

SECTION NO. 165  
 ABSTRACT NO. 1441

SEVENTY OAKS RANCH, INC.  
 152.013 ACRES  
 V. 1610, P. 904

OWNERS CERTIFICATE:  
 KNOW ALL MEN BY THESE PRESENTS THAT SEVENTY OAKS RANCH, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

Of a 10.001 acres tract of land out of SECTION NO. 165, T.&P. RR. CO. SURVEY, ABSTRACT NO. 1441, Parker County, Texas: being out of a certain 152.013 acres tract of land as described in Volume 1610, Page 904, of the Real Records of Parker County, Texas: and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in Old Garner Road, (a paved road) and at the southwest corner of said 152.013 acres tract, for the southwest and beginning corner of this tract. Whence a found 3/8" iron rod at the southwest corner of the J.G. EASLEY SURVEY, Abst. No. 430 bears N 80°53'43" E 3085.35 feet.

THENCE N 00°32'44" W 417.84 feet along the east right of way line of said Old Garner Road and the west line of said 152.013 feet to a set 1/2" iron rod, for the northwest corner of this tract.

THENCE N 87°57'20" E 854.94 feet to a set 1/2" iron rod, for the northeast corner of this tract.

THENCE S 01°32'16" W 661.97 feet to a set 1/2" iron rod in the north line of said Old Garner Road and the south line of said 152.013 acres tract, for the southeast corner of this tract.

THENCE N 64°03'39" W 263.01 feet along the north line of said Old Garner Road and the south line of said 152.013 acres tract to a set 1/2" iron rod, for a corner of this tract.

THENCE N 82°26'34" W 246.88 feet along the north line of said Old Garner Road and the south line of said 152.013 acres tract to a set 1/2" iron rod for a corner of this tract.

THENCE N 79°22'50" W 357.53 feet along the north line of said Old Garner Road and the south line of said 152.013 acres tract to the PLACE OF BEGINNING. Containing 10.001 acres, more or less, to be known as:

HENDRICK OAKS  
TRACTS 1-7

AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BY: \_\_\_\_\_  
 KATHERINE FRENCH  
 PRESIDENT: SEVENTY OAKS RANCH

STATE OF TEXAS)  
 COUNTY OF PARKER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, BY KATHERINE FRENCH, PRESIDENT OF SEVENTY OAKS RANCH.

BY: \_\_\_\_\_  
 FLOYD HENDRICK  
 OWNER

NOTARY IN AND FOR THE STATE OF TEXAS.

FINAL PLAT APPROVED by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board, City of Weatherford, Texas.

CHAIRPERSON \_\_\_\_\_ DATE OF RECOMMENDATION \_\_\_\_\_

APPROVED BY: City Council, City of Weatherford, Texas.

THE STATE OF TEXAS)  
 THE COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2002.

County Judge \_\_\_\_\_

Commissioner Precinct #1 \_\_\_\_\_

Commissioner Precinct #2 \_\_\_\_\_

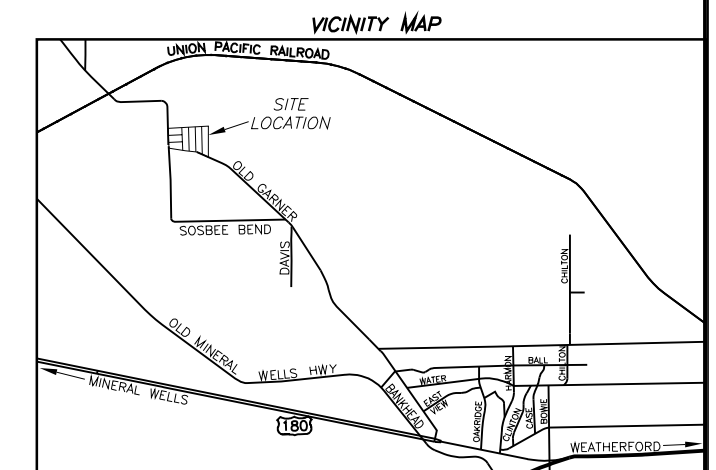
Commissioner Precinct #3 \_\_\_\_\_

Commissioner Precinct #4 \_\_\_\_\_

ATTEST:

