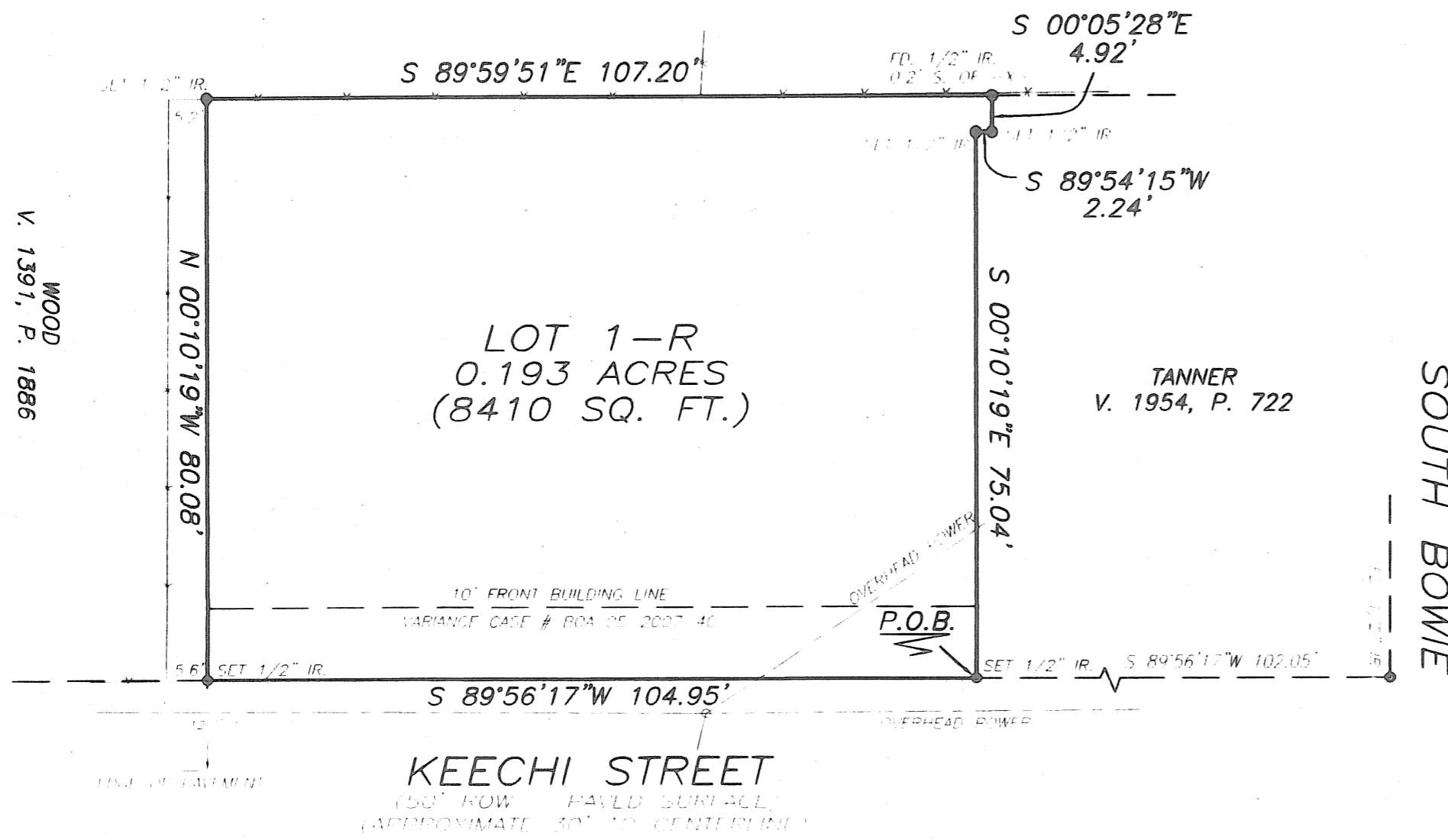


0.714



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Mike Beaver, being the sole owner of a 0.193 acre tract (8410 SQ. FT.) of land out of The "PAVILLION" BLOCK, MINERAL HEIGHTS ADDITION, to the City of Weatherford, Parker County, Texas; being all of that certain tract as described in Volume 2470, Page 152B, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod in the north right of way line of Keechi Street (paved surface), for the southeast and beginning corner of this tract. Whence a found 1/2" iron rod at the intersection of the north right of way line of said Keechi Street and the west right of way line of South Bowie Street bears N 89°56'17" E 102.05 feet.  
THENCE S 89°56'17" W 104.95 feet along the north right of way line of said Keechi Street to a set 1/2" iron rod, for the southwest corner of this tract.  
THENCE N 00°10'19" W 80.08 feet to a set 1/2" iron rod, for the northwest corner of this tract.  
THENCE S 89°59'51" E 107.20 feet to a found 1/2" iron rod, for the northeast corner of this tract.  
THENCE S 00°05'28" E 4.92 feet to a set 1/2" iron rod, for a corner of this tract.  
THENCE S 89°54'15" W 2.24 feet to a set 1/2" iron rod, for a corner of this tract.  
THENCE S 00°10'19" E 75.04 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MIKE BEAVER, does hereby adopt this plat designating the herein above described real property as LOT 1-R, PAVILLION BLOCK, MINERAL HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 23 day of April, 2008.

