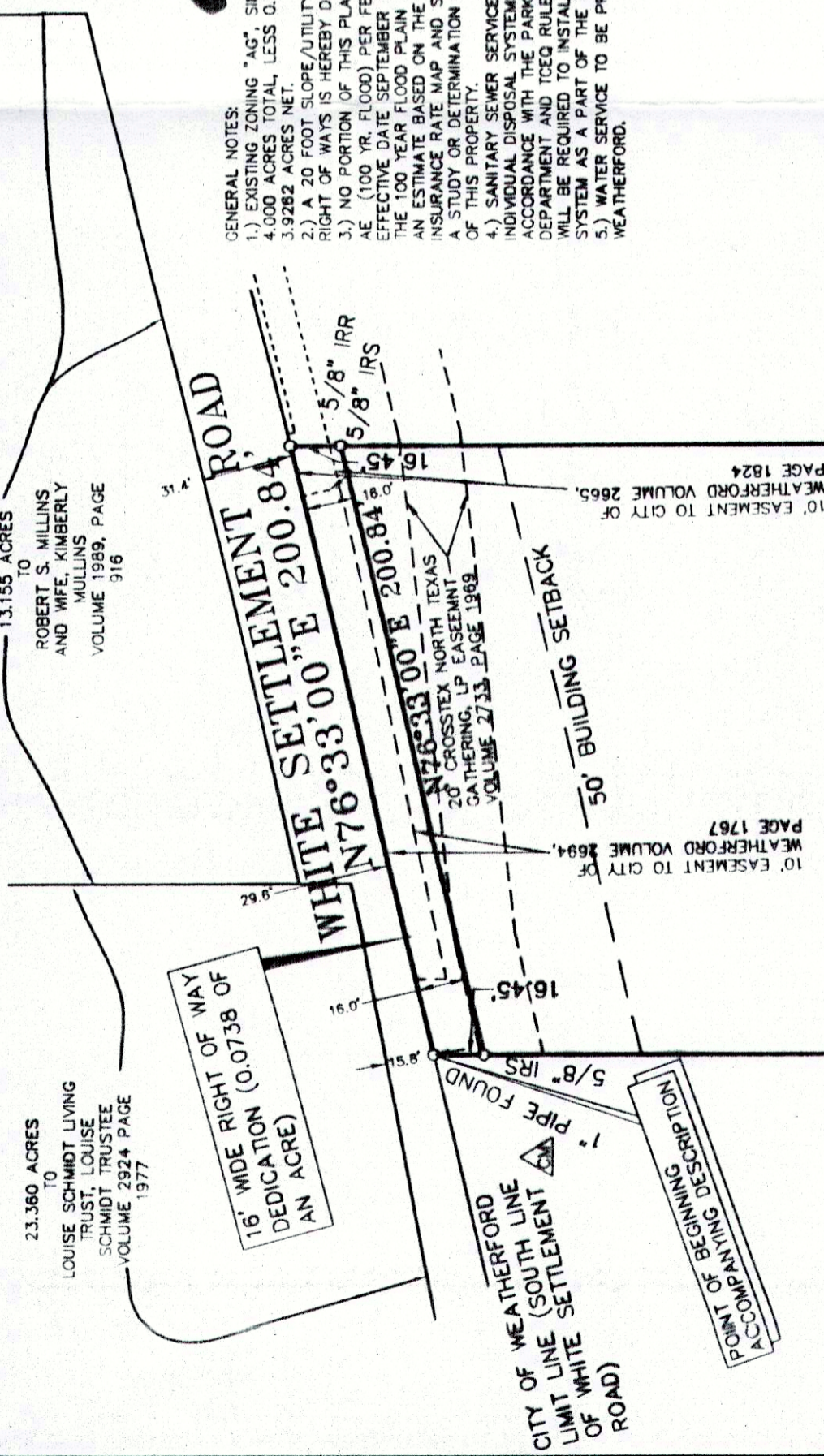
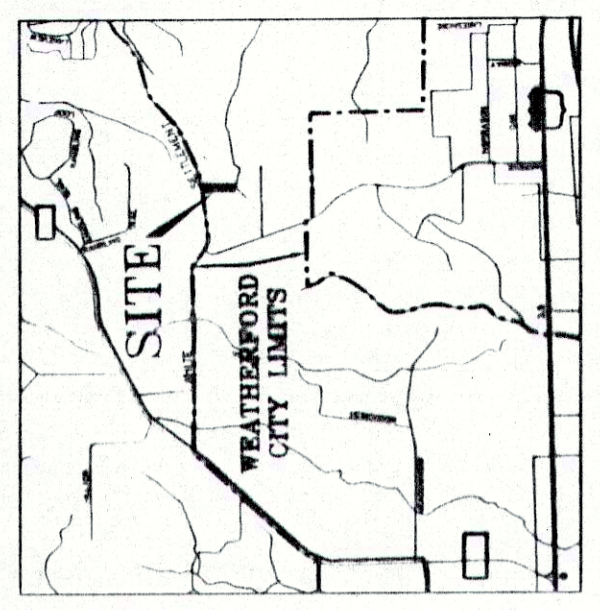


