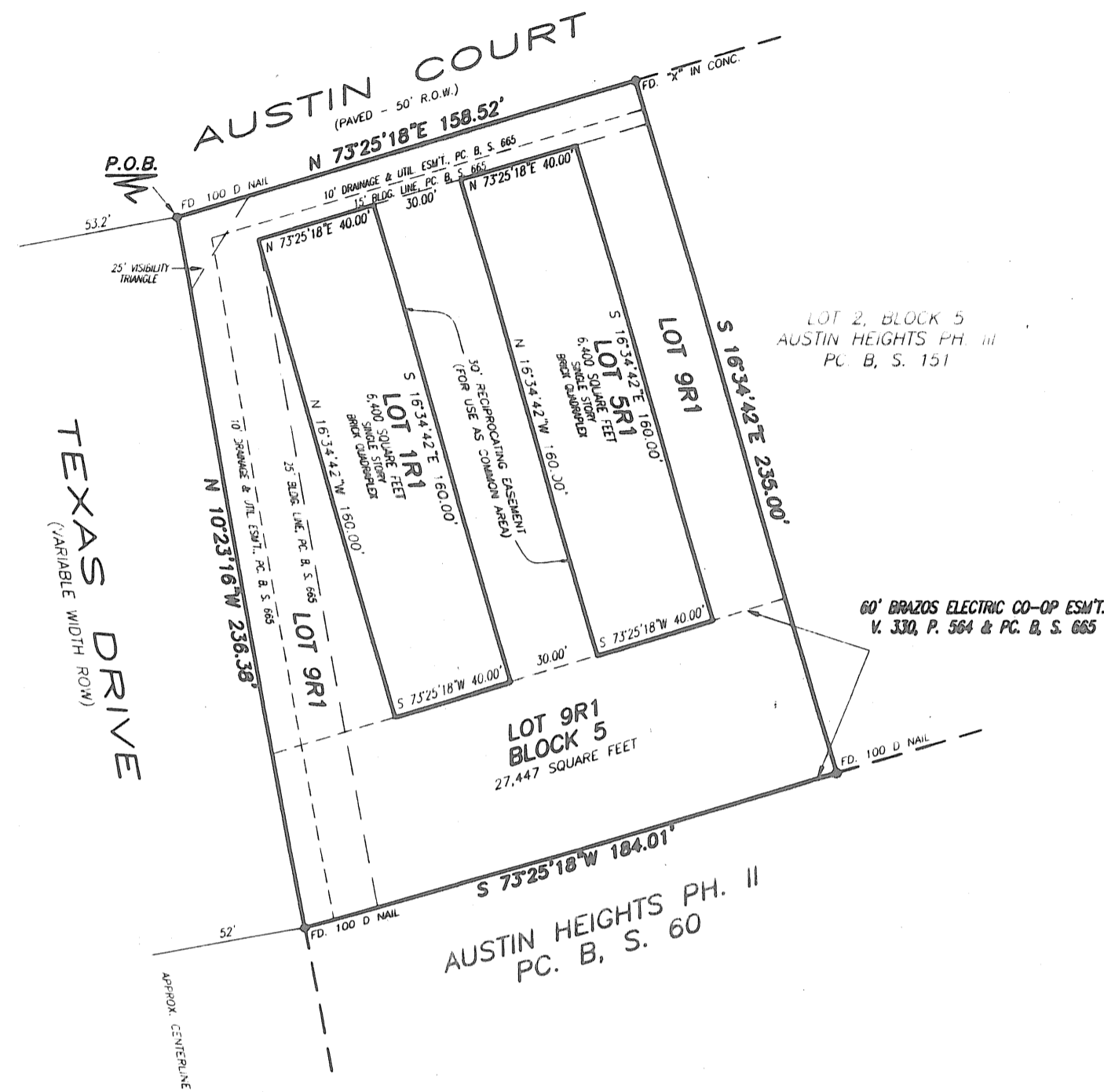


C-617



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.

*Jeff Williams*  
Title

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Williams 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 7 day of Sept, 2007.

*Linda Fuhrman*  
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:  
*Paul Tol*  
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS  
9-12-07  
DATE OF RECOMMENDATION

APPROVED BY:  
*Sam Jasin*  
SIGNATURE OF MAYOR

CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS  
9-11-07  
DATE OF APPROVAL

ATTEST:  
*Angela Winkler*  
CITY SECRETARY

9-11-07  
DATE

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, JOHNSON GROVE-AUSTIN COURT LLC, being the sole owner of a 0.924 acre (40,247 square feet) tract of land known as all of Lots 1-R thru 9-R, Block 5, AUSTIN HEIGHTS, PHASE III, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 665, Plat Records, Parker County, Texas; being all of that certain tract described in Volume 2154, Page 1176, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 100 D nail at the intersection of the south right of way line of Austin Court (a paved surface) and the east right of way line of Texas Drive (a paved surface) at the northwest corner Lot 9-R, Block 5, AUSTIN HEIGHTS, PHASE III, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 665, Plat Records, Parker County, Texas, for the northwest and beginning corner of this tract.

