

MINIMUM FINISH FLOOR = 924.00
FOR ALL LOTS IN THIS SUBDIVISION

LOT	SQUARE FOOTAGE	ACRES
1	73305	1.68
2	8400	0.19
3	8509	0.20
4	9066	0.21
5	9944	0.23
6	20821	0.48

B 693

Legal Description Willow Creek Phase 3

Being a 2.99 acre tract of land situated in the Hannibal Good Survey, Abstract No. 535, City of Weatherford, Parker County, Texas and being a portion of the tract conveyed to Weatherford 202 L.L.P. as evidenced by deed recorded in Vol. 1874, Page 1039, Deed Records Parker County Texas and being more particularly described as follows:

Beginning at a found 1/2 inch iron rod with GAI cap for the Southeast corner of Willow Creek Phase I as recorded in Cabinet B, Slide 588, Parker County Deed Records said point also being the intersection of the north line of U.S. Highway 180 and the east line of Willow Creek Drive;

Thence North 00°39'16" West, along the East line of said Willow Creek Phase 1 a distance of 196.28 feet to the beginning of a curve tangent to said line;

Thence along a curve to the right having a delta of 19°45'29", a radius of 500.00 feet and a chord bearing and distance of North 9°13'29" East, 171.57 feet;

Thence along said curve to the right a distance of 172.42 feet to a found 1/2 inch iron rod with GAI cap;

Thence North 19°06'13" East tangent to said curve, a distance of 225.80 feet to a found 1/2 inch iron rod with GAI cap for the beginning of a curve tangent to said line;

Thence along a curve to the left having a delta 33°19'00", a radius of 630.00 feet and a chord bearing and distance of North 2°26'43" East, 361.20 feet;

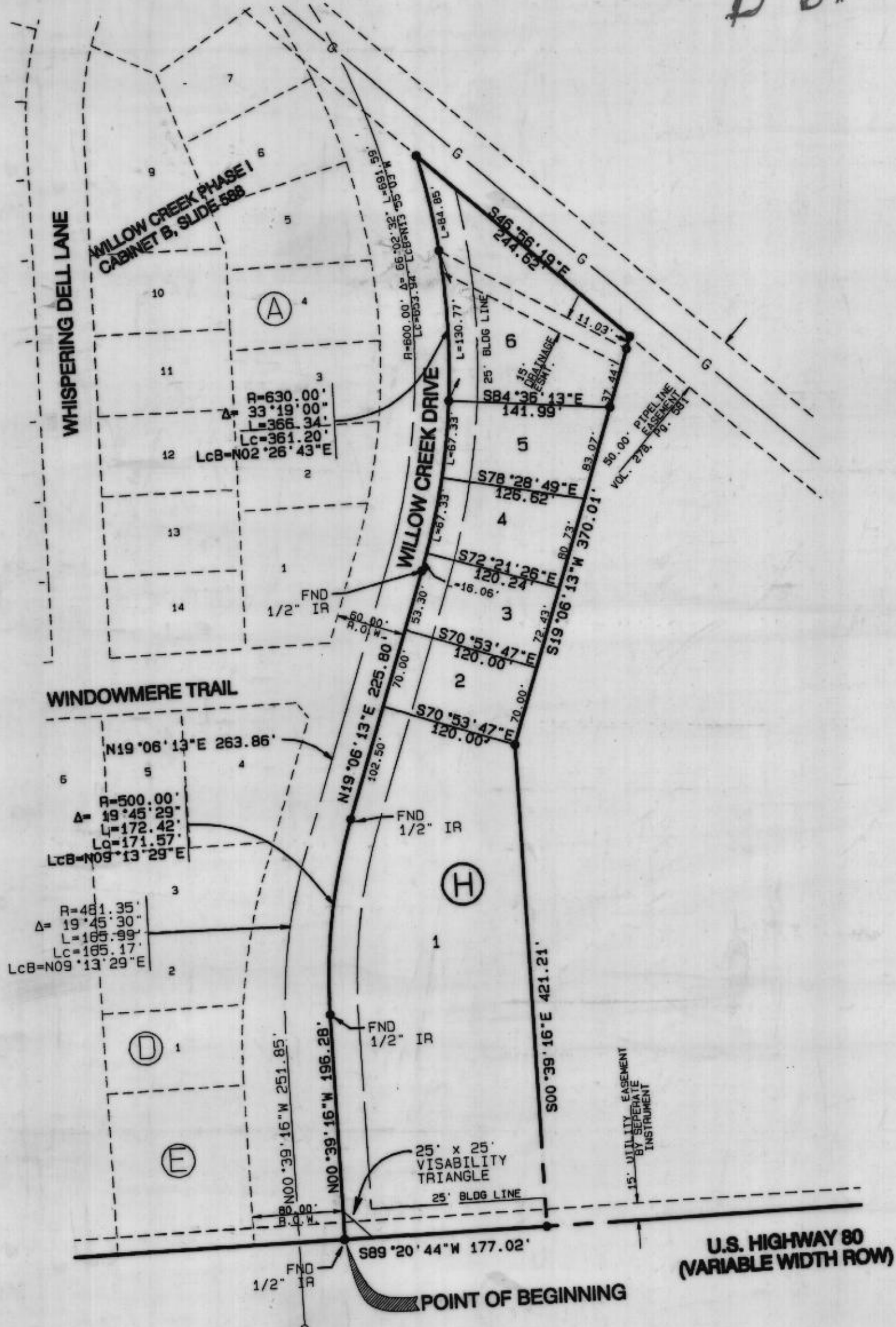
Thence along said curve to the left a distance of 365.34 feet to a set 1/2 inch iron with GAI cap;