CITY SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_

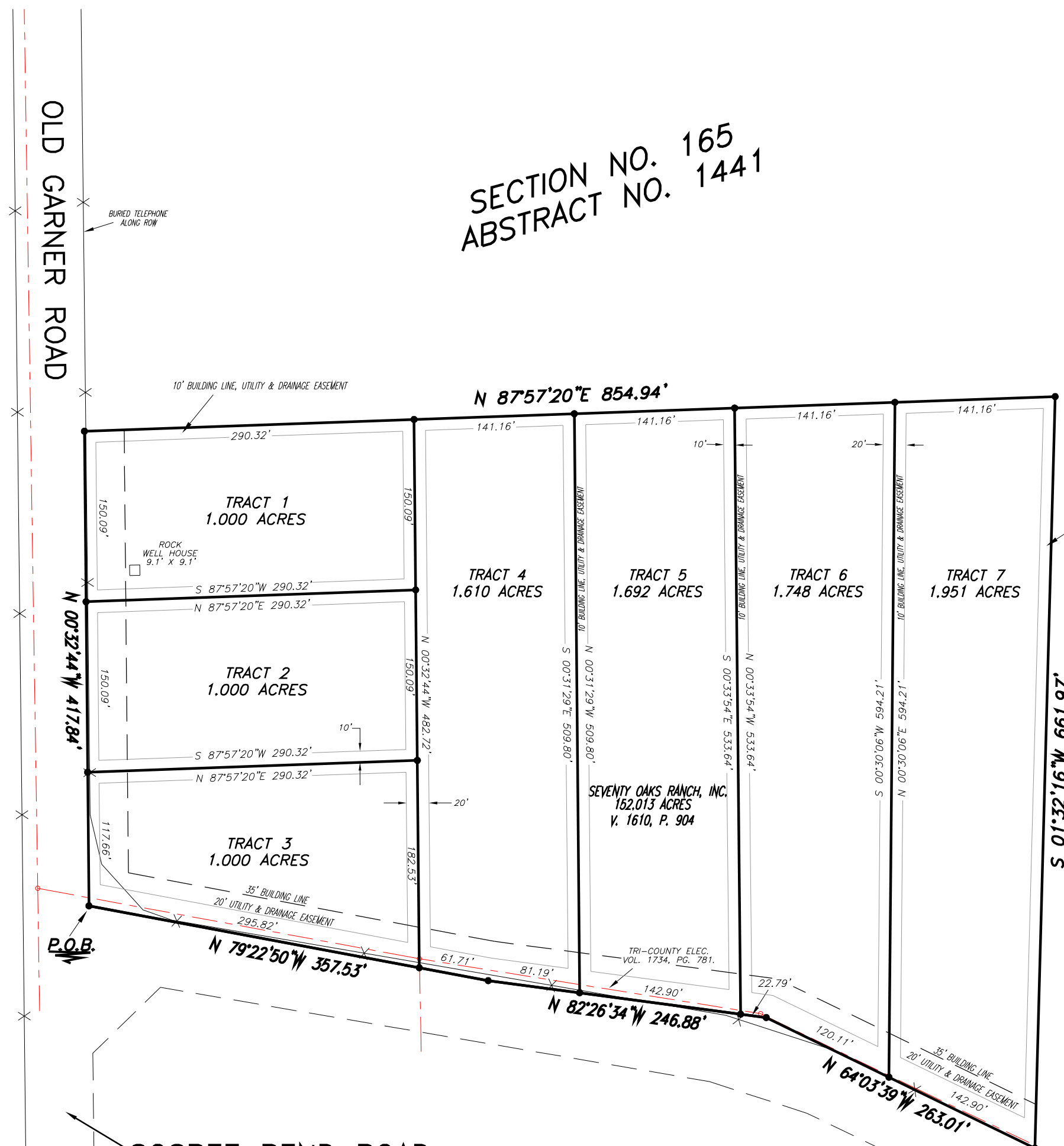


FINAL PLAT  
 HENDRICK OAKS

Of the division of a certain 10.001 acres tract of land into 7 lots, out of SECTION NO. 165, T.&P. RR. CO. SURVEY, ABSTRACT NO. 1441, Parker County, Texas.

CARTER SURVEYING  
 & MAPPING

110A PALO PINTO ST  
 WEATHERFORD, TX 76086  
 817-594-0400  
 JN031101A  
 NOVEMBER 3, 2003.



NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520 0125 C, DATED JANUARY 3, 1997, AND F.I.R.M. COMMUNITY PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1991.

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS.

NOTE: BEARINGS ARE BASED ON PERIMETER SURVEY OF SEVENTY OAKS RANCH, DATED SEPTEMBER 12, 2003.

NOTE: THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

NOTE: THERE SHALL BE AT INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES.

NOTE: WATER WILL BE ON SITE FACILITIES.

NOTE: SEWER WILL BE ON SITE FACILITIES.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
 CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086.  
 817-594-0400 JN031101A.  
 NOVEMBER 3, 2003.

