

C705

ACCT. NO: 15575
SCH. DIST: WE
CITY: WE
MAP NO: H-16

FINAL PLAT
LOT 1 AND LOT 2, BLOCK 1
NICKS PARC
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being 4.11 Acres situated in and being a portion of the
R. INMAN SURVEY, ABSTRACT No. 726, in the City of
Weatherford, Parker County, Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, NIMISH PANCHAL, being the sole owner of 4.11 Acres situated in and being a portion of the R. INMAN SURVEY, ABSTRACT No. 726, in the City of Weatherford, Parker County, Texas and described by deed to Nimish Panchal in Volume 2490, Page 625, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a highway monument found in the south right of way line of South Access Road of Interstate Highway No. 20 at the intersection of the south right of way line of said Interstate Highway No. 20 and the east right of way line of the abandoned G. C. & S. F. RR Right of Way; THENCE N 76°27'00" E, with the south right of way line of said Access Road, 706.19 feet to an iron rod found; THENCE S 00°37'17" E, 352.54 feet to an iron rod set; THENCE S 89°23'42" W, 594.07 feet to an iron rod found; THENCE N 26°28'58" W, 216.0 feet to the POINT OF BEGINNING and containing 4.11 acres (179051 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, NIMISH PANCHAL, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, BLOCK 1, NICKS PARC, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 4.11 Acres situated in and being a portion of the R. INMAN SURVEY, ABSTRACT No. 726, in 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 14th day of May, 2008.

Nimish Panchal
Nimish Panchal

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 Nimish Panchal, 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 14th day of May, 2008.
Lois L. Chandler
Notary Public in and for the State of Texas

FIRE LANES

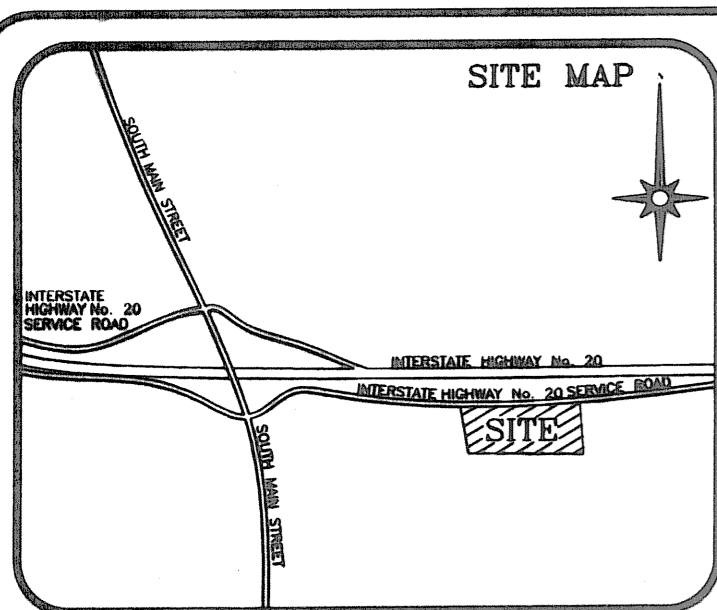
That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all 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.

Access Easement

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

SCALE: 1" = 50'

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



Doc# 684903
Book 2847 Page 607

Doc# 684903 Fees: \$66.00
07/09/2008 9:26AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TAMM BISHOP, COUNTY CLERK

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: *[Signature]*
Date of Recommendation: 6-16-08

APPROVED BY: City Council
City of Weatherford, Texas

Signature of Mayor: *[Signature]*
Date of Approval: 6-16-08

ATTEST: *[Signature]*
City Secretary
Date: 6-16-08

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic and Engineering Design Standards Section 2.4 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 subd. vision.

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

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.

[Signature]
City President
TITLE

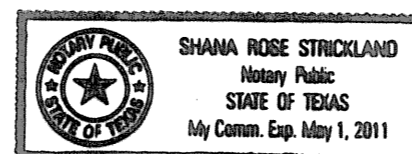
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRIAN LIXEY, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of May, 2008.
[Signature]
Notary Public in and for the State of Texas

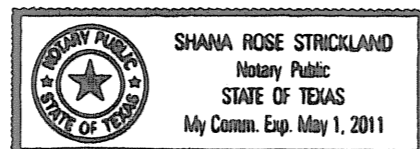
DEED RESTRICTION CERTIFICATION STATEMENT

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.