THENCE N 73°25'18" E 158.52 feet along the south right of way line of said Austin Court and the north line of said Lot 9-R to a found "X" in concrete at the northwest corner of Lot 2, Block 5, (P.C. B, S. 151, P.R.P.C.T.) same being the northeast corner of said Lot 9-R, for the northeast corner of this tract.

THENCE S 16°34'42" E 235.00 feet along the west line of said Lot 2, Block 5, and the east line of said Lot 9-R, to a found 100 D nail in the north line of AUSTIN HEIGHTS, PHASE II, according to the plat recorded in Plat Cabinet B, Slide 60, (P.R.P.C.T.), at the southeast corner of said Lot 9-R, for the southeast corner of this tract.

THENCE S 73°25'18" W 184.01 feet along the north line of said AUSTIN HEIGHTS, PHASE II and the south line of said Lot 9-R, to a found 100 d nail at the southwest corner of said Lot 9-R in the east right of way line of said Texas Drive, for the southwest corner of this tract.

THENCE N 10°23'16" W 236.38 feet along east right of way line of said Texas Drive and along the west line of said Lot 9-R to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHNSON GROVE-AUSTIN COURT LLC (OWNER), does hereby adopt this plat designating the herein above described real property as LOTS 1-R1, 5-R1, AND 9-R1, BLOCK 5, A REPLAT OF LOTS 1R THRU 9R, BLOCK 5, AUSTIN HEIGHTS, PHASE III, 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 7 day of September, 2007.

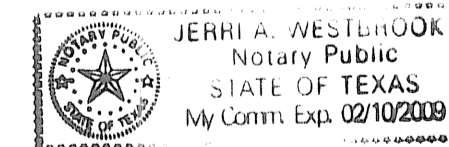
*Jerrri A. Westbrook*  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jerrri A. Westbrook 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 7 day of September 2007.

*Jerrri A. Westbrook*  
Notary Public in and for the State of Texas



ACCT. NO: 10281  
SCH. DIST: WE  
CITY: WE  
MAP NO.: H-16

**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. 5691.  
817-594-0400 JNO70515, JUNE 2007.

**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'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 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:**

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.

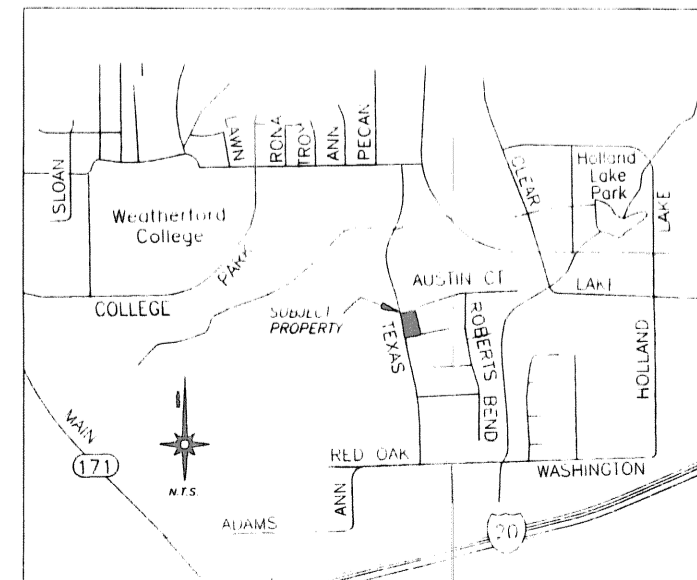
OWNER:  
JOHNSON GROVE-AUSTIN COURT LLC  
1218 KILLARNEY ST.  
GRAPEVINE, TX 76051

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

**NOTES:**

- 1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480522 0005 D, DATED JANUARY 3, 1997.
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

Doc# 654682 Fees: \$66.00  
09/18/2007 1:52PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANNE BRUNSON COUNTY CLERK



LOTS 1-R1, 5-R1, AND 9-R1  
BLOCK 5  
AUSTIN HEIGHTS  
PHASE III  
TO THE CITY OF WEATHERFORD  
BEING A REPLAT OF LOTS 1-R THRU 9-R, BLOCK 5  
AUSTIN HEIGHTS, PHASE III,  
TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
ACCORDING TO THE PLAT RECORDED IN  
PLAT CABINET B, SLIDE 665, P.R.P.C.T.  
JUNE 2006

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

