

D. B. KOEN
ABST. 773

Approved By Parker County
Commissioners This The 13
Day Of Jan. 1969.
By: *Scott W. Supply* *Raymond C. Clark* *SE B. Campbell* *U. J. McFarland*

Δ CURVE DATA

| Δ | R | T | |
|----|---------|---------|---------|
| 1 | 52° 00' | 142.77' | 69.64' |
| 2 | 52° 00' | 82.77' | 40.37' |
| 3 | 13° 10' | 836.5' | 96.54' |
| 4 | 17° 52' | 666.18' | 104.72' |
| 5 | 36° 14' | 274.55' | 47.22' |
| 6 | 10° 50' | 822.27' | 77.95' |
| 7 | 60° 00' | 99.7' | 57.68' |
| 8 | 16° 48' | 700.21' | 104.45' |
| 9 | 52° 45' | 252.17' | 115.12' |
| 10 | 57° 33' | 303.13' | 166.47' |
| 11 | 33° 55' | 231.43' | 70.56' |
| 12 | 37° 11' | 180.72' | 64.82' |
| 13 | 31° 18' | 244.18' | 63.41' |
| 14 | 23° 13' | 200.21' | 62.18' |
| 15 | 41° 33' | 232.47' | 111.23' |
| 16 | 34° 51' | 210.21' | 117.23' |
| 17 | 37° 31' | 322.21' | 142.23' |

Δ CURVE DATA CONT.

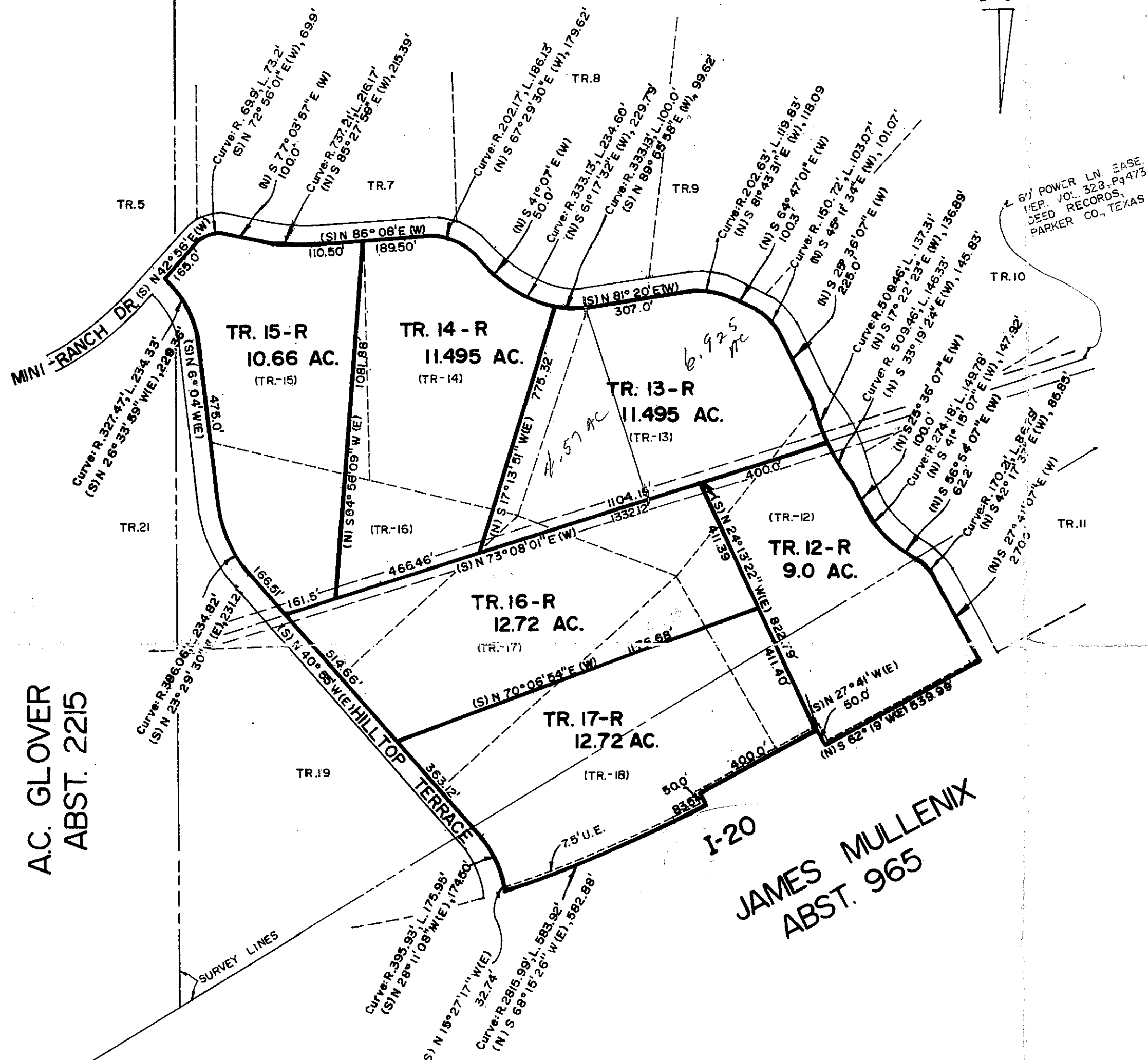
NOTE:
All Lots Shall Have A Building
Line Located 25 Ft. Back From
Road Frontage R. O. W.

