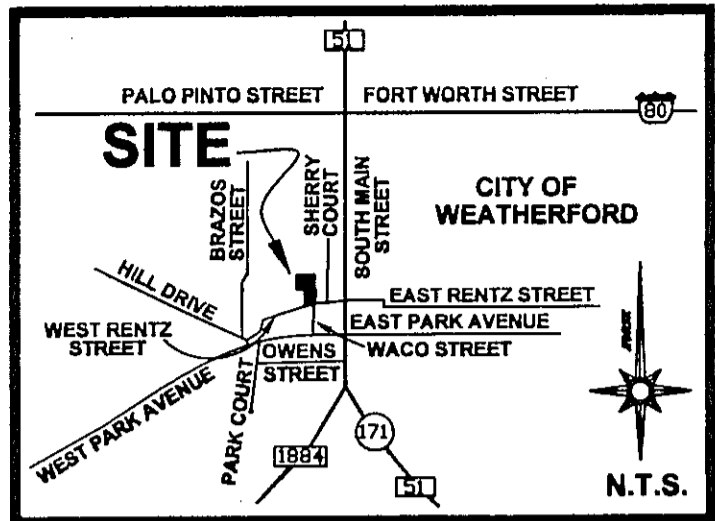
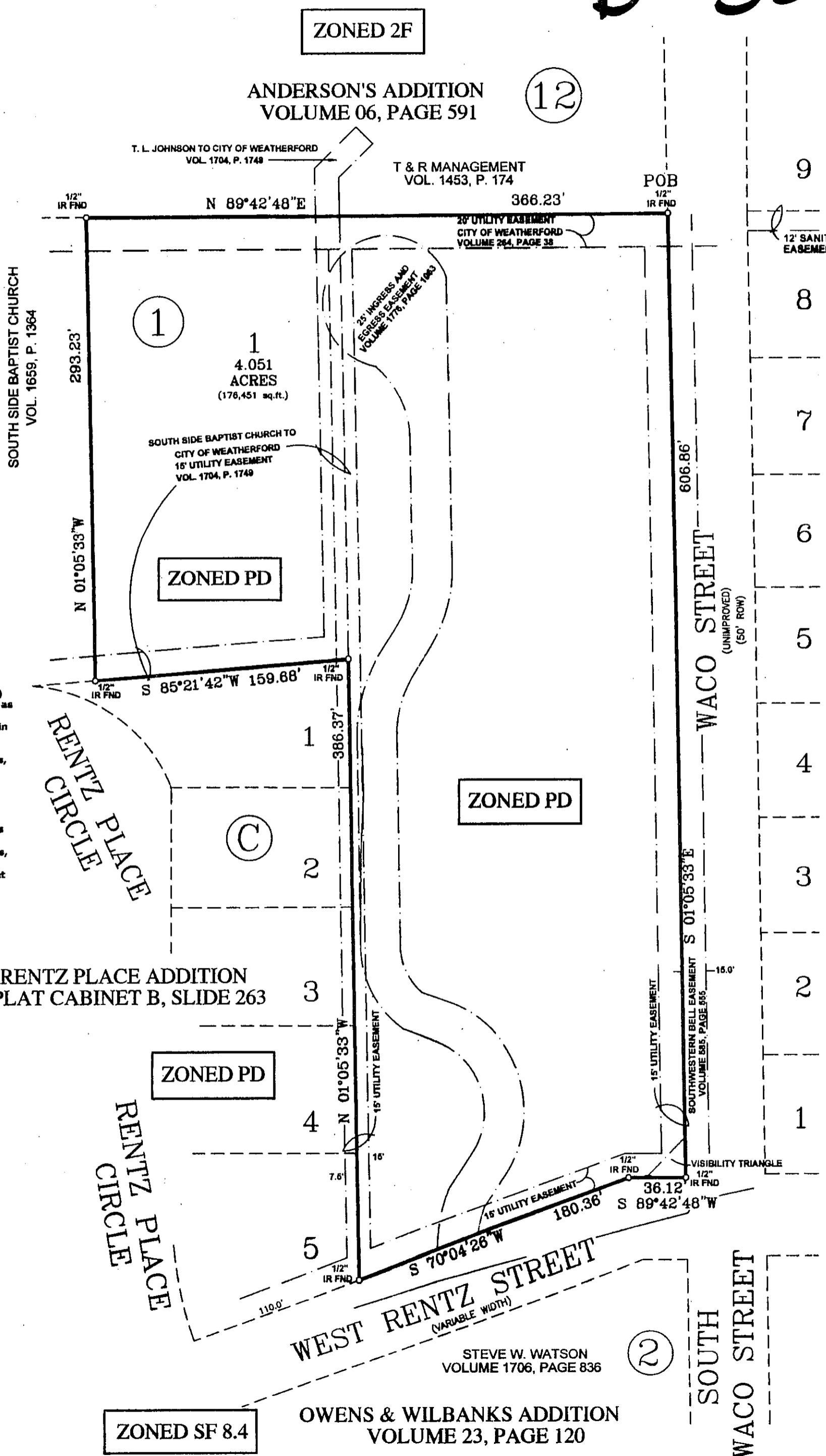


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Book 2745 Page 125



SITE MAP



ZONED 2F

ZONED SF 8.4

ZONED PD

ZONED PD

ZONED SF 8.4

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367C0385E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

PURPOSE OF REPLAT

To make Block 2 and a portion of Block 1, Reeder Subdivision, according to the plat recorded in Plat Cabinet B, Slide 85, into one Lot, to be known as Lot 1, Block 1, Autumn Hill Manor.

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.

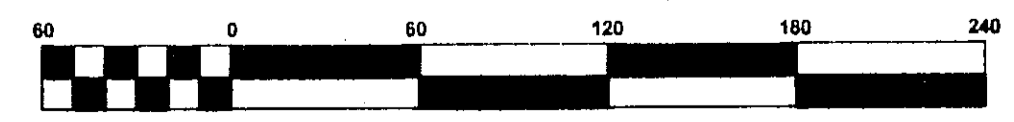
**VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS**  
The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

OWNERS/DEVELOPER:  
MCD Real Estate Holdings, LLC  
Cari Dennis  
1240 Stanhope Court  
Southlake, TX 76092  
817-714-5213

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**AUTUMN HILL MANOR**  
**AN ADDITION TO THE CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**  
Being a replat of Block 2 and a portion of Block 1, Reeder Subdivision  
an addition to the City of Weatherford, Parker County, Texas  
according to the plat recorded in Plat Cabinet B, Slide 85  
Plat Records, Parker County, Texas

ACCT. NO.: 10287  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

Volume or Cabinet \_\_\_\_\_, Page or Slide \_\_\_\_\_



SCALE: 1" = 60'

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