*[Signature]*  
MIKE BEAVER

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Mike Beaver, 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 23 day of April, 2008.

*[Signature]*  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF PARKER



The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

NA  
Title

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

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]*  
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS  
7-8-08  
DATE OF RECOMMENDATION

APPROVED BY:

*[Signature]*  
SIGNATURE OF MAYOR

CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS  
7-8-08  
DATE OF APPROVAL

ATTEST:

*[Signature]*  
CITY SECRETARY

7-8-08  
DATE

STATEMENT ACKNOWLEDGING EASEMENTS

We do hereby waive 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 public and the City of Weatherford's 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 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 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 fixtures. 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

Bearings for this survey are corrected to the north line of Keechi Street.

GENERAL NOTE

The tract does not appear to be located within a 100 year flood zone according to FEMA map 480572 0005 D, January 3, 1997.

SURVEYORS CERTIFICATE

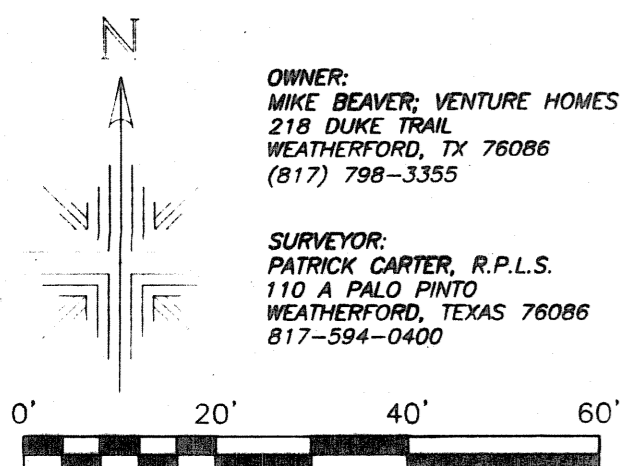
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.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

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5891,  
817-594-0400 - JN070542P - MARCH 2008.



OWNER:  
MIKE BEAVER; VENTURE HOMES  
218 DUKE TRAIL  
WEATHERFORD, TX 76086  
(817) 798-3355

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



FOR DEPARTMENTAL USE ONLY

PROJECT # \_\_\_\_\_

SUBMITTAL DATE \_\_\_\_\_

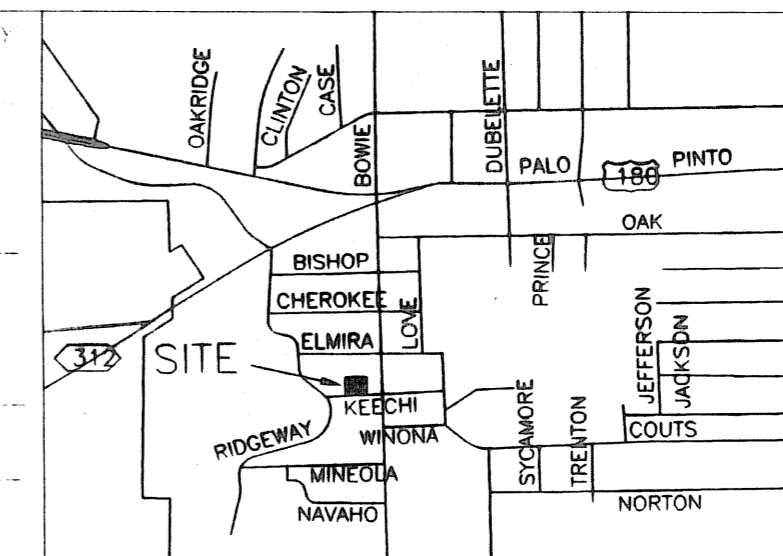
ACCEPTED BY \_\_\_\_\_

FILED BY \_\_\_\_\_

FILED DATE \_\_\_\_\_

VOLUME & PAGE \_\_\_\_\_

DOC# & PLAT CABINET \_\_\_\_\_



LOT 1-R OF THE  
PAVILLION BLOCK,  
BEING A REPLAT OF A PORTION OF  
THE PAVILLION BLOCK, MINERAL HEIGHTS ADDITION  
TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
MARCH 2008

**CARTER SURVEYING**  
& MAPPING  
Weatherford, TX 76086  
110 A Palo Pinto Street  
817-594-0400 FAX: 817-594-0403

ACCT. NO.: 15220  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15