SCALE 1" = 300'
LEGEND
○ STEEL ROD
● IRON PIPE
-/- POWER OR TELEPHONE
-X- FENCE
□ BOIS D'AR

WEATHERFORD MINI-RANCH ESTATES
A Subdivision Of A Tract Of Land Being A Part Of The
T & P R.R. CO. Sur., Sec. 227, Abst. 1488; A.C. GLOVER
Sur., Abst. 2215; E. W. LONG Sur., Abst. 2797; D. B. KOEN
Sur., Abst. 773 & The JAMES MULLENIX Sur., Abst. 965,
Parker County, Texas

HUGHES SURVEYING CO.
REGISTERED PUBLIC SURVEYORS PARKER COUNTY SURVEYOR
131 W. Church St. WEATHERFORD, TEXAS
I, *Raymond C. Clark*, do hereby
certify that this map is true and correct as shown
on the ground.
Date: *Jan 13 1969*

E. W. LONG ABST. 2797



A.C. GLOVER
ABST. 2215

JAMES MULLENIX
ABST. 965

TRACTS 12-R THRU 17-R
BEING A
RESUBDIVISION OF
TRACTS 12, 13, 14, 15, 16, 17 & 18, OF
WEATHERFORD MINI-RANCH ESTATES,
PARKER COUNTY, TEXAS

DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

Therefore know all men by these present:

That, I (we), LAWYERS BOND & TRUST CO. TRUSTEE the owner(s) of tracts 12, 13, 14, 15, 16, 17 and 18, of the Weatherford Mini-Ranch Estates, according to plat of such subdivision of record and volume 359-A, page 67, deed records of Parker County, Texas hereby adopt and dedicate the attached resubdivision plat of said tracts 12, 13, 14, 15, 16, 17 and 18, into tracts 12-R, 13-R, 14-R, 15-R, 16-R and 17-R and do hereby dedicate the easements as shown on said plat to the public for public use forever, said dedication is subject to all restrictions of record.

In witness thereof this dedication is executed the 10 day of APRIL, 1981.

STATE OF TEXAS
COUNTY OF PARKER

BY Earl R. King PRESIDENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared EARL R. KING, known to me to be the person(s) whose name(s) is subscribed to on the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of Office this the 10 day of APRIL, 1981.

Ray Williams
Notary Public

STATE OF TEXAS
COUNTY OF PARKER

the undersigned, as lien holders on the acreage subdivided according to this plat, hereby consents to such subdivision, and joins in the dedication of the streets and easements.

NONE

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is subscribed to on the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of Office this the 13 day of April, 1981

Notary Public

APPROVED BY THE PARKER COUNTY COMMISSIONERS this the 13 day of April, 1981

ACCEPTED
BY: Quall Beidull
County Judge
Waymon Wright
Charles Sanders

Harold Anderson
Deputy

STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED APR 13 1981



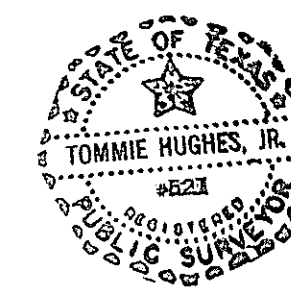
Carrie Reed
County Clerk, Parker County, Tex.

