

THIS is to certify that I, Brent A. Mizell, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 or under my direction and supervision.

**Brent A. Mizell**  
 Registered Professional Land Surveyor  
 Texas Registration No. 1967  
 Date **11-18-93**



City of Weatherford  
 Chairman of Planning and Zoning Board  
 Parker County, Texas  
*Mel Worthington*  
 APPROVED: City of Weatherford  
 Parker County, Texas  
 Mayor *Sherry Nation*  
 Council *Tommy Nelson*  
*Wayne Carter*  
*Glenn Wood* 11-23-93  
 City Secretary, Date

STATE OF TEXAS }  
 COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Noah Enterprises, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of that tract of land situated in the FERDINAND EMMA SURVEY, Abst. No. 421, City of Weatherford, Parker County, Texas, according to deed recorded, in Volume 1570, Page 1354, dated August 6, 1993, Real Records, Parker County, Texas, and being more particularly described, as follows:

CURVE DATA				
Curve No.	Delta	Radius	Tangent	Length
1	89°43'59"	35.00	34.84	54.82
2	90°16'01"	35.00	35.16	55.14

11.963 acres (521,115 square feet) situated in the FERDINAND EMMA SURVEY, Abst. No. 421, City of Weatherford, Parker County, Texas, being more particularly described by metes and bounds, as follows:  
 Beginning at a 3/8" iron found at the northeast corner of Lot 7, Block 1, and the most northerly corner of Lot 6, Block 1, WESTWOOD ESTATES, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat recorded in Plat Cabinet A, Slide 601, Plat Records, Parker County, Texas;

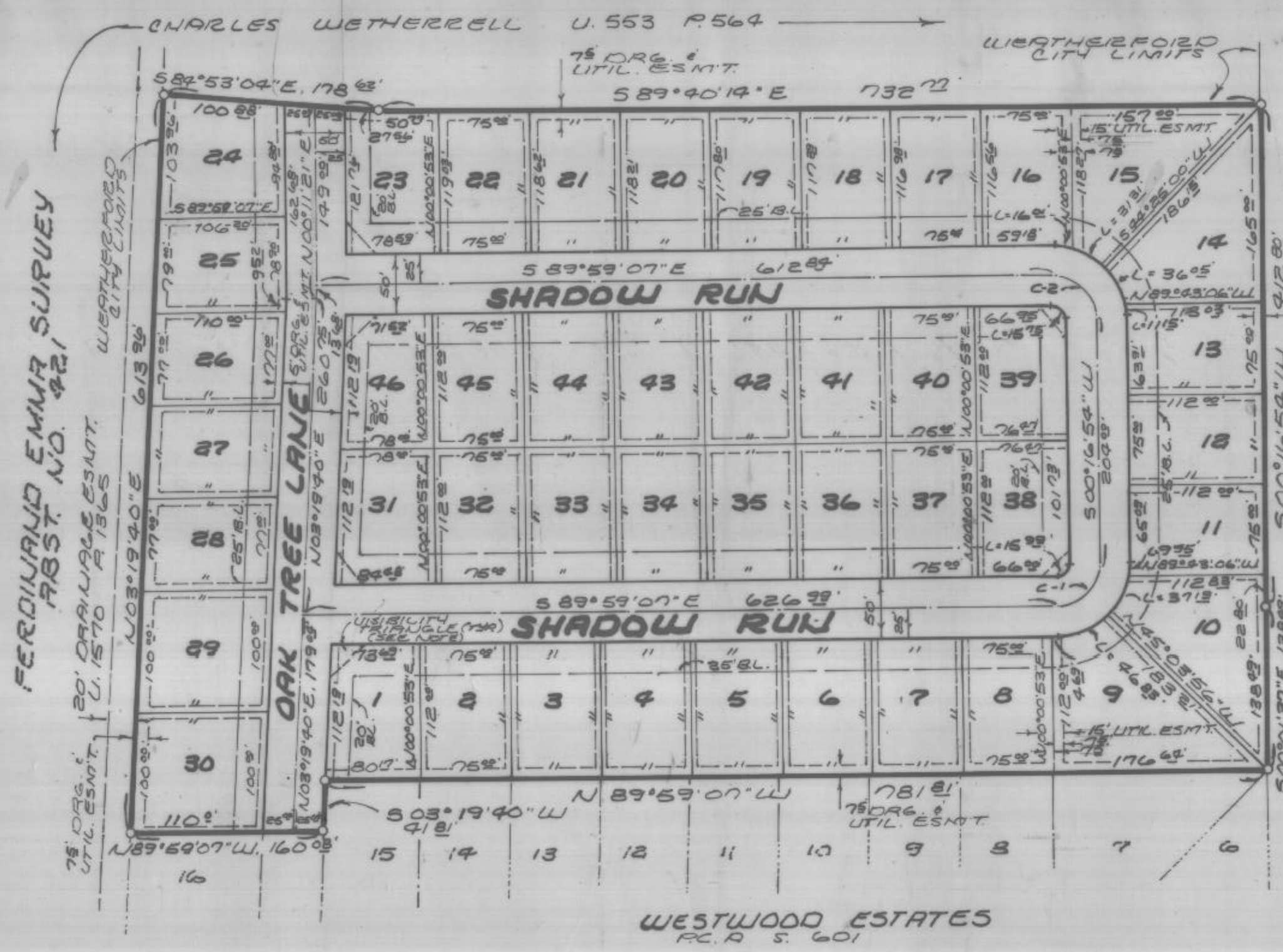
THENCE along the northerly line of said WESTWOOD ESTATES, as follows:

