

50 0 50 100 150 Feet

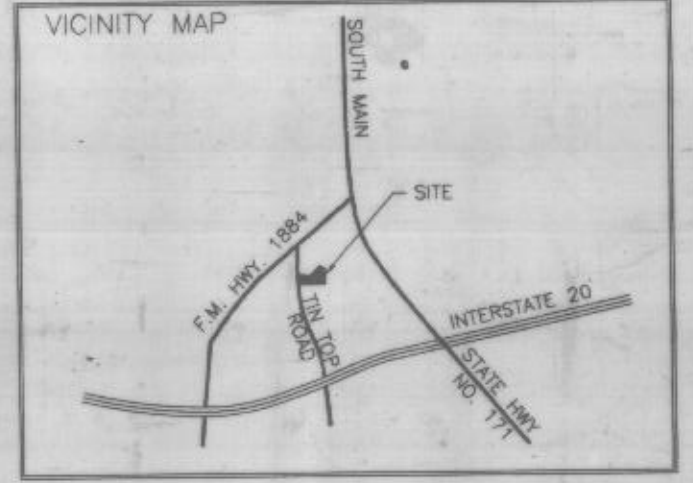
392131

PCB-501

RECEIVED AND FILED FOR RECORD  
4:00 Clock P.M.  
JUN 29 2000

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
By *[Signature]* Deputy

LEGEND	
⊙	CONTROLLING MONUMENT
○	1/2" STEEL PIN SET WITH ORANGE PLASTIC CAP STAMPED "RECER FOX"
⊗	1/2" STEEL PIN FOUND
●	5/8" STEEL PIN FOUND
⊕	3/8" STEEL PIN FOUND
⊙	CONC. MON. FOUND
⊗	1/2" STEEL BOLT FOUND
○	3/4" STEEL PIN FOUND



NOTE:  
WE DO HEREBY WAIVER 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 THE SUBDIVISION.

ANY PROVISION HEREIN WHICH RESTRICTS THE FULL AND FREE USE OF THE PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS OPEN LANDS, INC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 405, ACCORDING TO THE DEED RECORDED IN VOLUME 1854, PAGE 739, D.R.P.C.T., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 405, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.291 ACRE TRACT OF LAND CONVEYED FROM BRENDA G. ALLEN TO OPEN LANDS, INC. BY DEED RECORDED IN VOLUME 1854, PAGE 739, D.R.P.C.T., AND BEING A PART OF BLOCKS 1, 2, AND 3, LEVY'S ADDITION TO SEMINARY HEIGHTS ADDITION, (RECORDING DATA UNAVAILABLE), AND BEING A PART OF A CALLED FIRST, SECOND AND THIRD TRACTS AS DESCRIBED IN A DEED RECORDED IN VOLUME 1073, PAGE 967, D.R.P.C.T. ALL BEARINGS CORRELATED TO THE NORTHERNMOST NORTH-WESTERLY LINE OF SAID 2.291 ACRE TRACT. (NORTH 43 DEGREES 17 MINUTES 44 SECONDS EAST)

BEGINNING AT A 1/2" STEEL PIPE FOUND FOR A CORNER, BEING THE NORTHERNMOST CORNER OF SAID 2.291 ACRE TRACT;

THENCE SOUTH 62 DEGREES 30 MINUTES 28 SECONDS WEST ALONG A NORTH LINE OF SAID 2.291 ACRE TRACT, AT 98.56 FEET PASSING A 3/4" STEEL PIN FOUND BEING THE SOUTHEAST CORNER OF SAID BLOCK 3, LEVY'S ADDITION, IN ALL 115.17 FEET TO A 1/2" STEEL PIN SET FOR A CORNER;

THENCE SOUTH 01 DEGREES 07 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID 2.291 ACRE TRACT, 267.98 FEET TO A 1/2" STEEL PIN SET FOR A CORNER, BEING THE SOUTHEAST CORNER OF SAID 2.291 ACRE TRACT;

THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID 2.291 ACRE TRACT, 461.10 FEET TO A 1/2" BOLT FOUND FOR A CORNER IN THE EAST RIGHT-OF-WAY LINE OF TIN TOP ROAD AND BEING THE SOUTHWEST CORNER OF SAID 2.291 ACRE TRACT;

THENCE NORTH 03 DEGREES 42 MINUTES 24 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF TIN TOP ROAD AND THE WEST LINE OF SAID 2.291 ACRE TRACT, 173.25 FEET TO A 1/2" STEEL PIN SET FOR A CORNER BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 2.291 ACRE TRACT;

THENCE SOUTH 84 DEGREES 03 MINUTES 17 SECONDS EAST ALONG A NORTH LINE OF SAID 2.291 ACRE TRACT, 174.11 FEET TO A 3/4" STEEL PIN FOUND FOR A CORNER BEING AN ANGLE POINT IN THE NORTH LINE OF SAID 2.291 ACRE TRACT;

THENCE NORTH 56 DEGREES 57 MINUTES 44 SECONDS EAST ALONG A NORTH LINE OF SAID 2.291 ACRE TRACT, 38.40 FEET TO A 1/2" STEEL PIN FOUND FOR A CORNER BEING AN ANGLE POINT IN THE NORTH LINE OF SAID 2.291 ACRE TRACT;

THENCE NORTH 43 DEGREES 17 MINUTES 44 SECONDS EAST ALONG A NORTH LINE OF SAID 2.291 ACRE TRACT, 199.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.284 ACRES (99511 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT OPEN LANDS, INC., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS TIN TOP SUBDIVISION OF THE CITY OF WEATHERFORD, TEXAS, AND IT DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, (ALLEY, PARKS) AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND THIS 9 DAY OF June, 2000.

OPEN LANDS, INC.

By: *[Signature]*  
JEFF AARONSON, VICE PRESIDENT

STATE OF TEXAS }  
COUNTY OF PARKER }  
COUNTY OF Oklahoma }  
COUNTY OF Tulsa }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF AARONSON OF OPEN LANDS, INC., A CORPORATION, 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, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY OF June, 2000.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF Oklahoma

APPROVED: PLANNING & ZONING BOARD, CITY OF WEATHERFORD, TEXAS

May 24, 2000.

By: *[Signature]*

APPROVED: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS

\_\_\_\_\_, 2000.

By: *[Signature]*

FINAL PLAT OF

LOT 1 AND LOT 2, BLOCK 1, TIN TOP SUBDIVISION, BEING A PART OF THE B.F. DRAPER SURVEY, ABSTRACT NO. 405, AND BEING A PART OF LEVY'S ADDITION TO SEMINARY HEIGHTS ADDITION, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

OWNER/DEVELOPER  
OPEN LANDS, INC.  
7666 EAST 61ST STREET  
SUITE 135  
TULSA, OKLAHOMA 74133



THIS IS TO CERTIFY THAT I, JERRY F. FOX, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4009, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND APRIL 18 AND 19, 2000, AND ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*[Signature]*  
JERRY F. FOX  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4009

STATE OF TEXAS }  
COUNTY OF PARKER }  
COUNTY OF Oklahoma }  
COUNTY OF Tulsa }

RECORDED  
JUN 29 2000

*[Signature]*  
County Clerk, Parker County, Tex.

Recer & Fox Inc. Professional Surveyors Land Planners  
128 S. Ridgeway Drive  
Cleburne, Texas 76031  
(817) 645-9661  
FAX (817) 645-9662

MAY 18, 2000.  
REVISED JUNE 6, 2000

DRAFTED BY: CLIFFORD DOSS  
00030202.DWG