34609
RECEIVED AND FILED
FOR RECORD
AT 11 O'clock A.M.

APR 13 1981

CARRIE REED, Co. Clerk
PARKER COUNTY, TEXAS
By [Signature] Deputy

SCALE 1"=300'
LEGEND
O IRON PIPE
● STEEL ROD
* FENCE CORNER
* FENCE



HUGHES AND ASSOCIATES
LAND SURVEYING
CIVIL ENGINEERING
LAND PLANNING
111 E. COLUMBIA, SUITE 5 WEATHERFORD, TEXAS
OFFICE 594-5374 OR 441/7618 HOME 594-2165

I [Signature] certify that this map was prepared from field notes of an actual survey made by me or under my supervision and to the best of my knowledge and belief represents said survey.

Date 3/81 No. 9971

C-646

FINAL PLAT
TRACT 19R

WEATHERFORD MINI RANCH ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Tracts 19A, 19B and 19C, Weatherford Mini
Ranch Estates, an addition to Parker County, Texas

Doc# 666056
Book 2602 Page 1479

ACCT. NO.: 15270
SCH. DIST.: BR
CITY: CO
MAP NO.: E-17

Doc# 666056 Fees: \$66.00
01/11/2008 9:37AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BOBINSON COUNTY CLERK

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, AL PTOMEY, being the sole owner of TRACTS 19A, 19B AND 19C, WEATHERFORD MINI RANCH ESTATES, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 574, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

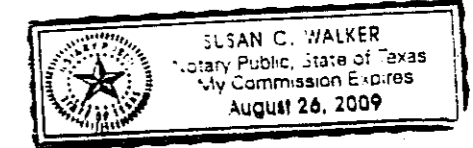
BEGINNING at an iron rod set in the north right of way line of Interstate Highway No. 20, said iron being the southwest corner of said Tract 19C and the southeast corner of Tract 20, Weatherford Mini Ranch Estates, an addition to Parker County, Texas, according to the plat recorded in Volume 359A, Page 67, Plat Records, Parker County, Texas; THENCE N 11°52'46" W, with the east line of said Tract 20, 895.80 feet to an iron rod found at the northwest corner of said Tract 19A and the northeast corner of said Tract 20; THENCE N 73°21'20" E, with the north line of said Tract 19A, 248.81 feet to an iron rod set in the west right of way line of Hilltop Terrace; THENCE S 40°54'59" E, with the west right of way line of said Hilltop Terrace, 421.34 feet to an iron rod found at the southeast corner of said Tract 19B; THENCE S 49°04'59" W, with the south line of said Tract 19B, 249.58 feet to an iron rod found; THENCE S 11°52'26" E, 447.33 feet to an iron rod found in the north right of way line of said Interstate Highway No. 20; THENCE S 83°06'00" W, with the north right of way line of said Interstate Highway No. 20, 235.10 feet to the POINT OF BEGINNING and containing 6.208 acres (270437 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, AL PTOMEY, does hereby adopt this plat designating the hereinabove described real property as TRACT 19R, WEATHERFORD MINI RANCH ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being a replat of Tracts 19A, 19B and 19C, Weatherford Mini Ranch Estates, an addition to Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas this 11 day of December, 2007.
Al Ptomey

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Al Ptomey 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 11 day of December, 2007
Susan C. Walker
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.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ 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.