N 89°59'07" W, 781.81 feet to a 3/8" iron found;  
 S 03°19'40" W, 41.81 feet to a 1/2" iron set;  
 N 89°59'07" W, 160.08 feet to a 1/2" iron set at the northwest corner of Lot 16, said Block 1;  
 THENCE N 03°19'40" E, 613.96 feet to a broken axle found;  
 THENCE S 84°53'04" E, 178.62 feet to an iron stake found;  
 THENCE S 89°40'14" E, 732.77 feet to a 5/8" iron found;  
 THENCE S 00°16'54" W, 412.80 feet to a fence post found;  
 THENCE S 00°01'37" E, 138.49 feet to the POINT OF BEGINNING and containing 11.963 acres (521,115 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That, Noah Enterprises, Inc., (owner), acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be known as...

Lots 1 - 46, Block 2  
 WESTWOOD ESTATES  
 Phase II  
 City of Weatherford  
 Parker County, Texas

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.  
 RECORDED NOV 23 1993  
 SEAL  
*Glenn Brunson*  
 County Clerk, Parker County, Tex.



LONDON FUGUA  
 U. 433, P. 22

I. SENTELL  
 SURVEY  
 ABST. NO. 1245

COLVEN JACKSON  
 U. 545, P. 112

and does hereby dedicate to the Public's use forever, the streets and easements shown thereon.

EXECUTED this the 22 day of November 19 93

Noah Enterprises, Inc.  
*Don Rash*  
 Don Rash, President

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Don Rash, President of Noah Enterprises, Inc., a corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

MARJORIE JENNINGS  
 NOTARY PUBLIC  
 STATE OF TEXAS  
 Commission Expires 11-12-95

*Marjorie Jennings*  
 Notary Public, Parker County, Texas  
 My Commission Expires 11-12-95

Notes:  
 Bench Mark: OFFSITE - OLD AXLE AT EXISTING FENCE CORNER, SW/4 LOT 20, WESTWOOD PH I  
 Elevation: 1076.37

Notes:  
 Bench Mark: ON SITE - TOP OF CURB EAST SIDE, NW/4 LOT 15 WESTWOOD PH. I  
 Elevation: 1082.00

I, DON RASH do hereby waive all claims for damages against the City occasioned by the establishment of grades and the alteration of the surface of any portion of the existing streets and alleys, or natural contours to the grade established in the subdivision.

346349  
 PCA 797  
 NOV 23 1993  
 Glenn Brunson, Co. Clerk  
 PARKER COUNTY, TEXAS

Final Plat  
 Lots 1 - 46, Block 2

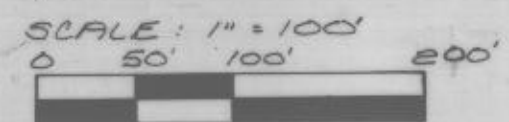
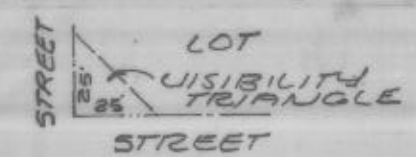
WESTWOOD ESTATES  
 Phase II

City of Weatherford  
 Parker County, Texas

Being 11.963 Acres (521,115 square feet)  
 Situated in The  
 FERDINAND EMMA SURVEY  
 Abst. No. 421  
 City of Weatherford  
 Parker County, Texas

Notes:  
 Along the rear of all outside lots there shall be a 7.5 foot drainage and utility easement. A 5 foot drainage and utility easement (unless otherwise shown) shall be in all lots adjacent to another lot located along that adjacent lot line.  
 The front of all lots shall have a 25 foot building line and the corner lots shall have a 20 foot building line.

Note:  
 There shall be provided at the intersection of all public streets, visibility triangles. Each street side thereof having a length of not less than twenty five feet (25') measured at the right-of-way boundary.



MIZELL, LAND SURVEYING, INC.  
 513 North Highway 1187  
 Alledo, Texas 76008  
 (817) 441-6199 (817) 598-1284

Owner - Developer  
 Noah Enterprises, Inc., Don Rash, President  
 Post Office Box 699, Weatherford, Texas 76086  
 Rt. 1, Box 117 A, Santo, Texas 76472  
 929-2704  
 U. 1570, P. 1354, AUGUST 6, 1993

Leinholder Statement  
 First National Bank, 220 Palo Pinto, Weatherford, Texas, hereby consents to and adopts the Plat and dedication of WESTWOOD ESTATES, Phase II, in Parker County, Texas

November 22, 1993  
 Date  
*Mike Rigby*  
 Mike Rigby, Executive Vice President  
 First National Bank

This instrument was acknowledged before me on this the 22nd day of November, 1993, by Mike Rigby, Executive Vice President of First National Bank, Weatherford, Texas.

*Dotter J. Davis*  
 Notary Public, Parker County, Texas  
 My Commission Expires 6-28-96

DEED RESTRICTION CERTIFICATION STATEMENT  
 I 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.

Noah Enterprises, Inc.  
*Don Rash*  
 Don Rash, President

SWORN TO AND SUBSCRIBED before me this 19th day of November, 1993

*Marjorie Jennings*  
 Notary Public in and for the State of Texas  
 My Commission Expires 11-12-95

MARJORIE JENNINGS  
 NOTARY PUBLIC  
 STATE OF TEXAS  
 Commission Expires 11-12-95