

LINE	BEARING	DISTANCE
L1	S 31°36'04" E	33.79
L2	S 20°08'17" W	12.87
L3	N 33°36'04" W	46.89
L4	S 89°30'00" E	12.38

REPUBLIC FARMS, LLC  
V. 2607, P. 367

Doc# 773870  
Book 2862 Page 1944

D-146

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, CHAISSON CONTRACTING, INC. BEING THE SOLE OWNER OF LOTS 81, 88 & 89, HOLIDAY HILLS ON LAKE WEATHERFORD, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 349, PAGE 136, DEED RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTH LINE OF WHITE SETTLEMENT ROAD (DAVID) AT THE NORTHEAST CORNER OF LOT 82, SAID HOLIDAY HILLS ON LAKE WEATHERFORD, SAME BEING THE NORTHWEST CORNER OF SAID LOT 81, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 89°30'00" E 79.80 FEET TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 80, SAID HOLIDAY HILLS ON LAKE WEATHERFORD, SAME BEING THE NORTHEAST CORNER OF SAID LOT 81, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 20°08'17" W 109.74 FEET TO A SET 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 80, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 81 AND THE NORTHEAST CORNER OF SAID LOT 88, AND THE NORTHWEST CORNER OF SAID LOT 89, FOR AN E.L. CORNER OF THIS TRACT.

THENCE S 68°47'53" E 75.00 FEET TO A SET 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 80, SAME BEING THE NORTHEAST CORNER OF SAID LOT 89, AND THE NORTHWEST CORNER OF LOT 90, SAID HOLIDAY HILLS ON LAKE WEATHERFORD, FOR A CORNER OF THIS TRACT.

THENCE S 20°06'41" W 118.79 FEET TO A SET 1/2" IRON ROD IN THE NORTH RIGHT OF WAY OF LAKEVIEW DRIVE (UNIMPROVED ROW) AT THE SOUTHWEST CORNER OF SAID LOT 90, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 89, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 68°41'13" W 75.00 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF SAID LAKEVIEW DRIVE, AT THE SOUTHWEST CORNER OF SAID LOT 89, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 88, FOR A CORNER OF THIS TRACT.

THENCE N 20°22'44" W 74.85 FEET TO A FOUND 1/2" IRON ROD (CAPPER) IN THE NORTH LINE OF SAID LAKEVIEW DRIVE, AT THE SOUTHWEST CORNER OF LOT 87, SAID HOLIDAY HILLS ON LAKE WEATHERFORD, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 88, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 20°02'33" E 120.32 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 88, SAME BEING THE NORTHEAST CORNER OF SAID LOT 87, AND THE SOUTHWEST CORNER OF SAID LOT 89, FOR A CORNER OF THIS TRACT.

THENCE N 20°00'55" E 81.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.516 ACRE (24899± SQ. FT.).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT ERLIS CHAISSON (LOT 81-R) DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 81-R, HOLIDAY HILLS ON LAKE WEATHERFORD, AN ADDITION TO PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE OF THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 5 DAY OF July 2011  
ERLIS CHAISSON

THE STATE OF TEXAS  
COUNTY OF PARKER

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS DESCRIBED HEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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.

SIGNATURE OF OWNER  
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 5 DAY OF July 2011.

Heather Blanchard  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED SURVEYOR, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

