

CITY APPROVAL OF CONSTRUCTION PLAT

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

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

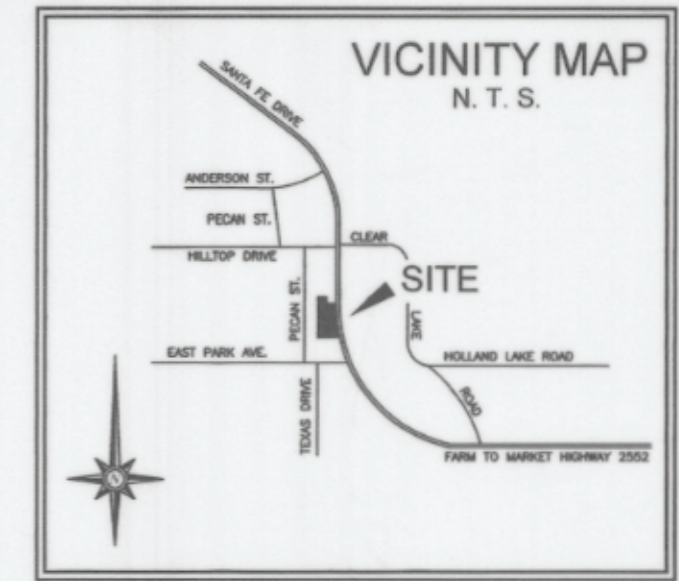
Signature of Chairperson: *Paul C. Ellinger* Date of Recommendation: 2-14-07

APPROVED BY: City Council
City of Weatherford, Texas

Signature of Mayor: *Jack M. Jan* Date of Approval: 2-14-07

ATTEST: *Allyce Wicker* 2-14-07
City Secretary Date

FINAL PLAT
LOT 2A1 and LOT 2A2, BLOCK 12
COLLEGE PARK ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being a replat of Lot 2A, Block 12, College Park Addition
an addition to the City of Weatherford
Parker County, Texas



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, AMERICAN STATE BANK, acting by and through its duly authorized agent, being the sole owners of LOT 2A, BLOCK 12, COLLEGE PARK ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 295, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Santa Fe Drive, said iron being the northeast corner of Lot 2, Block 12R, College Park Addition, an addition in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 674, Plat Records, Parker County, Texas;

THENCE N 89°12'51" W, with the north line of said Block 12R, 262.14 feet to an iron rod found in the west line of said Block 12;

THENCE N 00°23'03" E, with the west line of said Block 12, 464.51 feet to a point;

THENCE S 85°16'10" E, at 10.9 feet passing an iron rod found and in all 316.68 feet to an iron rod set in the west right of way line of said Santa Fe Drive in a non-tangent curve to the right with a radius of 2814.79 feet and whose chord bears S 09°30'34" W, 179.33 feet;

THENCE with the west right of way line of said Santa Fe Drive the following courses and distances;

With said curve to the right through a central angle of 03°38'45" and a distance of 179.36 feet to an iron rod set;

S 11°32'55" W, 0.58 feet to an iron rod set at the beginning of a curve to the left with a radius of 1177.50 feet and whose chord bears S 05°39'24" W, 265.94 feet;

With said curve to the left through a central angle of 12°58'05" and a distance of 266.51 feet to the POINT OF BEGINNING and containing 2.95 acres (128454 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, AMERICAN STATE BANK, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 2A1 AND LOT 2A2, BLOCK 12, COLLEGE PARK 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 26 day of January, 2007.

By: *Brad Wilkerson*
Brad Wilkerson, Branch Manager

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.

N/A
TITLE

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 _____, 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 ___ day of _____, 2007.

Notary Public in and for the State of Texas

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 BRAD WILKERSON, 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 26 day of JAN, 2007.
Karen Thomason
Notary Public in and for the State of Texas