THAT I, James Paul Ward, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

James Paul Ward
 JAMES PAUL WARD
 S.P.L.S. NO. 5606

- GENERAL NOTES:
- 1.) EXISTING ZONING "A-C", SINGLE FAMILY RESIDENTIAL USE, 3.9262 ACRES NET.
 - 2.) A 20 FOOT SLOPE/UTILITY EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED.
 - 3.) NO PORTION OF THIS PLAT IS SITUATED IN FLOOD ZONE AE (100 YR. FLOOD) PER FEMA MAP NO. 480522 0300E. EFFECTIVE DATE SEPTEMBER 28, 2008. THE REFERENCE TO THE 100 YEAR FLOOD PLAIN OF FLOOD HAZARD ZONE, ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD HAZARD ZONE MAP AND ARE NOT TO BE USED FOR THE STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
 - 4.) SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PARKER COUNTY HEALTH DEPARTMENT AND TCEQ RULES AND REGULATIONS. THIS LOT WILL BE REQUIRED TO INSTALL AN AEROBIC TREATMENT SYSTEM AND ON-SITE SEWER FACILITY.
 - 5.) WATER SERVICE TO BE PROVIDED BY CITY OF WEATHERFORD.

LOCATION MAP



D 325

COUNTY OF PARKER X
 STATE OF TEXAS X

WHEREAS, Timothy Lynn Miller, II and Amy Danae Miller are the Owners of a tract of land situated in the F.C. BEARD SURVEY, Abstract No. 194, Parker County, Texas and being all of the 4.000 acre tract conveyed to them by David Sprout and wife, Janis Sprout, and being more particularly described as follows:

Being all of a 4-0000/10000 acre tract described in the Deed to Timothy Lynn Miller, II and Amy Danae Miller, recorded in Book 2826, Page 1643 of the Official Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1" pipe found (control monument) for the northeast corner of said 4-0000/10000 acre tract, the northeast corner of the 3-75/100 acre tract described in the deed to Adam Feriend and Marlene J. Feriend, recorded in volume 2787, page 198 of the said Deed Records and being in the apparent south line of White Settlement Road.

Thence north 78 degrees 33 minutes 00 seconds east, along the north line of said 4-0000/10000 acre tract and the said south line of White Settlement Road, a distance of 200-84/100 to a capped 5/8" iron rod recovered marked "WARD SURVEYING RPLS 5607" for the northeast corner of tract being described.

Thence south 5 degrees 07 minutes 53 seconds west to a capped 5/8" iron rod recovered marked "WARD SURVEYING RPLS 5607" in the south line of said 4-0000/10000 acre tract and being in the north line of the 3-07/100 acre tract described in the deed to Ronald R. Robb and wife, Laura J. Robb recorded in volume 2400, page 1891 of the said Deed Records and being in a corner.

Thence generally westerly along the common line of said 4-0000/10000 acre tract and said 3-07/100 acre tract and said canyon the following:

north 78 degrees 07 minutes 53 seconds west, a distance of 52-17/100 feet
 south 78 degrees 47 minutes 02 seconds west, a distance of 52-79/100 feet
 south 86 degrees 25 minutes 39 seconds west, a distance of 82-80/100 feet
 north 78 degrees 07 minutes 53 seconds west, a distance of 52-17/100 feet to a capped 5/8" iron rod found (control monument) for the southwest corner of said 4-0000/10000 acre tract and the southwest corner of said 3-75/100 acre tract.

