

STATE OF TEXAS:  
COUNTY OF PARKER:

Being all that certain lot, tract or parcel of land situated in the T & P RR Company Survey, Section 165, Abstract No. 1441, and the T & P RR Company Survey, Section 191, Abstract No. 1453, and being all of Tract 12 and Tract 13, Fields Addition, an addition in Parker County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 155, Plat Records, Parker County, Texas, and being conveyed in deed to Donald Davis, and Anita Blaise, recorded in the Real Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the Southwest corner of said Tract 13 and the Southeast corner of Tract 11, of said Fields Addition, and said iron rod being in the North Right-of-Way line of Old Mineral Wells Highway;

THENCE North 00 degrees 00 minutes 00 seconds East, departing the North line of said Old Mineral Wells Highway, and passing at 230.0 feet a found 1/2" iron rod at the Northwest corner of said Tract 13 and the Southwest corner of said Tract 12, and continuing for a total distance of 1,563.20 feet to a found 1/2" iron rod at the Northwest corner of said Tract 12 and in the South line of Tract 10;

THENCE North 90 degrees 00 minutes 00 seconds East, passing at 433.99 feet a found 1/2" iron rod at the Southeast corner of said Tract 10 and the Southwest corner of Tract 9, and continuing for a total distance of 850.02 feet to a found 1/2" iron rod at the Northeast corner of said Tract 12 and the Northwest corner of a tract as described in deed to L.V. Dumas, recorded in Volume 161, Page 529, of the Deed Records of Parker County, Texas.

THENCE South 01 degree 34 minutes 42 seconds West, passing at 228.05 feet a found 1/2" iron rod at the Southwest corner of said Dumas tract and the Northwest corner of Tract 15 of said Fields Addition, and continuing for a total distance of 1,333.74 feet to a found 1/2" iron rod at the Southeast corner of said Tract 12 and the Northeast corner of Tract 16 of said Fields Addition;

THENCE North 89 degrees 59 minutes 42 seconds West, a distance of 379.29 feet to a found 1/2" iron rod at the Northwest corner of said Tract 18 and the Northeast corner of a 60.41 foot Ingress and Egress Easement;

THENCE South 00 degrees 55 minutes 14 seconds West, a distance of 566.72 feet to a found 1/2" iron rod at the Southwest corner of said Tract 18 and in the North line of the above mentioned Old Mineral Wells Highway;

THENCE North 52 degrees 35 minutes 49 seconds West, along the North line of said Old Mineral Wells Highway, a distance of 76.13 feet to a found 1/2" iron rod at the Southeast corner of the above mentioned Tract 13;

THENCE North 52 degrees 25 minutes 55 seconds West, along the North line of said Old Mineral Wells Highway, a distance of 460.96 feet to the POINT OF BEGINNING, and containing 1,278,500 square feet or 29,350 acres of land, more or less.

WHEREAS, (I/We), Brad Cockburn, being the owner of the above described tract of land being part of the T & P RR Company Survey, Section 165, Abstract No. 1441, and the T & P RR Company Survey, Section 191, Abstract No. 1453, Parker County, Texas, and being a Replat of Tracts 12 and 13, Fields Addition, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS:

WESTEND ESTATES

an addition in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas. AN DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, and

DO 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, and

DO hereby waive all claims for damages against the City of Weatherford and Parker County occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours to conform to the grades established in the Subdivision.

Brad Cockburn  
Brad Cockburn, Owner

STATE OF TEXAS:  
COUNTY OF PARKER:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared, Brad Cockburn, known to me to be the person(s) whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th day of March, 2005

LeeAnn Neal  
Notary Public, State of Texas  
LeeAnn Neal  
Printed Name



My Commission Expires

STATE OF TEXAS:  
COUNTY OF PARKER:

The undersigned as lien holder(s) on the acreage subdivided according to this plat, hereby consent to such subdivision and join in the dedication of the streets and easements.

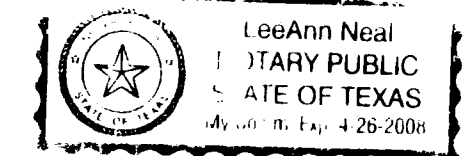
Jim Wether  
Lien Holder

STATE OF TEXAS:  
COUNTY OF PARKER:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared, LeeAnn Neal, known to me to be the person(s) whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

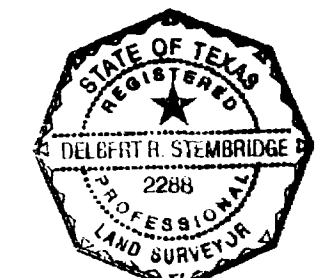
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th day of March, 2005

