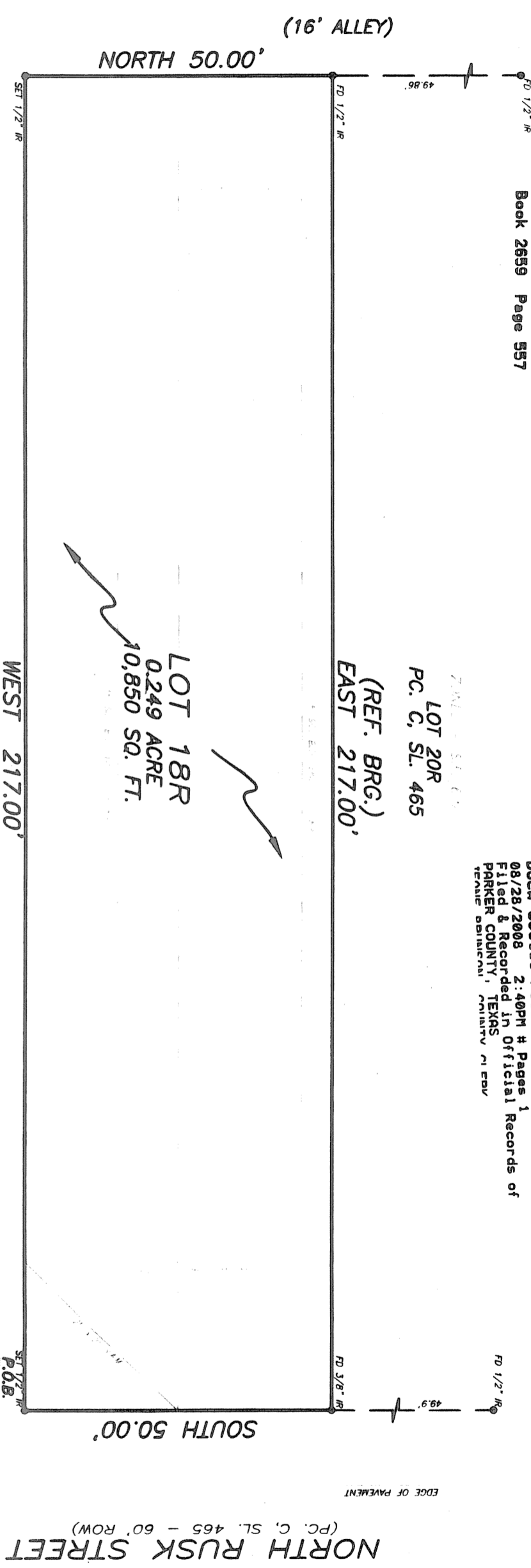


C730

Deck 590105
Book 2659 Page 597

Deck 590105 Fees: \$66.00
08/28/2008 2:40PM # Pages: 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
PARKER COUNTY CLERK



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Fort Worth Area Habitat for Humanity, Inc., being the sole owner of a 0.249 acre (10,850 Sq. Ft.) tract of land being all of Lots 18 & 19, PATTERSON'S SUBDIVISION OUT OF BLOCK 56, CARTER'S ADDITION, in the City of Weatherford, Parker County, Texas; same being all of that certain tract as described in Volume 2612, Page 1025, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a east 1/2" iron rod at the intersection of the north right of way line of East Fifth Street and the west right of way line of North Rusk Street for the southeast and beginning corner of this tract. Said iron rod also being the called southeast corner of said Block 56 of Carter's Addition.

THENCE West 217.00 feet along the north right of way line of East Fifth Street (a paved surface) to a east 1/2" iron rod for the southwest corner of this tract.

THENCE North 50.00 feet along the east line of a 16 foot alley to a found 1/2" iron rod for the northwest corner of this tract.

THENCE East 217.00 feet to found 3/8" iron rod in the west right of way line of North Rusk Street for the northeast corner of this tract.

THENCE South 50.00 feet along the said west right of way line of North Rusk Street to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

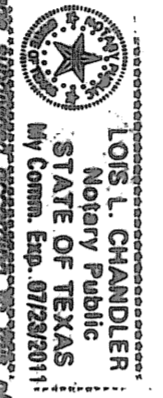
THAT Linda Tragle does hereby adopt this plat designating the herein above described real property as LOT 18R, BLOCK 56, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, paths, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas
this 18 day of August, 2008.
Linda Tragle

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Linda Tragle known 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 18 day of August 2008.
Lois L. Chandler
Notary Public in and for the State of Texas



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.

