

C768

REGISTERED PROFESSIONAL SURVEYORS

**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

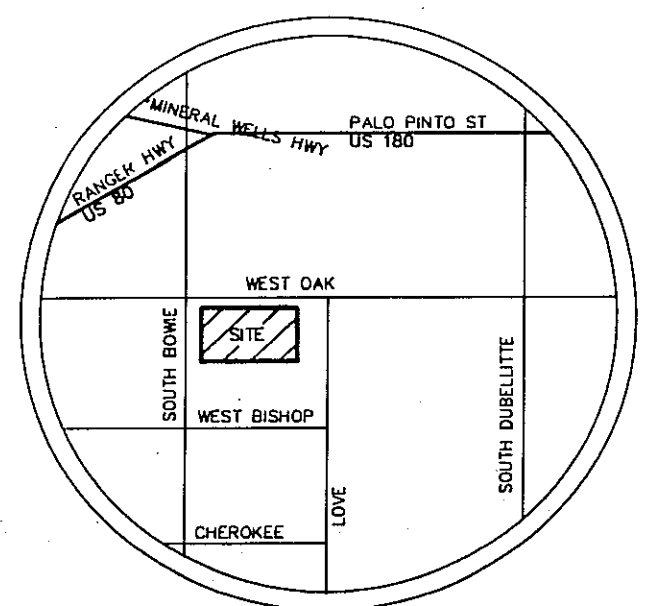
- LAND
- TOPOGRAPHIC
- CONSTRUCTION SURVEYING

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

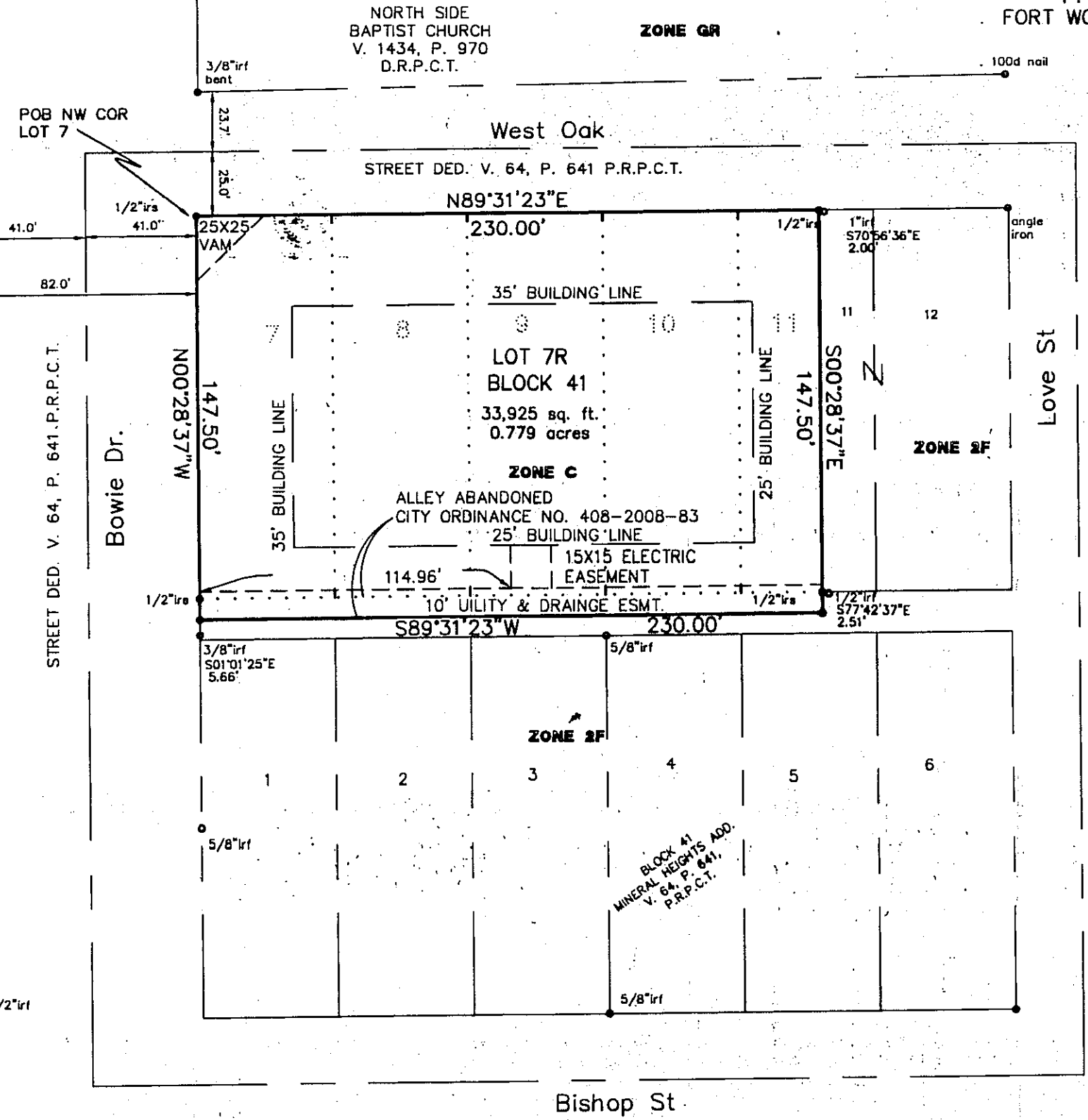
METRO 817-429-0194  
FAX 817-446-5488

The subject property is not located in the 100 year flood zone A, AE, AH, AO, A99, V, or VE, according to the United States Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map of the City of Weatherford, Parker County, Texas, Community-Panel No. 480522 0005 D, Dated January 3, 1997. The property being located in Zone X (Areas determined to be outside 500 year flood plain), according to said map.