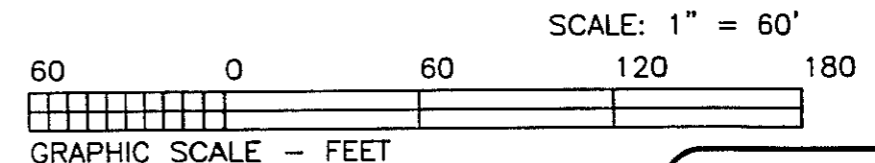
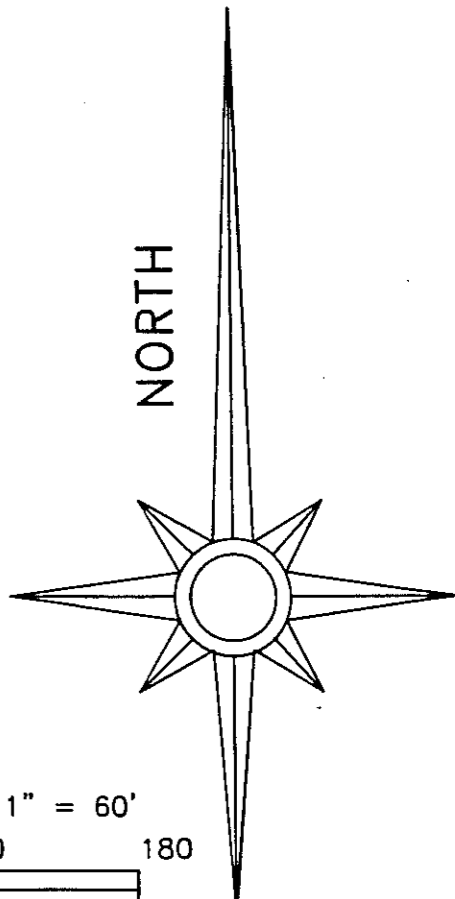
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2007
Notary Public in and for the State of Texas

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

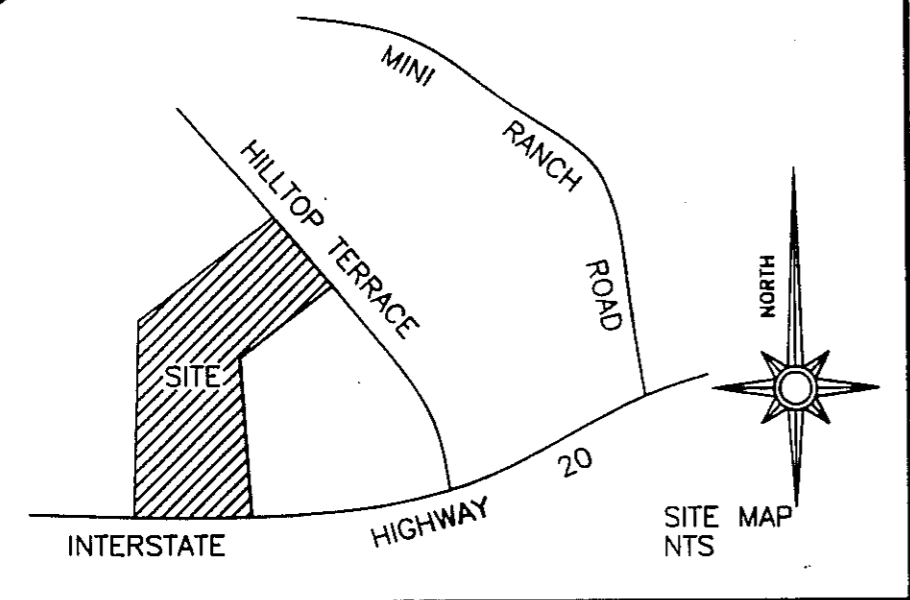
"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the 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.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, this 11 day of Dec, 2007.
County Judge _____
Commissioner Precinct #1 _____
Commissioner Precinct #2 _____
Commissioner Precinct #3 _____
Commissioner Precinct #4 _____



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



WEATHERFORD MINI RANCH ESTATES
PLAT CABINET B, SLIDE 574

KENNETH A. GOLDEN
VOLUME 2503, PAGE 731

21E

TRACT 19R
6.208 ACRES
(270437 SF)

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

OWNER:
Al Ptomey
4050 West I-20
Weatherford, TX 76088
817-596-3954

A & J INDUSTRIES, INC.
VOLUME 2419, PAGE 1938

WEATHERFORD MINI RANCH ESTATES
VOLUME 359A, PAGE 67



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have 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 under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
DECEMBER, 2007

INTERSTATE HIGHWAY No. 20
(TWO WAY ACCESS ROAD, VARIABLE ROW)