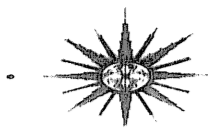
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2008.
Notary Public in and for the State of Texas

SUBDIVISION CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - (A080303P - APRIL 2008)

OWNER:
FORT WORTH AREA
HABITAT FOR HUMANITY, INC.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400



EAST FIFTH STREET
(P.C. C. SL. 465 - 50' ROW)

EDGE OF PAVEMENT

STATEMENT ACKNOWLEDGING EASEMENTS
The following is a statement of the easements 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.
Utility easements may also be used for the mutual use and accommodation of all public utilities, same use by public utilities being subordinate to the public's and the City of Weatherford's use. The easements shall be subject to the public's and the City of Weatherford's use to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress, or other use, of their respective easements, without the necessity of any time procuring permission from anyone.

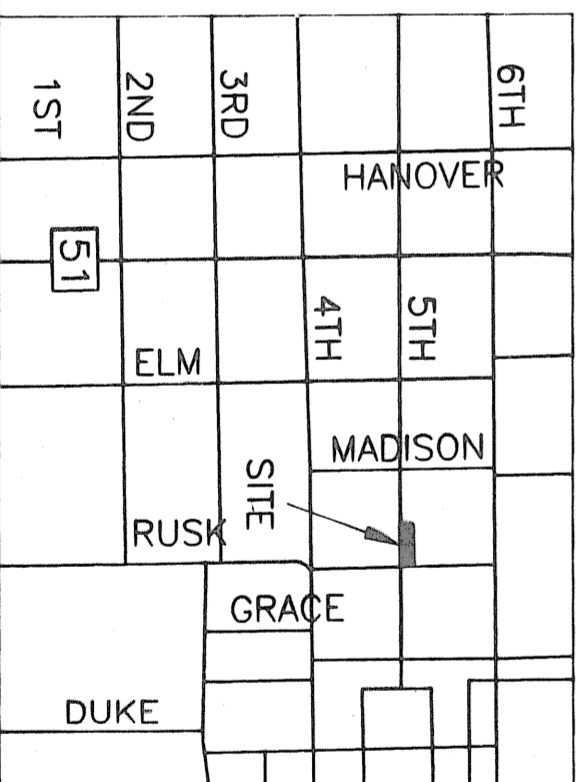
STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS
The area or areas shown on the plat as "V.A.M." (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access or maintenance upon and across said V.A.M. Easement(s) for the City of Weatherford, Texas. 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 withhold maintenance of the V.A.M. Easement of any time. The ultimate maintenance responsibility for the V.A.M. Easement shall remain with the City of Weatherford, Texas. The City may withhold improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the V.A.M. Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right, and privilege of all rights and privileges set forth herein.

FLOOD HAZARD ZONE
No portion of this tract is located within a 100 year flood zone according to F.I.R.M. Community Panel No. 480522 0005 D, January 3, 1997.
ZONING STATEMENT
According to the City of Weatherford Zoning Map dated June 11, 2008 this property appears to be zoned Single Family Residential District - (SF-84).

CITY APPROVAL STATEMENT
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY: *[Signature]* PLANNING AND ZONING BOARD
SIGNATURE OF CHAIRPERSON DATE OF RECOMMENDATION: 8-18-08
APPROVED BY: *[Signature]* CITY COUNCIL
SIGNATURE OF MAYOR DATE OF APPROVAL: 8-18-08
ATTEST: *[Signature]* CITY SECRETARY
DATE: 8-18-08

ACCT. NO.: L1020
SCH. DIST.: WE
CITY: WE
MAP NO.: H-14



LOT 18R, BLOCK 56
CARTER'S ADDITION
BEING A REPLAT OF LOTS 18 & 19
PATTERSON'S SUBDIVISION OF BLOCK 56,
CARTER'S ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS
APRIL 2008
CARTER SURVEYING
or & MAPPING
110 A PALO PINTO
WEATHERFORD, TX
817-594-0400
FAX 817-594-0403