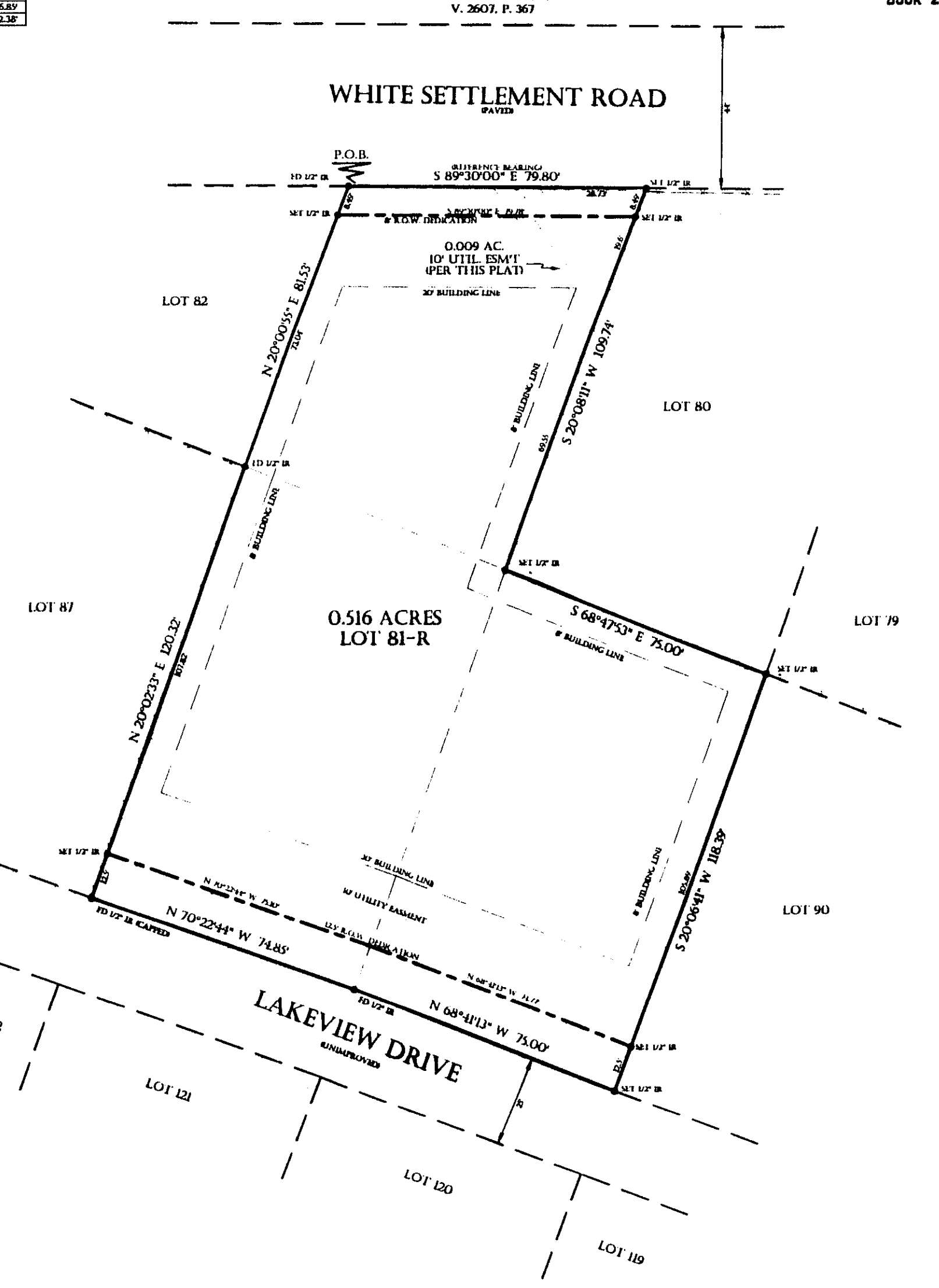
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691  
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76087  
1/10/1982 - FEBRUARY 2011

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 1 DAY OF July 2011.

Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 24 DAY OF August 2011.

Absent  
COUNTY JUDGE  
  
George A. Conley  
COMMISSIONER PRECINCT #1  
Judge pro Tem  
  
Absent  
COMMISSIONER PRECINCT #3  
  
COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #4

STATEMENT ACKNOWLEDGING EASEMENTS

WE DO HEREBY WAIVER 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.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF WEATHERFORDS USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, 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 EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

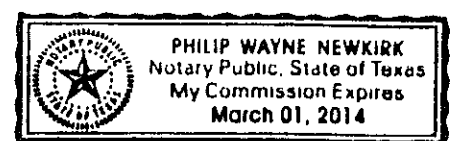
STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS

"THE AREAS OR AREAS SHOWN ON THE PLAT AS "V.A.M." VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS 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 V.A.M. EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE V.A.M. 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 FERTILIZERS. THE CITY MAY WITHDRAW MAINTENANCE OF THE V.A.M. EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE V.A.M. 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 V.A.M. 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 V.A.M. EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN."