I (we) do hereby waive all claim 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.



VICINITY MAP  
MAPSCO 494-Z



**Visibility, Access and Maintenance Easements**  
The area 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 of 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.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

RECOMMENDED BY: Planning and Zoning Board  
City of Weatherford, Texas  
Signature of Chairperson: *[Signature]* Date of Recommendation: 1-13-09

APPROVED BY: City Council  
City of Weatherford, Texas  
Signature of Mayor: *[Signature]* Date of Approval: 1-13-09

ATTEST: Laura Semands  
City Secretary Date: 1-14-09

This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY 4050". Irons that are damaged, disturbed, or not so marked are not original.

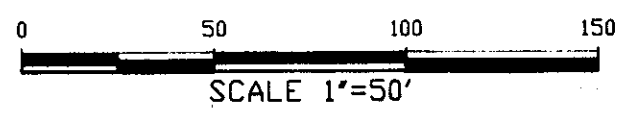
*[Signature]*  
Herbert S. Beasley R.P.S.  
Texas Registration No. 4050



STATE OF TEXAS §  
COUNTY OF PARKER §  
BEFORE ME, the undersigned authority, on this day personally appeared Herbert S. Beasley, a registered professional land surveyor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of Dec 2008.

*[Signature]*  
Notary Public, State of Texas  
Dick S Jones  
Notary Public, State of Texas  
My Commission Expires: January 31, 2013



Owner/Developer:  
Weatherford Housing Authority  
1128 Fort Worth Highway  
Weatherford, Texas 76086-4554  
817-596-0301

Surveyors:  
Herbert Beasley Land Surveyors L.P.  
PO Box 8873  
Fort Worth, Texas 76124-0873  
(817) 429-0194  
(817) 446-5488 fax  
hsbeasley@msn.com email

STATE OF TEXAS §  
COUNTY OF PARKER §

Doc# 702659 Fees: \$66.00  
01/22/2009 3:55PM Pages 1  
Filed & Recorded Official Records of  
PARKER COUNTY, TEXAS

WHEREAS, Weatherford Housing Authority, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J. Veasey, Survey, Abstract No. 1586, City of Weatherford, County of Parker, Texas, according to the deed recorded in Volume 2634, Page 1864, Deed Records, Parker County, Texas and more particularly described as follows:

Being Lots 7 through 10, a portion of Lot 11, Block 41, and the North 7.5 feet of the alley adjacent to Lots 7 through 10, and portion of Lot 11, Block 41, Mineral Heights Addition, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 64, Page 641, Plat Records, Parker County, Texas. Said Lots 7 through 11 and alley being more particularly described as follows:

BEGINNING at an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Northwest corner of said Lot 7;

THENCE N89°31'23"E, a distance of 230.00 feet along the North line of said Block 41 to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the North line of said Lot 11, from which an 1" iron rod found bears S70°56'36"E a distance of 2.00 feet;

THENCE S00°28'37"E, at a distance of 140.00 feet passing an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the South line of said Lot 11, from which an 1/2" iron rod found bears S77°42'37"E a distance of 2.51 feet, in all a distance of 147.50 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the centerline of said alley;

THENCE S89°31'23"W, a distance of 230.00 feet along said centerline to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the East right-of-way line of Bowie Drive according to said plat of Mineral Heights Addition, from which a 3/8" iron rod found bears S01°01'25"E a distance of 5.66 feet;

THENCE N00°28'37"W, at a distance of 7.50 feet passing an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Southwest corner of said Lot 7, in all a distance of 147.50 feet to the point of beginning, containing 0.779 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas Grid.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Weatherford Housing Authority, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 7R, Block 41, Mineral Heights 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 building, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon 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 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.

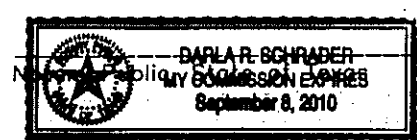
WITNESS MY HAND this the 12 day of January, 2008.

Weatherford Housing Authority  
*[Signature]* ED

STATE OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Leta Friddle, Weatherford Housing Authority, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Authority.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of January, 2008.



ACCT. NO.: 15220  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-15

FINAL PLAT  
MINERAL HEIGHTS ADDITION  
BLOCK 41, LOT 7R,  
AN ADDITION TO THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS

Being a replat of Lots 7 through 11, a portion of Lot 11, Block 41, and the North 7.5 feet of the alley adjacent to the South lines of Lots 7 through 11, and portion of Lot 11, Block 41, Mineral Heights Addition an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 64, Page 41, Plat Records, Parker County, Texas.

PREPARED SEPTEMBER 15, 2008 SCALE 1"=50'

THIS PLAT FILED IN CABINET \_\_\_\_\_ SLIDE, \_\_\_\_\_ 2008  
PLAT RECORDS PARKER COUNTY, TEXAS.