STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, LESLIE MADRID, is the owner of Lot 13, Block 1; Park Oaks Addition and ALAMO CUSTOM BUILDERS, INC. in the Owner of Lots 14 through 16, Block 1; Park Oaks Addition, in Addition to the City of Weatherford, Parker County, Texas, according to the map or plat hereof recorded in Caddie C, Slide 322 of The Plat Records of Parker County, Texas, conveyed to them by special warranty deed as recorded in Volume 2390, Page 387 of the Deed Records of Parker County, Texas (D.P.B.C.T.), said lots being more particularly described by metes and bounds as follows:

BEGINNING at a 3" iron rod with cap stamped "SPONNOR & ASSOCIATES" found 1 (1' 0") C.S.R. at the northeast corner of Lot 13 and the said Park Oaks Addition, said line being the southwest property corner of Lot 12 of the said Park Oaks Addition, said beginning point being on the east right-of-way line of Linde Drive, being a 3' right-of-way line.

THENCE North 39° 23' 12" West, along the north property line of the said Lot 13 and along the south property line of the said Lots 12, 123.54 feet to a PCBB at the northwest property corner of the said Lot 12 and named being the southwest property corner of the said Lot 12, said point being on the west property line of a tract of land conveyed to Thos. S. Hild and Lotrada Hild by deed as recorded in Volume 1256, Page 56 of the D.P.B.C.T.

THENCE South 89° 23' 12" West, along the east property line of the said Lot 17 and along the said west property line of the said Lots 11, 123.54 feet to a PCBB at the southwest property corner of Lot 16, Block 1 of the said Park Oaks Addition, said line being the northeast property corner of Lot 17, Block 1 of the said Park Oaks Addition.

THENCE North 0° 23' 12" East, along the south property line of the said Lot 10 and along the north property line of the said Lot 17, 123.54 feet to a PCBB at the southwest property corner of Lot 10, 10, said point being on the east right-of-way line of Linde Drive.

THENCE North 0° 23' 12" East, along the south property line of the said Lot 9 and along the said east right-of-way line of Linde Drive, 260.49 feet to a PCBB at the point of BEGINNING, containing 0.75 acres (3180.5 sq. ft.) of land more or less.

Now, Therefore, Know all men by these presents:

That ALAMO CUSTOM BUILDERS, INC., acting herein by and through its duly authorized officer, and LESLIE MADRID do hereby adopt this plat designating the herein described property as the PARK OAKS ADDITION, an addition to the City of Weatherford, Texas, and do hereby dedicate, in the public interest, the streets, sidewalks, drains, and public utility easements shown therein, the easements as indicated, if any, to be dedicated for street purposes. The easements and public use areas, as shown, are dedicated for public use forever. The public use areas shown, for the purposes indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed on parcels of land as shown on the plat or on the adjacent lands, except as the landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual and accommodation of all public utilities desiring to use the same or using the same unless the easement is to a particular utility, and said public utilities being subject to the public interest 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 any part of the damages, 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 easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, improving, paroling, maintaining, reading meters, and adding to or removing all or part of their respective systems without the necessity of any prior permission from any person or corporation.

This plat approved subject to all present ordinances, rules, regulations and resolution of the City of Weatherford, Texas.

Witness, my hand, this 12th day of August, 2008.

By: David Polkalla, President

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric S. Spunser, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said association.

Given under my hand and seal of office on this the 13th day of August, 2008.

Notary Public in and for the State of Texas

My Commission expires on:

FINAL PLAT OF THE PARK OAKS ADDITION

BLOCK 1, LOTS 13R, 14R AND 15R, BEING A REPLACED OF BLOCK 1, LOTS 13-18 OF THE PARK OAKS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

AUGUST, 2008

PLAT NOTES:
1. Utility & Drainage Easements are along all side lot lines. Side lot line easements are not shown herein for clarity.
2. All lot corners will be set with 12" high iron rode with cap stamped "SPONNOR & ASSOCIATES" unless otherwise noted.
3. All lots have a 15' side building setback unless otherwise noted on the plat.
4. All lines will be 15' side building setback unless otherwise noted on the plat.

SPOONER & ASSOCIATES.
REGISTERED PROFESSIONAL LAND SURVEYORS

ALAMO CUSTOM BUILDERS, INC.