VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS.

The area or areas shown on the plat as "VAAP" (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 easement. The City shall have the right but not the obligation to cut and trim any trees, shrubs, vines or other obstructions to the said easement, to erect any traffic control devices or signs, to do any construction, to maintain any and all landscaping within the VAAP 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 future. The City may withdraw maintenance of the said easement at any time. The ultimate maintenance responsibility for the said easement shall rest with the Owner. Any building, fence, wall, tree or other improvements or structures, which shall in any way endanger or interfere with the visibility, shall be constructed, or altered, or across the easement. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the said easement or any part thereof for the purposes and with all rights and privileges set forth hereinafter.

NOTE:
Any development upon any lot, parcel, tract, or real estate of LOCKWOOD ESTATES is subject to all subdivision regulations of the City of Weatherford, including, but not limited to, provisions for drainage and storm water control as well as the sanitary and accompanying easements and appurtenances.

SPECIAL NOTICE
NOTICE: Selling a portion of the 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.

SURVEYOR:
David Harlan
Haran Land Surveying, Inc.
215 E. Euless Street
Weatherford, TX 76086
(817) 595-0860 Phone
(817) 541-2833 Fax
www.haranlandengineering.com

OWNER:
GECKO DEVELOPMENT LLC.
P.O. BOX 2230
WEATHERFORD, TEXAS 76088
PHONE: (817) 595-4278

V.A. HOLMES SURVEY, ABSTRACT NO. 658
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
NOVEMBER, 2005

FINAL PLAT
OF
LOCKWOOD ESTATES
LOTS 1-24, BLOCK 1; LOTS 1-19, BLOCK 2; LOTS 1-19, BLOCK 3; LOTS 1, BLOCK 4
V.A. HOLMES SURVEY, ABSTRACT NO. 658
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
NOVEMBER, 2005