Thence South 46°56'19" East, leaving the east line of said Willow Creek Phase I, a distance of 244.62 feet to a set 1/2 inch iron rod with GAI cap;

Thence South 19°06'13" West, a distance of 370.01 feet to a set 1/2 inch iron rod with GAI cap;

Thence South 00°39'16" East, a distance of 421.21 feet to a set 1/2 inch iron rod with GAI cap in the north line of U.S. Highway 180;

Thence South 89°20'44" West, with said U.S. Highway 180 north line, a distance of 177.02 feet to the Point of Beginning and Containing 260,089 square feet, 2.99 acres of land, more or less.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Weatherford 202, L.L.P., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as WILLOW CREEK ESTATES, PHASE 3, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets and easements shown hereon.

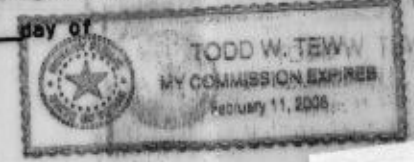
WITNESS MY HAND this 28th day of MARCH 2002

Weatherford 202, L.L.P.
K. Wayne Lee
K. Wayne Lee

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, on this day appeared K. Wayne Lee known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of MARCH, 2002

Notary Public in and for the State of Texas



RECOMMENDED FOR APPROVAL
Janice Saunders
Chairman, Planning and Zoning Commission

APPROVED: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS
MARCH 26 2002

Jo M. Jison
Mayor
James K. Wood City Council
Janice Saunders City Council
Wayne Hamilton City Council

Doc 00446220 Bk OR Vol 2011 Pg 13

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On May 15, 2002 at 03:19P
Document Number: 00446220
Amount: .00
By Leslie Coufal
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.
May 15, 2002
JEROME BRUNSON, COUNTY CLERK
PARKER COUNTY

- All lot corners are 1/2 inch iron pins unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum.
- Rear Yard: 25'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.

Surveyor's Certificate

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

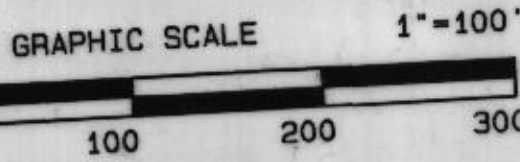
Charles F. Stark 3/27/02
Charles F. Stark, R.P.L.S.



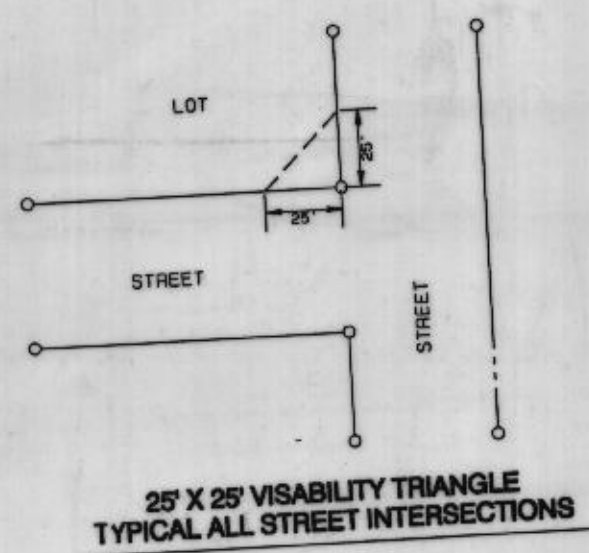
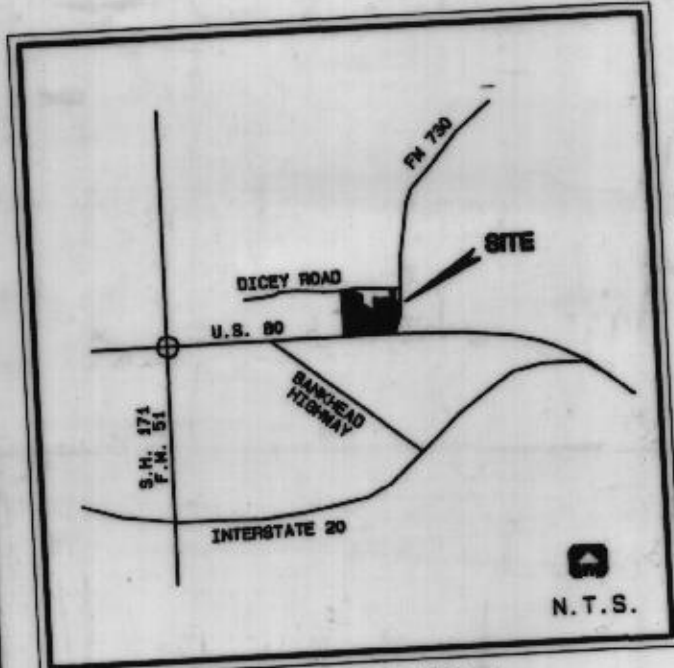
FINAL PLAT
WILLOW CREEK PHASE 3
LOTS 1-6, BLOCK H

Hannibal Good Survey, Abstract No. 535
City of Weatherford
Parker County, Texas

FEBRUARY 2002 SHEET 1 OF 1



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
816 SIX FLAGS DRIVE, SUITE 400
ARLINGTON, TEXAS 76011 (817) 640-8535



NOTE: BASIS OF BEARING FOR THIS PLAT IS THE CITY OF WEATHERFORD GIS COORDINATE SYSTEM