

**CITY APPROVAL OF CONSTRUCTION PLAT**  
 Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission  
 City of Weatherford, Texas  
*Jerry Saunders* 7-8-05  
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
 City of Weatherford, Texas  
*John M. Dean* 7-7-05  
 Signature of Mayor Date of Approval

ATTEST:  
*Angela Walker* 7-7-05  
 City Secretary Date

C-281

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.

TITLE \_\_\_\_\_

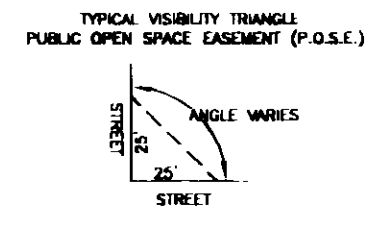
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
 Notary Public in and for the State of Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 WHEREAS, DESARROLLO TEXAS NO. 1 L.P. by and through the undersigned, its duly authorized officer being the sole owner of 68.802 Acres situated in and being a portion of the E. BLANTON SURVEY, ABSTRACT No. 37, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post, said post being the most northerly corner of Lot 33, Clear Lake Estates, Third Filing, an addition in Parker County, according to the plat recorded in Volume 363-A, Page 36, Plat Records, Parker County, Texas and being called by deed to be the northeast corner of the John C. Shanks Survey, Abstract No. 1176, Parker County, Texas;  
 THENCE S 56°35'56" W, on or about a fence, 1209.98 feet to a post;  
 THENCE S 89°06'57" W, on or about a fence, 434.49 feet to an iron rod set at the southeast corner of Woodland Hills, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 614, Plat Records, Parker County, Texas;  
 THENCE with the east line of said Woodland Hills the following courses and distances:  
 N 62°14'44" W, 103.02 feet to an iron rod set;  
 N 06°52'41" E, 440.72 feet to an iron rod set;  
 N 75°28'03" E, 436.44 feet to an iron rod set;  
 N 36°08'22" W, 197.14 feet to an iron rod found in a Court (Hillview Court) with a radius of 50.0 feet and whose chord bears N 13°24'18" E, 65.97 feet;  
 With said Court through a central angle of 82°33'12" and a distance of 72.04 feet to an iron rod set at the southwest corner of Lot 101, Block A, Woodland Hills, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 531, Plat Records, Parker County, Texas;  
 THENCE with the line of said Lot 101 the following courses and distances:  
 N 76°21'01" E, 195.43 feet to an iron rod set;  
 N 18°18'08" W, 150.0 feet to an iron rod set;  
 N 87°17'58" W, 270.0 feet to an iron rod found at the southeast corner of Lot 30, said Woodland Hills recorded in Plat Cabinet A, Slide 614;  
 THENCE with said Woodland Hills the following courses and distances:  
 North, 199.92 feet to an iron rod set in the south right of way line of Woodland Hills Lane;  
 East, with the south right of way line of said Woodland Hills Lane, 20.20 feet to an iron rod set;  
 N 00°09'01" W, crossing said Woodland Hills Lane, 351.38 feet to an iron rod found in the south line of Country Brook Park Estates, Phase I, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 198, Plat Records, Parker County, Texas;  
 THENCE East, 2104.10 feet to an iron rod found at the southeast corner of Country Brook Park Estates, Phase III, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 700, Plat Records, Parker County, Texas;  
 THENCE S 00°33'52" E, on or about a fence line, 2191.42 feet to an iron rod found;  
 THENCE N 36°27'27" W, 237.73 feet to an iron rod found;  
 THENCE N 32°59'27" W, 1313.76 feet to the POINT OF BEGINNING and containing 68.802 acres ( square feet) of land.

- NOTES:  
 1. 5' DRAINAGE & UTILITY EASEMENT REAR AND SIDE OF ALL LOTS  
 2. 10' DRAINAGE AND UTILITY EASEMENT TYPICAL ALL LOT FRONTAGES



FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 JUL 08 2005 at 08:11 P  
 Document Number: 000001  
 HEIGHT: 01.00  
 By: Barbie Morris

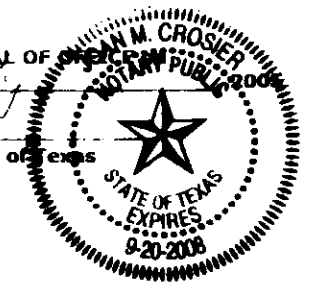
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.  
 Jul 08 2005

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DESARROLLO TEXAS NO. 1 L.P. acting by and through the undersigned, its duly authorized officer do hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 54, BLOCK 1, WOODLAND HILLS, PHASE II, AN ADDITION TO THE CITY OF WEATHERFORD, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
*Kirk Horton*  
 Kirk Horton, General Partner

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.

