

**CITY APPROVAL OF PLAT**  
 Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

**RECOMMENDED BY:** Planning and Zoning Commission  
 City of Weatherford, Texas

Signature of Chairperson: [Signature] Date of Recommendation: 10-14-08

**APPROVED BY:** City Council  
 City of Weatherford, Texas

Signature of Mayor: [Signature] Date of Approval: 10/14/08

**ATTEST:**  
 City Secretary: [Signature] Date: 10/14/08

**VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS**

The areas or areas shown on the plat as "VAM" (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 VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM 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 VAM Easement at any time. The ultimate maintenance responsibility for the VAM 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 VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM 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 VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**NOTE:** 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.

**ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**

Doc# 694617  
 Book 2670 Page 163

Doc# 694617 Fees: \$66.00  
 10/16/2008 2:10PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, BEAULIVIA HOLDINGS, LLC, acting by and through its duly authorized agent, is the Owner of a tract of land situated in NORTON'S ADDITION, an addition to the City of Weatherford, Parker County, Texas and being a portion of Lot 5, Block 1, being a 0.442 Acre tract in said Norton's Addition conveyed to Beaulivia Holdings, Inc. by deed recorded in Volume 2642, Page 891 and being more particularly described as follows:

0.443 Acres situated in and being a portion of the Lot 5, Block 1, said Norton's Addition and a portion of the D. Norton Survey, Abstract No. 1010, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe post found in the south line of Narrow Street, as it exist, said pipe being the northwest corner of said Lot 5, Block 1 and the northeast corner of Lot 1, Block 2, Norton's Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 743, Plat Records, Parker County, Texas;  
 THENCE N 89°59'11" E, with the south line of said Narrow Street, 265.0 feet to an iron rod set, said iron being the intersection of the south line of said Narrow Street with the west line of North Mill Street, as it exist;  
 THENCE S 01°16'00" E, with the west line of said North Mill Street, 72.50 feet to a pipe found;  
 THENCE West, 268.16 feet to a pipe found, said pipe being in the west line of said Lot 5, Block 1 and the east line of said Block 2, Norton's Addition recorded in Cabinet B, Slide 743;  
 THENCE N 01°23'26" E, with the west line of said Lot 5, Block 1, and the east line of said Block 2, Norton's Addition recorded in Cabinet B, Slide 743, 72.44 feet to the POINT OF BEGINNING and containing 0.443 acres (119315 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BEAULIVIA HOLDINGS, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 5R-1 AND 5R-2, BLOCK 1, BEAULIVIA PARC, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a Replat of a portion of Lot 5, Block 1, Norton's Addition, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and 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 buildings, 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 or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS my hand, this the 10 day of October, 2008.  
 G. Stuart Miller, 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 [Signature], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of October, 2008.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

ACCT. NO.: 10409  
 SCH. DIST.: WE  
 CITY: WE  
 MAP NO.: H-15

TAMI J. HINDMAN  
 Notary Public, State of Texas  
 My Commission Expires  
 06/19/2012

FOR DEPARTMENT USE ONLY

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

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

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

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

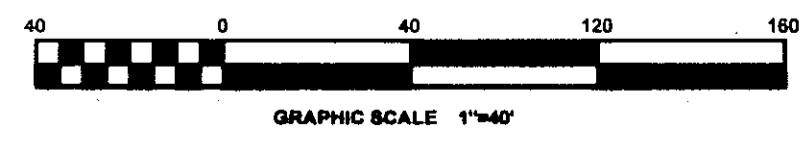
FILED DATE: \_\_\_\_\_

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

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

SCALE: 1" = 40'

HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 78086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833



**DEED RESTRICTION CERTIFICATION STATEMENT**

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: [Signature]

SWORN TO AND SUBSCRIBED before me this 10 day of October, 2008.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

TAMI J. HINDMAN  
 Notary Public, State of Texas  
 My Commission Expires  
 05/19/2012