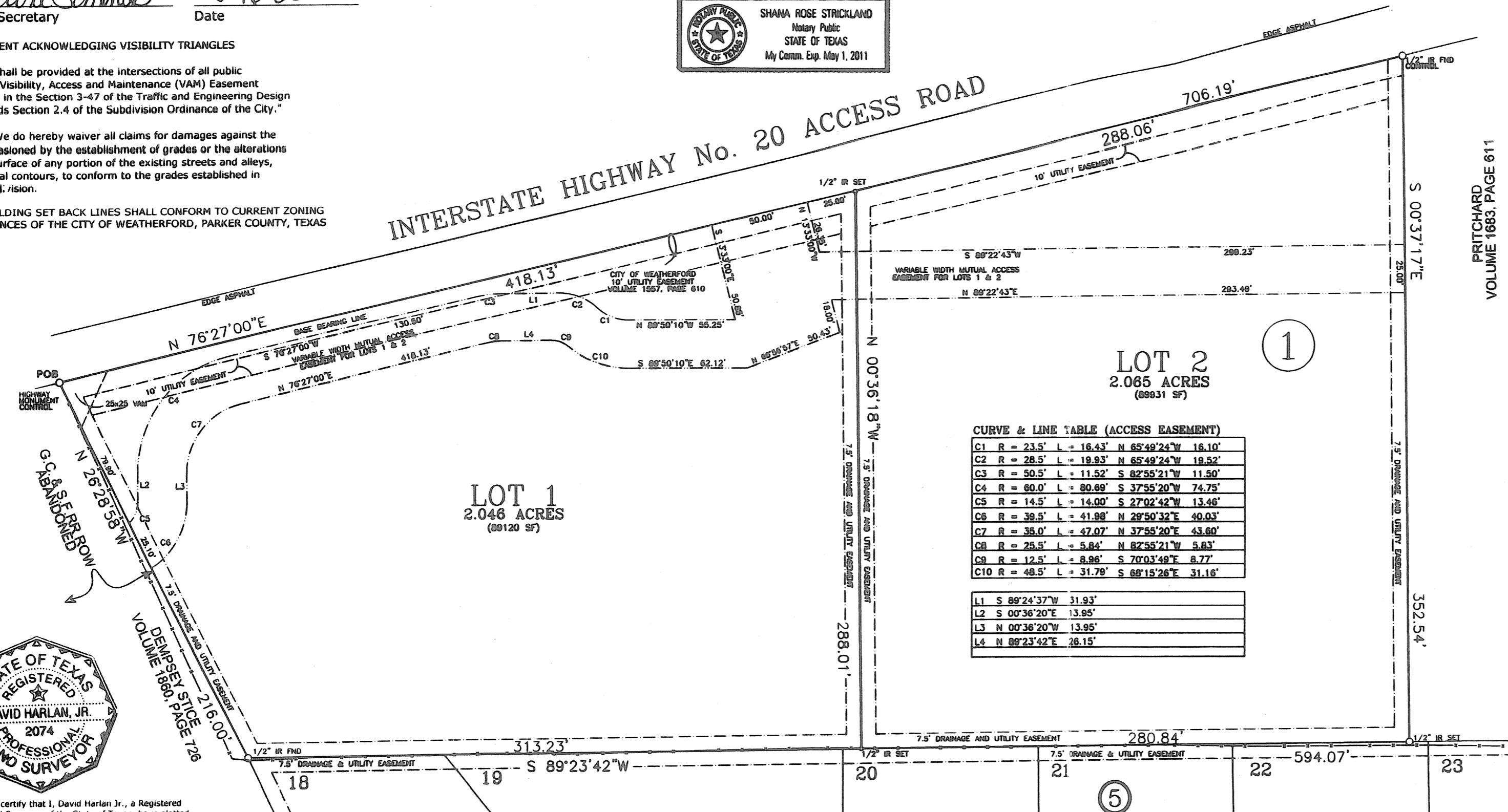
Owner: *[Signature]*
SWORN TO AND SUBSCRIBED before me this 14th day of May, 2008.
[Signature]
Notary Public in and for the State of Texas



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.



INTERSTATE HIGHWAY No. 20 ACCESS ROAD



CURVE & LINE TABLE (ACCESS EASEMENT)

| | | | | |
|-----|-----------|------------|--------------|--------|
| C1 | R = 23.5' | L = 16.43' | N 65°48'24"W | 16.10' |
| C2 | R = 28.5' | L = 19.93' | N 65°48'24"W | 18.52' |
| C3 | R = 50.5' | L = 11.52' | S 82°55'21"W | 11.50' |
| C4 | R = 60.0' | L = 80.68' | S 37°55'20"W | 74.75' |
| C5 | R = 14.5' | L = 14.00' | S 27°02'42"W | 13.49' |
| C6 | R = 39.5' | L = 41.98' | N 29°50'32"E | 40.03' |
| C7 | R = 35.0' | L = 47.07' | N 37°55'20"E | 43.60' |
| C8 | R = 25.5' | L = 5.84' | N 82°55'21"W | 5.83' |
| C9 | R = 12.5' | L = 8.86' | S 70°03'48"E | 8.77' |
| C10 | R = 48.5' | L = 31.79' | S 68°15'26"E | 31.16' |

| | | |
|----|--------------|--------|
| L1 | S 89°24'37"W | 31.93' |
| L2 | S 00°36'20"E | 13.95' |
| L3 | N 00°36'20"W | 13.95' |
| L4 | N 89°23'42"E | 26.15' |



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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
AUGUST, 2007

OWNERS/DEVELOPER
Nimish Panchal
2500 South Main Street
Weatherford, TX 76086
817-597-6620

TRACE RIDGE ADDITION
PLAT CABINET B, SLIDE 232

