

C-477

LT2-2466-1342-1

Doc# 610441 Fees: \$66.00 05/30/2006 1:28PM Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS JERIE BRANSON, COUNTY CLERK

NOTE: ACCORDING TO THE PLAN RECORDED IN PLAT CMBET C, SLIDE 27, PLAT RECORDS, PARKER COUNTY, TEXAS. ALL LOTS SHALL HAVE THE FOLLOWING UTILITY EASEMENTS, UNLESS OTHERWISE NOTED. FRONT - 10' REAR - 10' SIDES - 5' EACH SIDE OF LOT LINE WATER WELLS AND SEPTIC LINES ARE TO BE A MINIMUM OF 150 FEET APART. THIS TRACT IS LOCATED WITHIN THE LEADERSHIP JURISDICTION OF THE CITY OF WEATHERFORD.

UPPER DENTON ROAD

SNW K 413, P. 818

LOT INFORMATION:

26 TOTAL LOTS SECTION 1 - 18.454 ACRES SECTION 2 - 17.743 ACRES MINIMUM - 2.480 ACRES - 106,730 SQ. FT. MINIMUM - 1.000 ACRE - 43,580 SQ. FT. TOTAL - 37.197 ACRES - 1,690,886 SQ. FT.

LOT SIZES:

LOT 3-A - 1.488 ACRES - 65,253 SQ. FT. LOT 3-B - 1.500 ACRES - 65,340 SQ. FT. LOT 3-C - 1.000 ACRE - 43,580 SQ. FT. LOT 3-D - 1.000 ACRE - 43,580 SQ. FT. LOT 4-A - 1.000 ACRE - 43,580 SQ. FT. LOT 4-B - 1.000 ACRE - 43,580 SQ. FT. LOT 4-C - 1.750 ACRES - 76,230 SQ. FT. LOT 5-A - 2.001 ACRES - 81,081 SQ. FT. LOT 5-B - 1.807 ACRES - 83,081 SQ. FT. LOT 5-C - 1.847 ACRES - 71,746 SQ. FT. LOT 6-A - 1.875 ACRES - 72,866 SQ. FT. LOT 6-B - 1.875 ACRES - 72,866 SQ. FT. LOT 6-A - 2.480 ACRES - 106,730 SQ. FT. LOT 6-B - 2.480 ACRES - 106,730 SQ. FT. LOT 6-A - 1.488 ACRES - 64,800 SQ. FT. LOT 6-B - 1.488 ACRES - 64,800 SQ. FT. LOT 9-C - 1.527 ACRES - 66,500 SQ. FT. LOT 10-A - 1.488 ACRES - 64,800 SQ. FT. LOT 10-B - 1.488 ACRES - 64,800 SQ. FT. LOT 10-C - 1.488 ACRES - 64,800 SQ. FT. LOT 11-A - 1.180 ACRES - 51,382 SQ. FT. LOT 11-B - 1.434 ACRES - 62,476 SQ. FT. LOT 11-C - 1.407 ACRES - 61,792 SQ. FT. LOT 11-D - 1.488 ACRES - 64,800 SQ. FT.

SECTION 1 BOUNDARY table with columns: Course, Bearing, Distance, Area. Includes data for lots C1, C2, C3.

SECTION 2 BOUNDARY table with columns: Course, Bearing, Distance, Area. Includes data for lots C4 through C9.

ARBITRARY DATA TABLE with columns: Course, Bearing, Distance, Area. Includes data for lots C10 through C16.

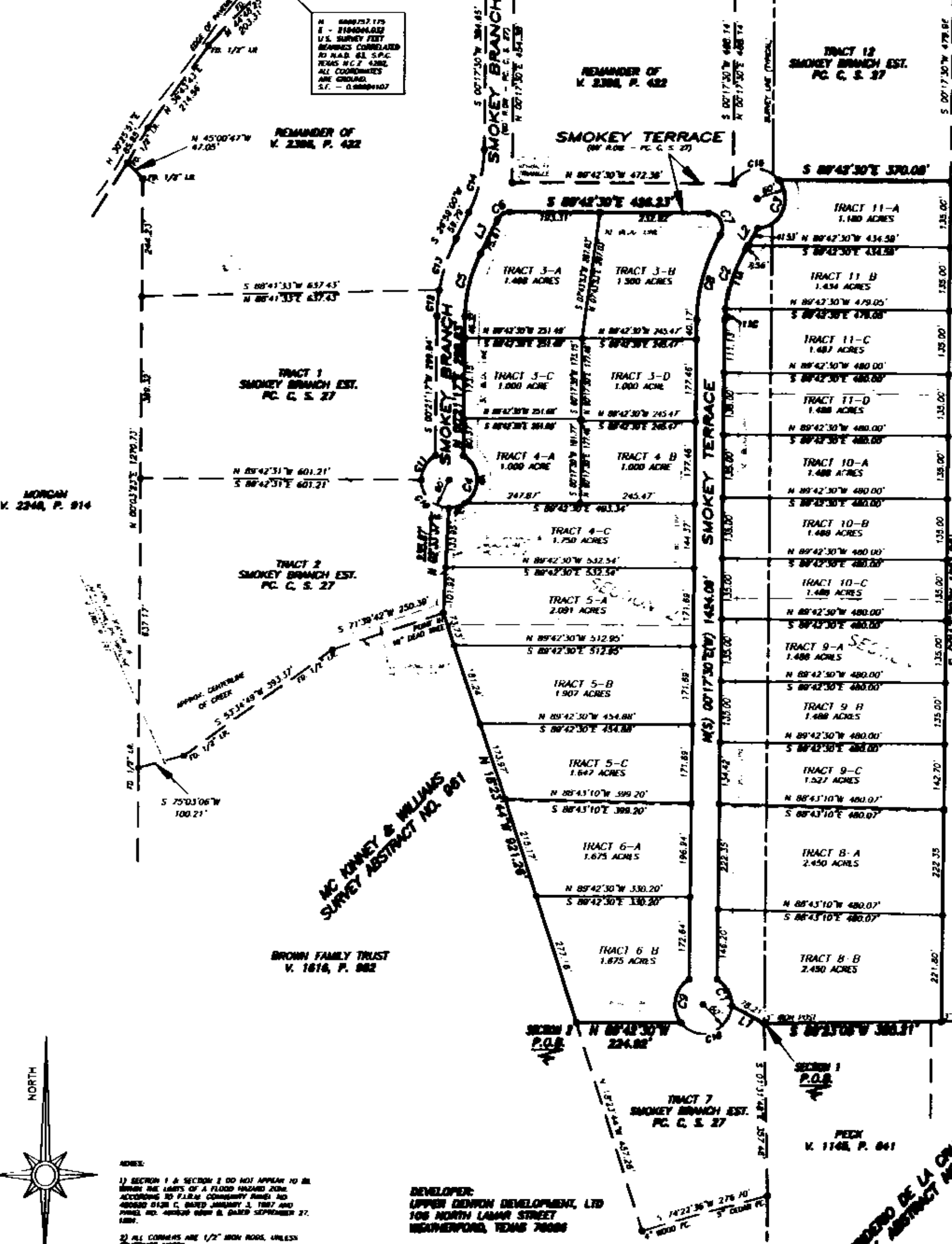
LOT CORNER DATA table with columns: Course, Bearing, Distance, Area. Includes data for lots 4C, 4A, 11C, 11A.