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

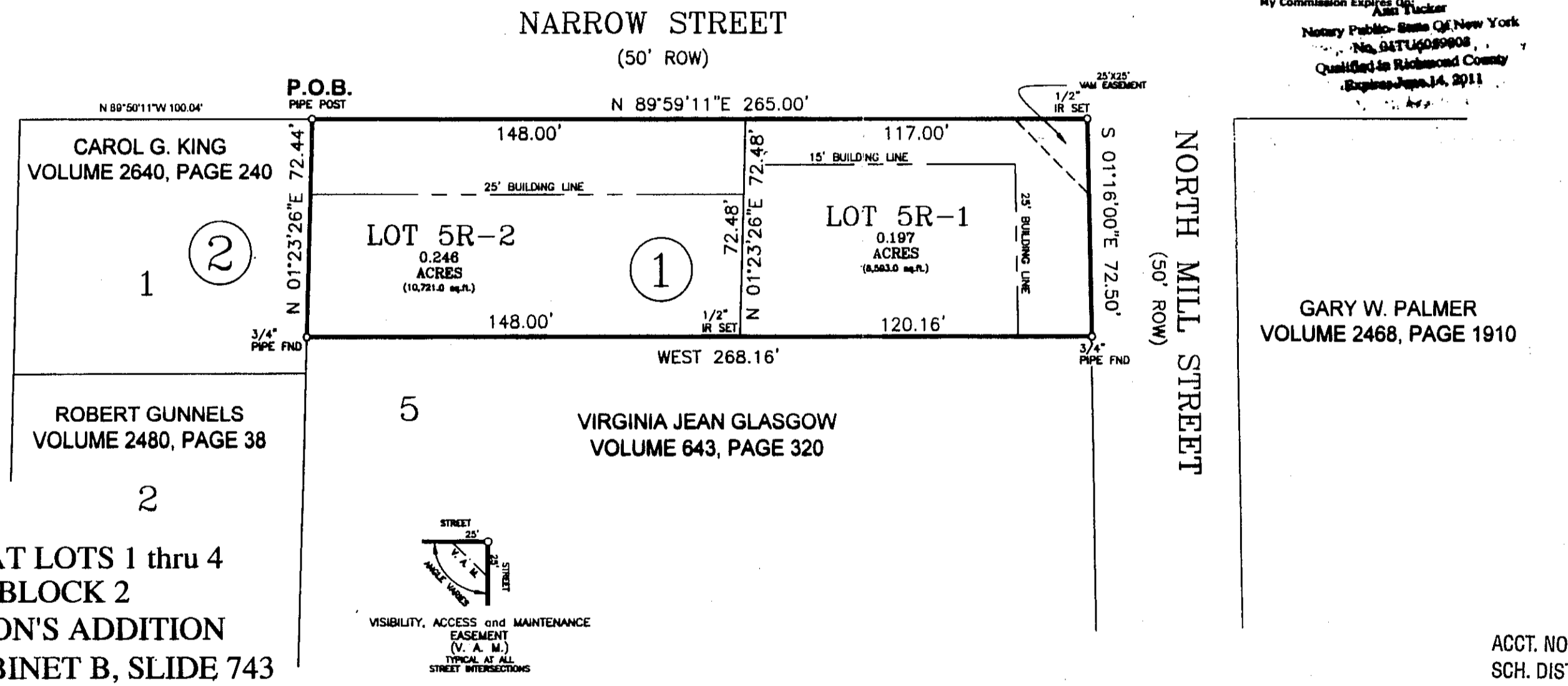
OWNERS/DEVELOPER:  
 Beaulivia Holdings, LLC  
 Stuart Miller  
 3101 Desiderata Court  
 Plano, Texas, 75023  
 817-308-3826

STATE OF TEXAS  
 REGISTERED  
 DAVID HARLAN, JR.  
 2074  
 PROFESSIONAL  
 LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.  
 Registration No. 2074  
 AUGUST, 2008



**NOTE:** Subject property, all adjacent properties and all properties across Narrow and North Mill Streets are Zoned SR-S-A.

**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.

**FINAL PLAT**  
**LOT 5R-1 AND LOT 5R-2, BLOCK 1**  
**BEAULIVIA PARC**  
**AN ADDITION TO THE CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**  
 BEING A REPLAT OF A PORTION OF LOT 5, BLOCK 1  
 NORTON'S ADDITION, AN ADDITION TO THE  
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS