

OWNER ACROSS ALFORD DRIVE
R M D P R, LTD.
VOLUME 1951, PAGE 1512

C778

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

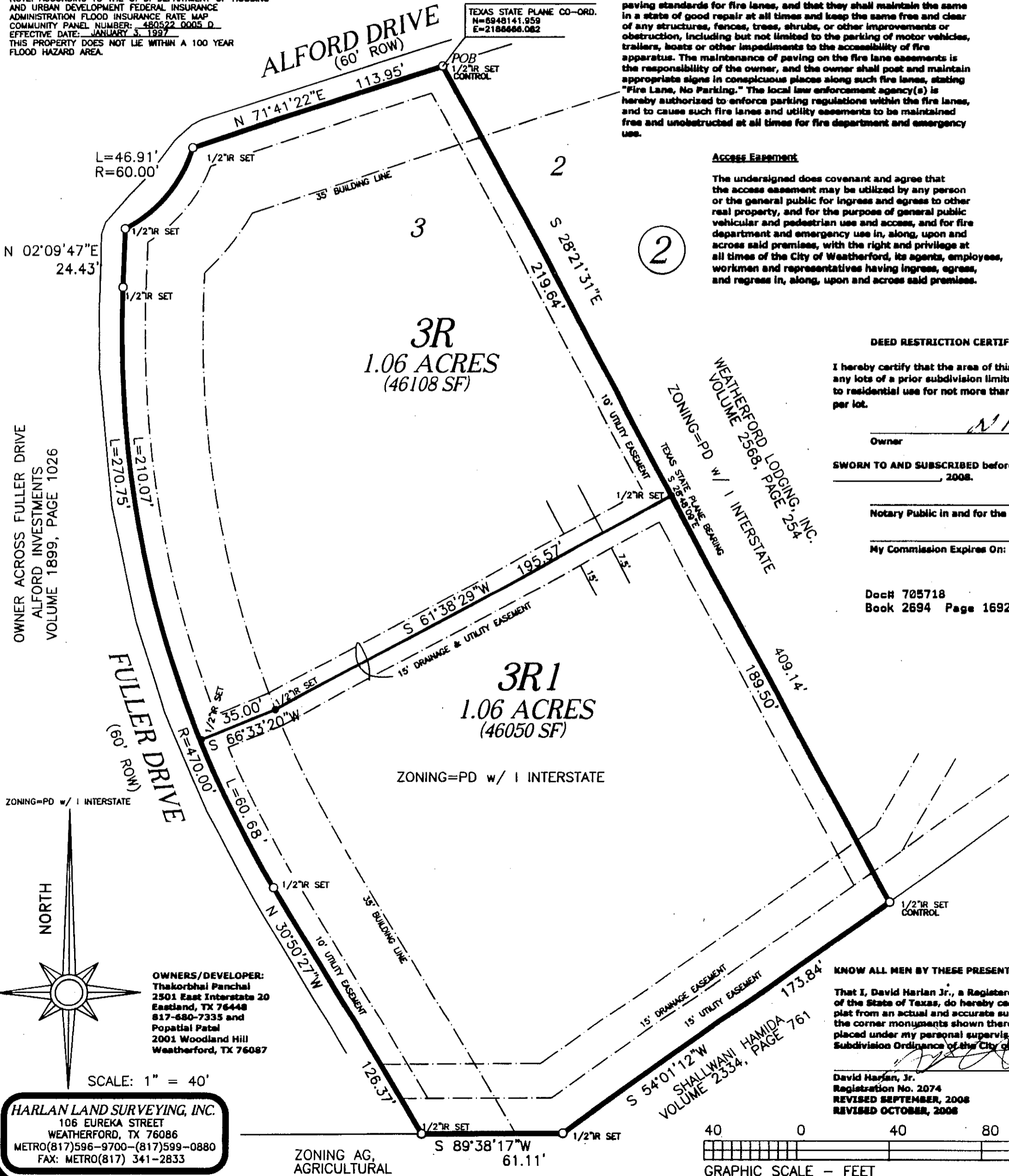
FIRE LANES

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

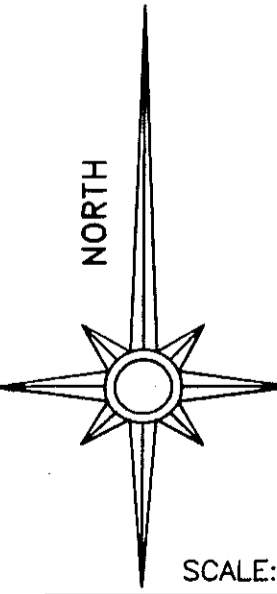
Access Easement

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



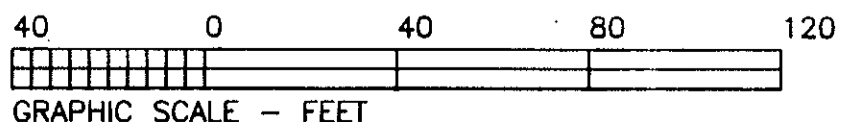
OWNER ACROSS FULLER DRIVE
ALFORD INVESTMENTS
VOLUME 1899, PAGE 1026



OWNERS/DEVELOPER:
Thakorbhaj Panchal
2501 East Interstate 20
Eastland, TX 76448
817-680-7335 and
Popatlal Patel
2001 Woodland Hill
Weatherford, TX 76087

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

ZONING AG, AGRICULTURAL



NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

CITY APPROVAL OF 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

[Signature] 2-24-09
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

[Signature] 2-24-09
Signature of Mayor Date of Approval

ATTEST:
[Signature] 2-24-09
City Secretary Date

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.

N/A

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2008.

Notary Public in and for the State of Texas

My Commission Expires On: _____

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.

Owner: *[Signature]*

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 2008.

Notary Public in and for the State of Texas

My Commission Expires On: _____

Doc# 705718
Book 2694 Page 1692

Doc# 705718 Fees: \$66.00
02/25/2008 10:49AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

FOR DEPARTMENT USE ONLY

PROJECT #:

SUBMITTAL DATE:

ACCEPTED BY:

FILED BY:

FILED DATE:

VOLUME & PAGE:

DOC# & PLAT CABINET:

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Thakorbhaj Panchal*, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th day of November, 2008.

[Signature]
Notary Public in and for the State of Texas

7-23-11
My Commission Expires On: _____

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Popatlal Patel*, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of November, 2008.

[Signature]
Notary Public in and for the State of Texas

3-2-11
My Commission Expires On: _____

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, THAKORBHAI PANCHAL AND POPATLAL PATEL, are the Owners of a tract of land situated in and being all of Lot 3, Block 2, ALFORD ADDITION, PHASE 2, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 713, Plat Records, Parker County, Texas and being all of a 2.12 Acre tract (Lot 3) conveyed to *[Signature]* recorded in Volume 2481, Page 448 and being more particularly described as follows:

BEGINNING at an iron rod set in the south right of way line of Alford Drive, as it exist, said iron being the northeast corner of said Lot 3 and the northwest corner of Lot 2, Block 2, said Alford Addition, Phase 2; THENCE S 28°21'31" E, with the common line of said Lot 2 and 3, 409.14 feet to an iron rod set in the south line of said Phase 2; THENCE with the south line of said Phase 2 the following courses and distances:
S 54°01'12" W, 173.84 feet to an iron rod set;
S 89°38'16" W, 61.11 feet to an iron rod set in the east right of way line of Fuller Drive;
THENCE with the east right of way line of said Fuller Drive the following courses and distances:
N 30°50'27" W, 126.37 feet to an iron rod set at the beginning of a curve to the right with a radius of 470.0 feet and whose chord bears N 14°20'16" W, 267.02 feet;
With said curve to the right through a central angle of 33°00'19" and a distance of 270.75 feet to an iron rod set;
N 02°09'47" E, 24.43 feet to an iron rod set in the south right of way line of said Alford Drive in a non-tangent curve to the left with a radius of 60.0 feet and whose chord bears N 39°46'12" E, 45.72 feet;
THENCE with the south right of way line of said Alford Drive the following course and distances:
With said curve to the left through a central angle of 44°47'27" and a distance of 46.91 feet to an iron rod set;
N 71°41'22" E, 113.95 feet to the POINT OF BEGINNING and containing 2.12 acres (92158 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, THAKORBHAI PANCHAL AND POPATLAL PATEL, does hereby adopt this plat designating the herein above described property as LOT 3R AND LOT 3R1, BLOCK 2, ALFORD ADDITION, PHASE 2, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lot 3, Block 2, Alford Addition, Phase 2, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this 13 day of November, 2008.

BY: *[Signature]* THAKORBHAI PANCHAL ACCT. NO.: 10090
BY: *[Signature]* POPATLAL PATEL SCH. DIST.: WE
CITY: WE
MAP NO.: H-16



REPLAT
LOT 3R AND LOT 3R1, BLOCK 2
ALFORD ADDITION, PHASE 2
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being a replat of Lot 3, Block 2, Alford Addition, Phase 2, an addition to the City of Weatherford, Parker County, Texas