STATEMENT ACKNOWLEDGING EASEMENTS: We do hereby waive all claims for damages against the City of Weatherford 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 maintenance of all public utilities, and use by public utilities being subordinate to the public's 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 impede or interfere with the construction, maintenance, or efficiency of their respective systems in said easement.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES: There shall be provided at the intersections of all public streets, visibility triangles as required by Section B.7 of the Subdivision Ordinance of the City.

SPECIAL NOTICE: Seeking 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.



W.A. MOSELEY SURVEY ABSTRACT NO. 1042

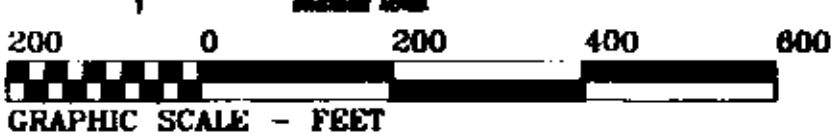
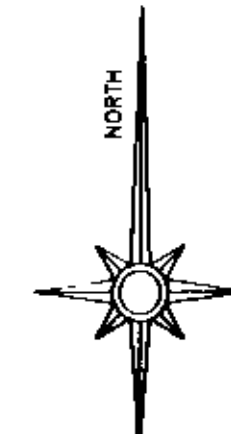
SNW K 413, P. 818

DURRETT K 1008, P. 163

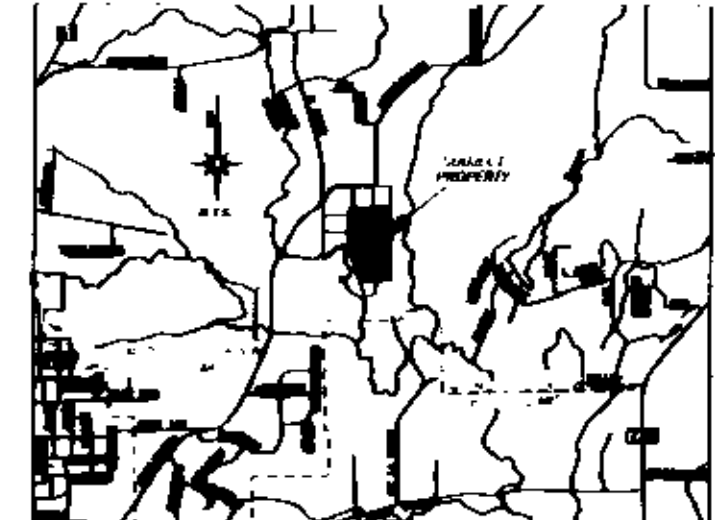
DEBENEO DE LA CRUZ SURVEY, ABSTRACT NO. 223

DEVELOPER: UPPER DENTON DEVELOPMENT, LTD 106 NORTH LAMAR STREET WEATHERFORD, TEXAS 76086

SURVEYOR: PARKER CARRER, R.P.L.S. 170 A PALO PINO WEATHERFORD, TEXAS 76086



NOTES: 1) SECTION 1 & SECTION 2 DO NOT APPEAR IN OR WITHIN THE LIMITS OF A FLOOD HAZARD ZONE ACCORDING TO FLOOD CONTROL DISTRICT NO. 100000 PLAN C, DATED JANUARY 3, 1987 AND 2) ALL CORNERS ARE 1/2" IRON ROD, UNLESS OTHERWISE NOTED.



SECTION 1 & 2, A REPLAT OF SMOKEY BRANCH ESTATES TRACTS 3,4,5,6,8,9,10, & 11 AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD ACCORDING TO THE PLAT AS RECORDED IN PLAT CMBET C, SLIDE 27, PLAT RECORDS PARKER COUNTY, TEXAS JUNE 2006

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

ACCT. NO.: 1716 SCH. DIST.: WE CITY: 50 MAP NO.: 214