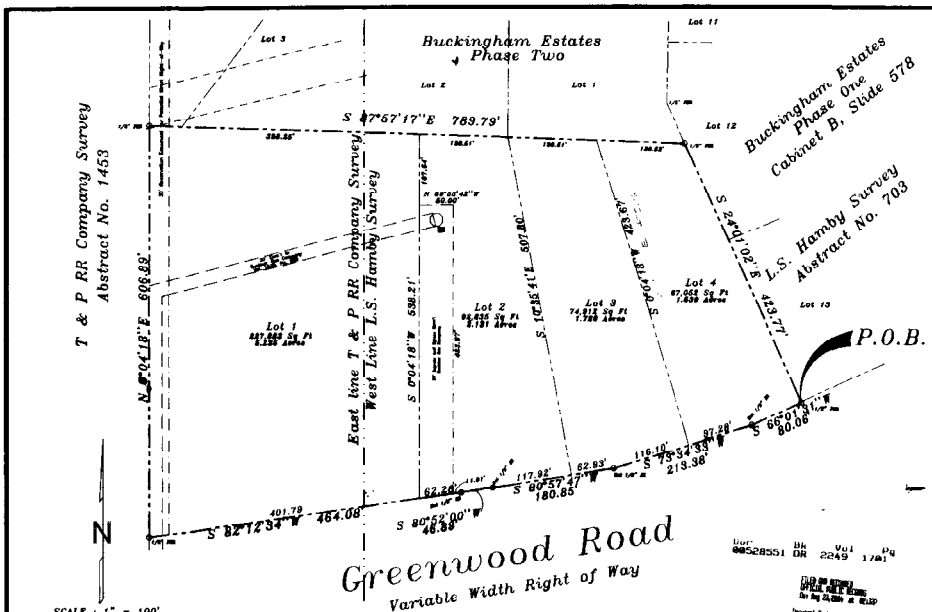
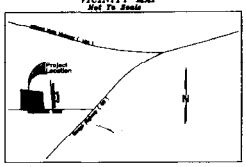


VICINITY MAP
Not To Scale



NOTES :

1) The minimum finished floor elevations for all habitable structures shall be established, designed or regulated by Section 5.7 of the Subdivision Ordinance of the City of Weatherford.

2) All corners are set 1/2" iron rods unless otherwise noted

3) All bearings are correlated to the East line of the deed to Pintex Development Inc. Vol. 1811, Pg. 1468, D.R.P.C.T.

4) All Developer/Owners restrictions as reference to buildings set back lines and utility easements on this plat. The restrictions will be filed concurrently with this plat in the Real Records of Parker County, Texas.

5) Any development upon any lot, parcel, tract, or replat of Buckingham Estates, Phase Two, is subject to all subdivision regulations of the City of Weatherford, including but not limited to, preliminary and finished plat, street, water, sewer and drainage construction and approval.

6) FLOOD NOTE - This property is not within a specialized flood hazard area, according to the F.E.M.A. Map No. 480650 0340 D, and dated September 27, 1991.

AP SURVEYING COMPANY
2929-A HACK STREET
Ft WORTH, TEXAS 76111
682-647-0522
Fax. 682-647-0130

Approved by the City Council, City of Weatherford, Parker County, Texas, this the 20th day of July 2004.

Mayor

APPROVED BY THE PARKER COUNTY COMMISSIONERS.
This the ____ day of _____ 2004.

ACCEPTED BY:

County Judge

Commissioner Precinct #1 Commissioner Precinct #2

Commissioner Precinct #3 Commissioner Precinct #4

I, Delbert R. Stembridge, certify that this plat was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Delbert R. Stembridge, R.P.L.S. No. 2554

06/24/04
Dated

STATE OF TEXAS
REGISTERED
DELBERT R. STEMBRIDGE
2554
PROFESSIONAL
LAND SURVEYOR

OWNER
PINTEX Development Inc.
100 Park Avenue
Weatherford, Texas 76086
Phone No. (817) 596-0066
Fax No. (817) 596-0069

SURVEYOR
A P SURVEY COMPANY
2929-A Hack Street
Fort Worth, Texas 76111
Phone No. (682) 647-0522
Fax No. (682) 647-0130