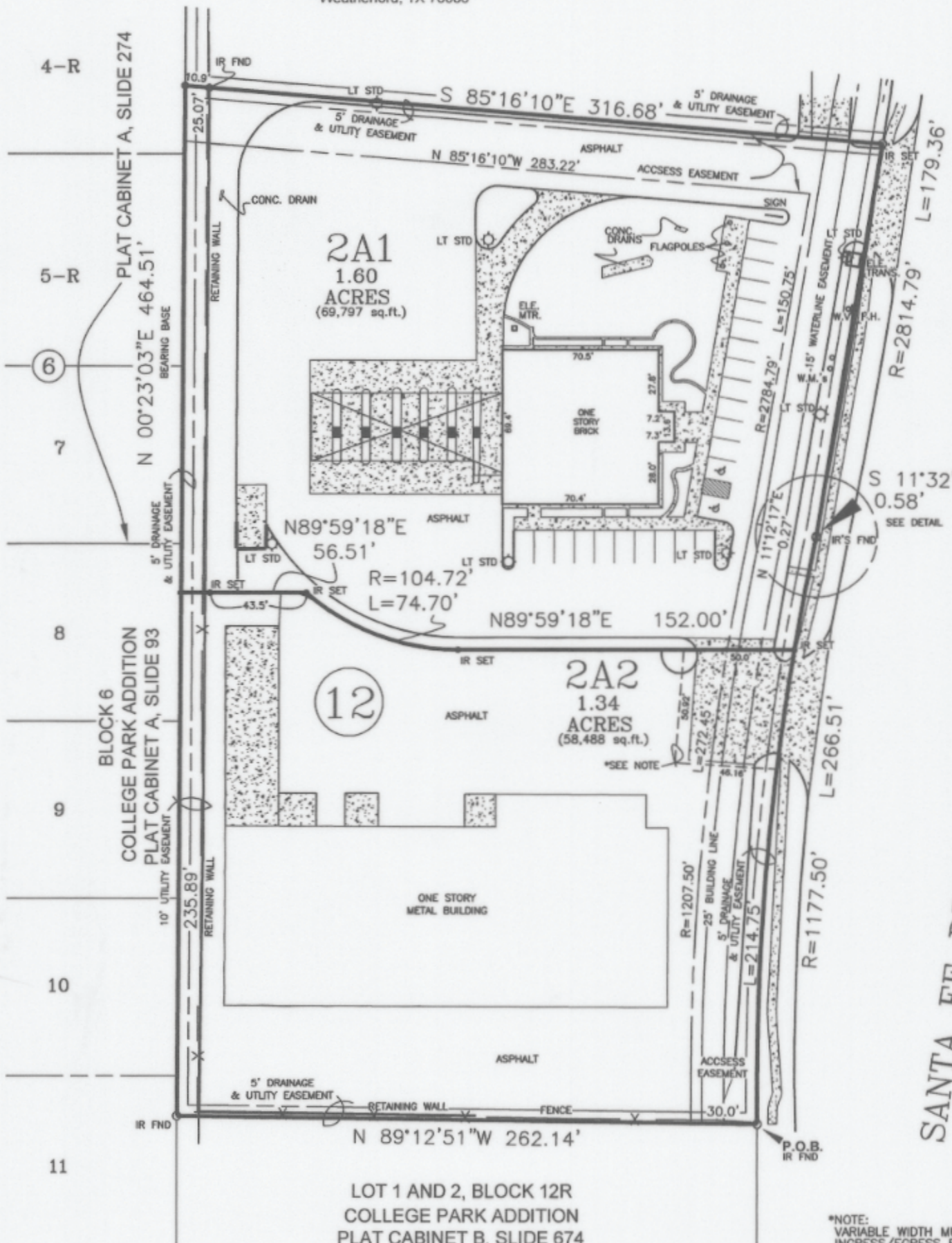
SCALE: 1" = 60'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

(04168) 05216/QR/06433/JJA

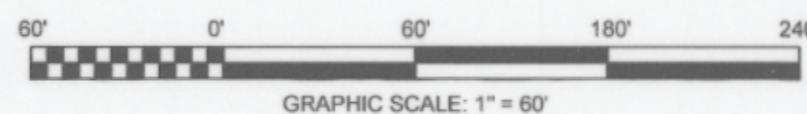
G-15 E

OWNERS:
American State Bank
Tom Allen - 806-741-2530
1401 Avenue Q
Lubbock, TX 79401
Weatherford location contact:
Brad Wilkerson - 817-594-0533
1300 Santa Fe Drive
Weatherford, TX 76086



SANTA FE DRIVE (VARIABLE RIGHT OF WAY)
(FARM TO MARKET HIGHWAY No. 2552)

*NOTE:
VARIABLE WIDTH MUTUAL
INGRESS/EGRESS EASEMENT



◻ ELEC. METER	• POWER POLE
◻ ELEC. TRANSFORMER	— GUY WIRE
◻ SIGN POLE	◻ S.S. COVER
◻ TELE. BOX	◻ SANITARY SEWER/MANHOLE COVER
◻ F.H. FIRE HYDRANT	◻ W.M. WATER METER
◻ LITE STANDARD/POLE	◻ W.V. WATER VALVE

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 6.7 of the Subdivision Ordinance of the City."

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

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: N/A

SWORN TO AND SUBSCRIBED before me this ___ day of _____, 2007.

Notary Public in and for the State of Texas

FIRE LANES

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

THIS IS to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
NOVEMBER, 2006

Filed 3/28/07 Doc# 633420
PC# C546 Book# 2523
PG# 115