SPECIAL 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.

SUBJ. NO.: 13600  
SCH. DIST.: WE  
CITY: NONE  
MAP NO.: K-14



CITY APPROVAL STATEMENT

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

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS  
7/5/2011  
SIGNATURE CITY PLANNER DATE OF RECOMMENDATION

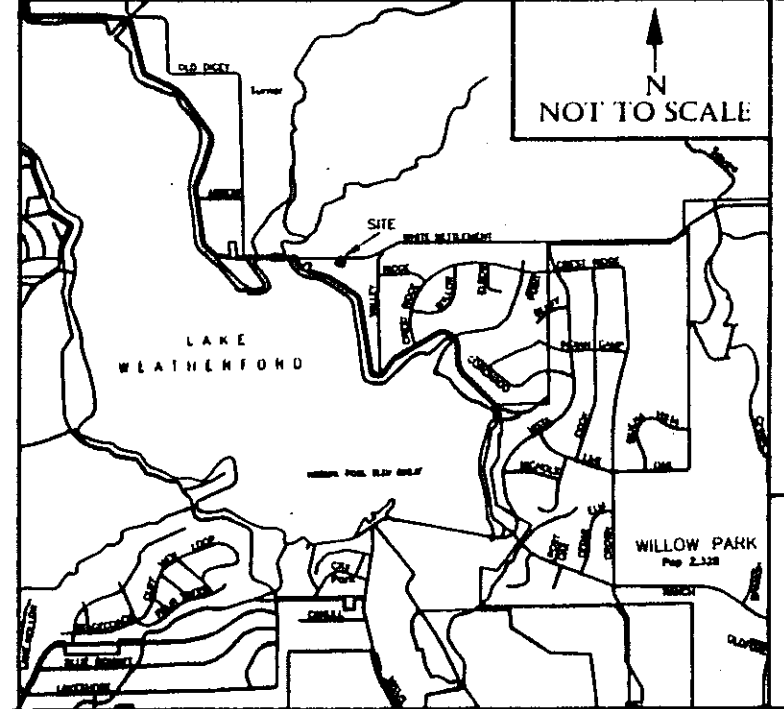
APPROVED BY: CITY OF WEATHERFORD, TEXAS  
7/7/11  
SIGNATURE CITY MANAGER DATE OF APPROVAL

SIGNATURE MAYOR DATE OF APPROVAL

ATTEST: CITY SECRETARY DATE

NOTES

1. SANITARY SEWER SERVICE WILL BE PROVIDED EXISTING/ON-SITE FACILITIES.
2. WATER SERVICE TO BE PROVIDED BY EXISTING/ON-SITE FACILITIES.
3. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
4. THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 4836/C1300A, DATED SEPTEMBER 26, 2008.
5. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONERS COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEDD RESTRICTIONS.
6. THERE IS NO LHM HOLDER ON THIS TRACT.
7. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
8. UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 800-DIG-ITSS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.



FINAL PLAT  
HOLIDAY HILLS ON  
LAKE WEATHERFORD  
LOT 81-R,  
AN ADDITION TO  
PARKER COUNTY, TEXAS  
BEING A REPLAT OF  
LOTS 81, 88 & 89  
HOLIDAY HILLS ON LAKE WEATHERFORD  
AN ADDITION TO THE CITY OF WEATHERFORD  
AS RECORDED IN VOLUME 349, PAGE 136  
DEED RECORDS, PARKER COUNTY, TEXAS  
FEBRUARY 2011

CARTER SURVEYING  
& MAPPING  
110 A PALO PINTO WEATHERFORD, TX 76087  
817.594.0400  
FAX 817.594.0403

Doc# 773870 Fees: \$66.00  
08/25/2011 11:28AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

SURVEYOR:  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TX 76086  
817-594-0400

OWNER/DEVELOPER:  
CHAISSON CONTRACTING, INC.  
ERLIS CHAISSON  
4157 WHITE SETTLEMENT ROAD  
WEATHERFORD, TX 76087  
817-304-0769