LeeAnn Neal  
Notary Public, State of Texas  
LeeAnn Neal  
Printed Name



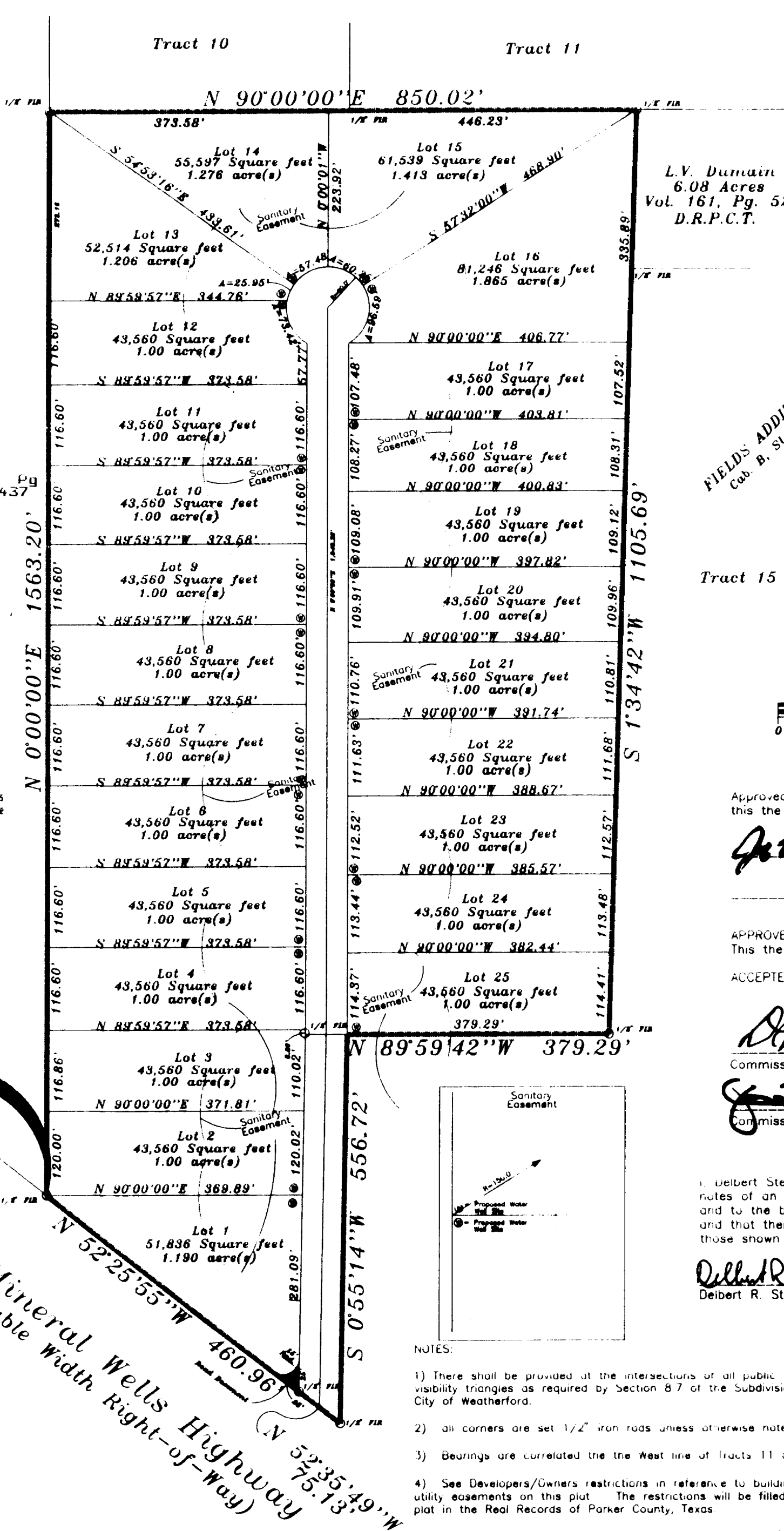
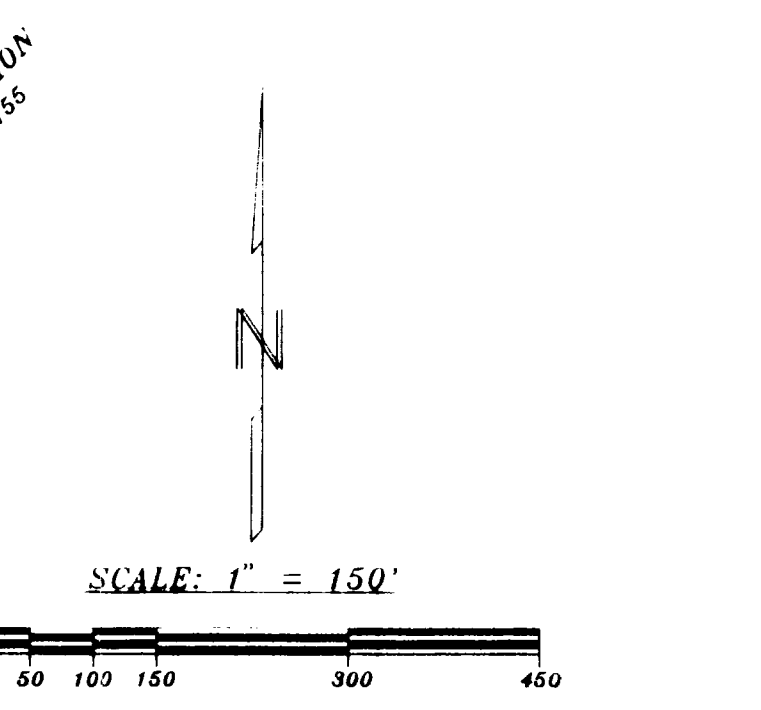
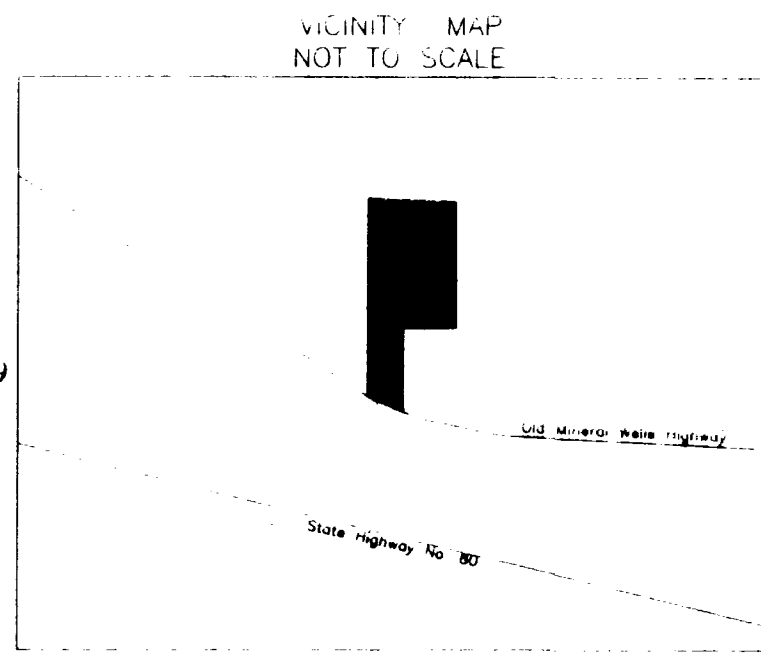
FINAL PLAT  
LOTS 1-25