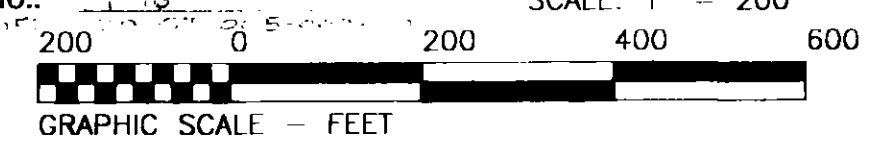
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
 Notary Public in and for the State of Texas



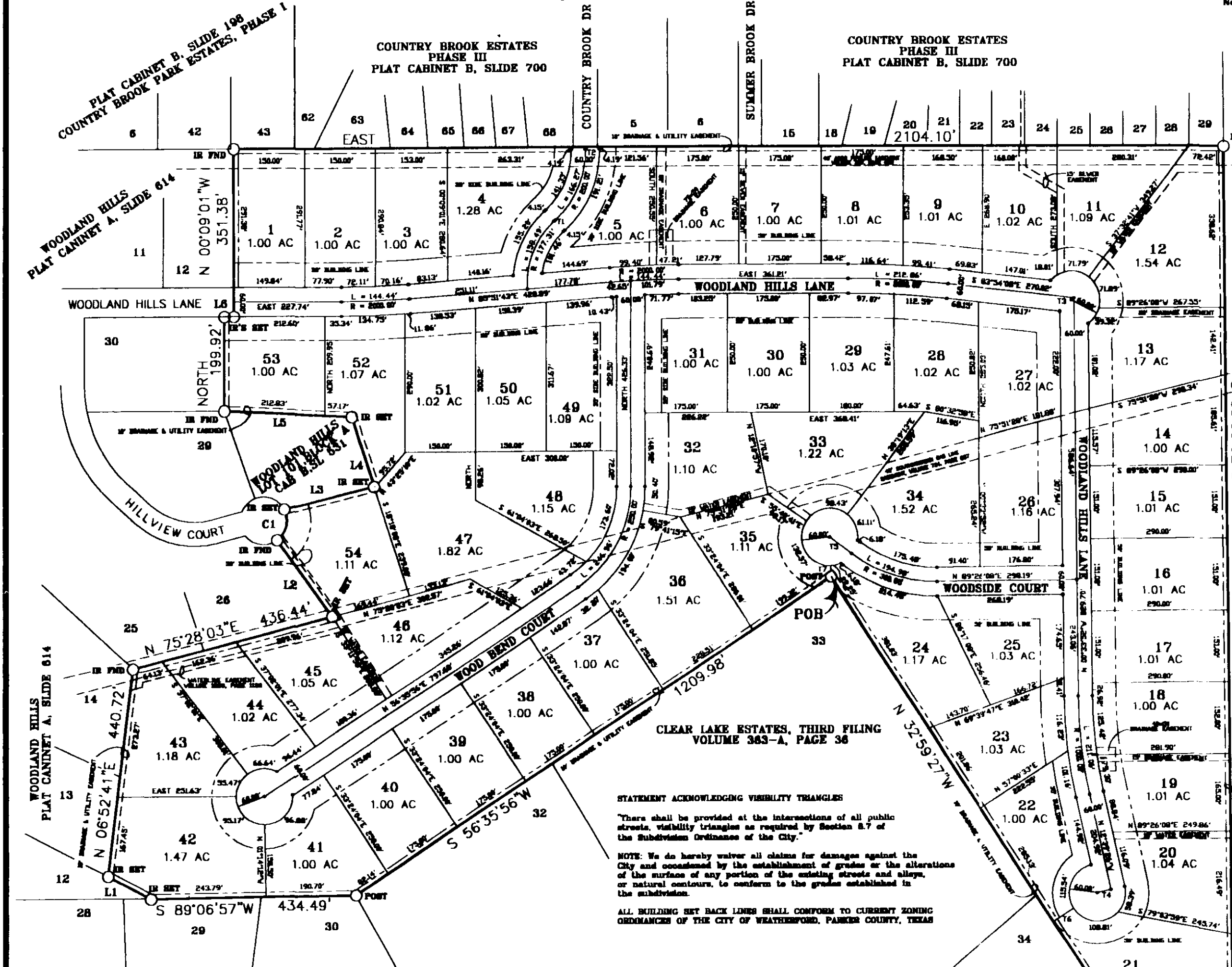
BAILEY MARITAL TRUST  
 VOLUME 1582, PAGE 158

2191.42'

ACCT. NO.: 1370  
 SCH. DIST.: WE  
 CITY: WE  
 MAP NO.: 1110  
 SCALE: 1" = 200'



HARLAN AND SURVEYING, INC.  
 215 EAST EUREKA  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833



**BOUNDARY CURVE TABLE**

C1	L=72.04'	R=50.00'
CH=N13°24'18"E, 65.97'		

**BOUNDARY LINE TABLE**

L1	N 62°14'44"W	103.02'
L2	N 36°08'22"W	197.14'
L3	N 76°21'01"E	195.43'
L4	N 18°18'08"W	150.0'
L5	N 87°17'58"W	270.0'
L6	EAST	20.20'
L7	N 36°27'27"W	237.73'

T1	N 47°04'30"E	4.15'
T2	N 00°33'29"W	4.19'
T3	N 47°46'00"E	6.69'
T4	N 77°20'34"E	30.00'
T5	S 53°19'32"E	58.15'
T6	N 57°00'33"E	51.59'
T7	N 02°05'04"W	22.79'

THIS is to certify that I, David Harlan Jr., 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 supervision.

David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 June, 2005



DEVELOPER/OWNER:  
 Kirk Horton, General Partner  
 Desarrollo Texas No. 1, L.P.  
 C/O JIM FRANK  
 P O Box 2637  
 Weatherford, TX 76086  
 940-682-5512

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY FLOOD NUMBER: 48020 0200 B. EFFECTIVE DATE: SEPTEMBER 27, 1981. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.