Thence north, (based for bearings per deed call), a distance of 989-10/100 feet to the place of beginning and containing 4-0000/10000 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Timothy Lynn Miller, II and Amy Danae Miller, do hereby certify that the plat designated the herein above tract as LOT 1 in BLOCK 1 of THE WEATHERFORD CITY LIMITS, and that the same is dedicated for public use as a street and driveway, 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 lighting, signs, utility poles, and other improvements may be placed thereon for the mutual use and accommodation of all public utilities dealing 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 be removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths placed thereon, and the City of Weatherford and public utility entities shall have the right to install, reconstruct, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

ZONED "A-C"
 RESIDUE OF 12.72 ACRES TRACT TO DAVID SPROUT AND WIFE, JANIS SPROUT VOLUME 1435, PAGE 1901

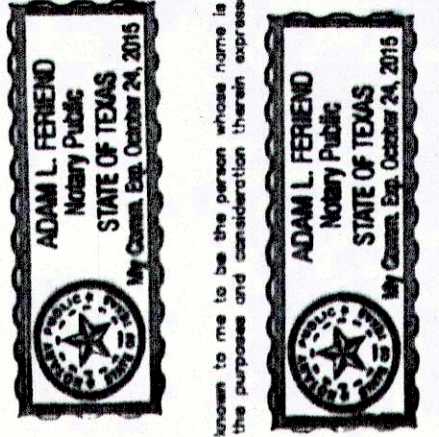
ZONED "A-C"
 3.75 ACRES TRACT TO ADAM FERRIEND AND WENDE J. FERRIEND VOLUME 2787, PAGE 198

ZONED "A-C"
 4.0000 ACRE TRACT TO TIMOTHY LYNN MILLER II AND AMY DANIEL MILLER BOOK 2826, PAGE 1643 O.R.P.C.T.

THIS LINE IS DEED CALL ALONG BASIS FOR BEARINGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Jeanne Brunson
 201407751
 04/24/2014 02:10 PM
 Fee 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

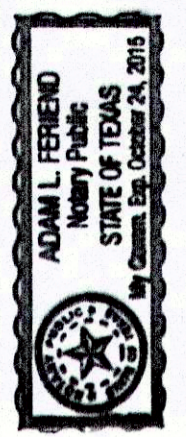


STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Timothy Lynn Miller, II 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 22 day of April 2014.

Adam L. Feriend
 Notary Public, Parker County, Texas



STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Amy Danae Miller known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 22 day of April 2014.

Amy Danae Miller
 Notary Public, Parker County, Texas

KNOW ALL MEN BY THESE PRESENTS

That I, James Paul Ward, 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.

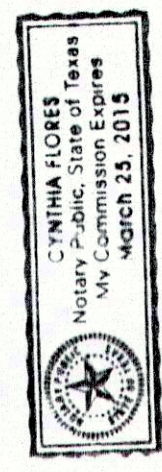
James Paul Ward
 Mayor of City Manager

STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared James Paul Ward 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 21 day of April 2014.

James Paul Ward
 Notary Public, Parker County, Texas



APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS (OR APPROPRIATE SURVEYS THEREOF) NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.

RECOMMENDED BY City Manager, City of Weatherford, Texas
James Paul Ward
 City Manager

APPROVED BY:
 Date of Recommendation April 22, 2014

CITY COUNCIL City of Weatherford, Texas
Malinda Maxwell
 Mayor or City Manager

Date of Approval
Malinda Maxwell
 City Secretary

ACCT. NO.: 15117
 SCH. DIST.: 5 WLE
 CITY: CLE
 MAP NO.: J-14

OWNER/DEVELOPER:
 TIMOTHY LYNN MILLER II
 AMY DANIEL MILLER
 406 MITCHELL BOULEVARD
 WEATHERFORD, TX 76087
 817-304-0985

MINOR PLAT
 Lot 1, Block 1
THE MILLER HOUSE,
 an addition to the City of Weatherford, Parker County, Texas
 being a part of the F.C. BEARD SURVEY, Abstract No. 194,
 situated about 5.1 miles north 73° east of the courthouse in
 Weatherford, the county seat for Parker County, Texas.

D 325

ZONED "A-C"
 16.16 ACRES TRACT TO LOUISE SCHMIDT LIVING TRUST, LOUISE SCHMIDT, TRUSTEE VOLUME 2924 PAGE 1977

ZONED "A-C"
 13.155 ACRES TO ROBERT S. WILLIAMS AND WIFE WINNBERLY WILLIAMS VOLUME 1989, PAGE 916

ZONED "A-C"
 10' EASEMENT TO CITY OF WEATHERFORD VOLUME 2694, PAGE 1787

ZONED "A-C"
 10' EASEMENT TO CITY OF WEATHERFORD VOLUME 2694, PAGE 1787

ZONED "A-C"
 10' EASEMENT TO CITY OF WEATHERFORD VOLUME 2694, PAGE 1787

GRAPHIC SCALE SCALE IN FEET = 50'
 A-WARD PROJECT NO: 2011.1001