STATE OF TEXAS:
COUNTY OF PARKER:

BEING all that certain lot, tract or parcel of land situated in the L.S. Hamby Survey, Abstract No. 703, and the T & P RR Company Survey, Abstract No. 1453, Parker County, Texas, and being a portion of a called 73.071 acre tract as described in deed to Pintex Development Inc., recorded in Volume 1811, Page 1468, of the Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the Southeast corner of Lot 10, Buckingham Estates, Phase One, an addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 578, of the Plat Records of Parker County, Texas, and said iron rod being in the North Right-of-Way line of Greenwood Road, (a variable width Right-of-Way);

THENCE South 65 degrees 01 minutes 11 seconds West, along the North line of said Green Wood Road, a distance of 80.08 feet to a set 1/2" iron rod;

THENCE South 73 degrees 54 minutes 39 seconds West, along the North line of said Greenwood Road, a distance of 213.38 feet to a set 1/2" iron rod;

THENCE South 80 degrees 57 minutes 27 seconds West, along the North line of said Greenwood Road, a distance of 180.85 feet to a set 1/2" iron rod;

THENCE South 80 degrees 52 minutes 00 seconds West, along the North line of said Greenwood Road, a distance of 46.88 feet to a set 1/2" iron rod;

THENCE South 82 degrees 12 minutes 34 seconds West, continuing along the North line of said Greenwood Road, a distance of 464.08 feet to a found 1/2" iron rod at the Southwest corner of said Pintex Development Inc. tract;

THENCE North 09 degrees 04 minutes 19 seconds East, departing the North line of said Greenwood Road, a distance of 606.62 feet to a found 1/2" iron rod at the Southwest corner of Buckingham Estates, Phase Two, an addition to Parker County, Texas;

THENCE South 47 degrees 57 minutes 17 seconds East, a distance of 769.79 feet to a found 1/2" iron rod at the Southeast corner of said Buckingham Estates, Phase Two, and in the West line of Buckingham Estates, Phase One;

THENCE South 24 degrees 01 minutes 02 seconds East, along the West line of said Buckingham Estates, Phase One, a distance of 423.77 feet to the POINT OF BEGINNING, and containing 448,864 square feet or 10.622 acres of land, more or less.

WHEREAS, I (We), Pintex Development, Inc., the owner(s) of the above described tract of land being part of the L.H. Hamby Survey, Abstract No. 703, and the T & P RR Company Survey, Abstract No. 1453, Parker County, Texas, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS:

BUCKINGHAM ESTATES, PHASE THREE

an addition in the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, and

DO 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, and

DO HEREBY waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours, to conform to any grades established on the subdivision.

Russell Haskell
Russell Haskell, President
Pintex Development Inc.

STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Russell Haskell, known to me to be the person(s) whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29 day of July 2004

Notary Public, State of Texas
Printed Name
My Commission Expires 11/03/2007

JAIME BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. 11/03/2007

Filed for Record
In the Clerk's Office
Thu Aug 26, 2004 at 10:12A
Document Number: 0057051
Amount: 35.00
By: (illegible)

STATE OF TEXAS
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.

Aug 26, 2004

JOHN BRAMLETT, COUNTY CLERK
PARKER COUNTY

User: 00528551 Bk OR Vol 2249 Pg 1781

STATE OF TEXAS:
COUNTY OF PARKER:
The undersigned lien holder(s) on the surveys subdivided according to this plat hereby consent to such subdivision and join in the dedication of the streets and easements.

N/A
Lienholder

STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Russell Haskell, known to me to be the person(s) whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 2004

Notary Public, State of Texas
Printed Name
My Commission Expires

Cabinet C Slide 172

ACCT. NO :
SCH. DIST.:
CITY:
MAP NO.:

FINAL PLAT OF
LOTS 1 - 4

BUCKINGHAM ESTATES, PHASE THREE

A 10.622 ACRE SUBDIVISION IN THE L.H. HAMBY SURVEY, ABST. NO. 703 AND THE T. & P. R.R. COMPANY SURVEY, ABST. NO. 1453 PARKER COUNTY, TEXAS