WESTEND ESTATES  
A SUBDIVISION OF TRACTS 12 AND 13,  
FIELDS ADDITION, AN ADDITION TO  
PARKER COUNTY, CABINET B, SLIDE 155  
A 28.610 ACRE SUBDIVISION IN THE  
T & P RR COMPANY SURVEY, SECTION 165,  
ABSTRACT NO. 1441 &  
T & P RR COMPANY SURVEY, SECTION 191,  
ABSTRACT NO. 1453  
PARKER COUNTY, TEXAS



ACCT. NO.: 19100  
SCH. DIST.: WE  
CITY: CO  
MAP NO.: 1914  
ALL OF: 12399-001-012-00  
12399-001-015-00

C-223



L.V. Dumas  
6.08 Acres  
Vol. 161, Pg. 529  
D.R.P.C.T.

FIELDS ADDITION  
Cab. B, Sl. 155

Tract 15

Approved by the City of Weatherford, Parker County, Texas  
this the 4th day of March, 2005

Jim Wether Mayor  
LeeAnn Neal City Secretary

APPROVED BY THE PARKER COUNTY COMMISSIONERS  
This the 4th day of March, 2005

ACCEPTED BY:  
Mark Riley County Judge  
Jim Wether Commissioner Precinct #4  
LeeAnn Neal Commissioner Precinct #2

Delbert R. Stemberge  
Delbert R. Stemberge, R.P.L.S. No. 2288

03/04/05  
DATED

- NOTES:
- 1) There shall be provided at the intersections of all public streets, a 25 foot visibility triangles as required by Section 8.7 of the Subdivision Ordinances of the City of Weatherford.
  - 2) All corners are set 1/2" iron rods unless otherwise noted.
  - 3) Bearings are correlated to the West line of Tracts 11 and 14 Airpark Addition.
  - 4) See Developers/Owners restrictions in reference to building set back lines and utility easements on this plat. The restrictions will be filed concurrently with this plat in the Real Records of Parker County, Texas.
  - 5) Any development upon any lot, parcel tract or replat of West End Estates, is subject to all subdivision regulations of the City of Weatherford including but not limited to, provisions for drainage and storm water control as well as sanitary sewer and accompanying and appurtenances.
  - 6) FLOOD NOTE - This property is not within a specialized flood hazard area according to the F.E.M.A. Map No. 480520 0200 B, and dated September 27, 1991

FILED AND RETURNED  
OFFICIAL PUBLIC RECORDS  
On Mar 04, 2005 at 10:28

Document Number: 0654013

Amount: \$6.00

by Monica Castro

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

Mar 09, 2005

JANE DRISCOLL, COUNTY CLERK  
PARKER COUNTY

AP SURVEYING COMPANY  
2929-A RACE STREET  
FORT WORTH, TEXAS 76111  
682-647-0522  
F.I.L.E. 682-647-0130