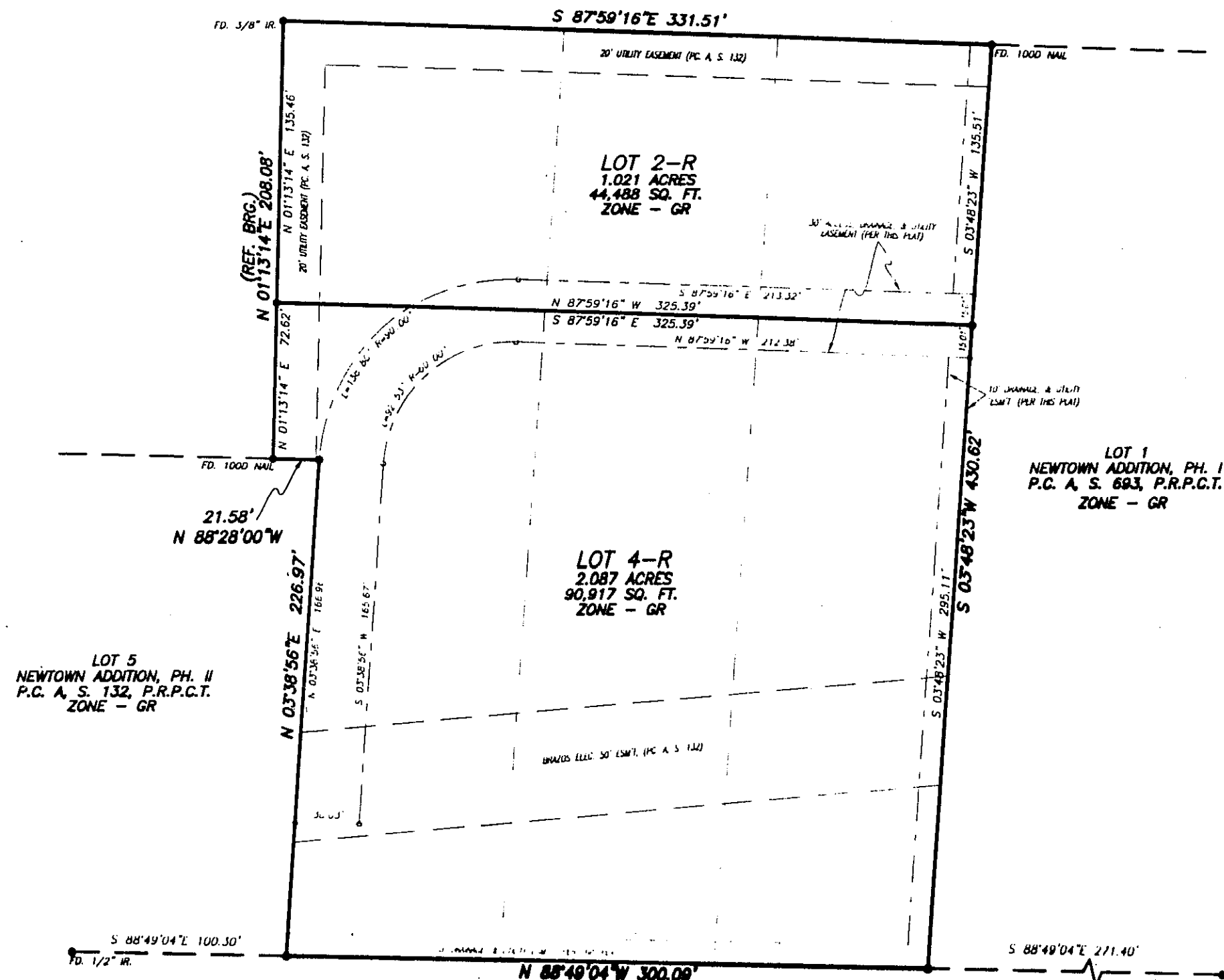


D-36

GIRL SCOUT CAMP
ZONE - PD



SANTA FE DR.
(F.M. HIGHWAY NO. 2552)
(VARIABLE WIDTH R.O.W.)

LOT 3 BILL EVANS ADD., PH. II P.C. A. S. 642, P.R.P.C.T. ZONE - GR
LOT 4 BILL EVANS ADD., PH. II P.C. A. S. 642, P.R.P.C.T. ZONE - GR
LOT 5 BILL EVANS ADD., PH. II P.C. A. S. 642, P.R.P.C.T. ZONE - GR
LOT 6 BILL EVANS ADD., PH. II P.C. A. S. 642, P.R.P.C.T. ZONE - GR
LOT 7 BILL EVANS ADD., PH. II P.C. A. S. 642, P.R.P.C.T. ZONE - GR

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-584-0400

DEVELOPER:
PECAN VALLEY FACILITIES, INC.
P.O. BOX 973
STEPHENVILLE, TX 76401
254-965-7806

0' 60' 120' 180'

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 plot 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.

FLOOD HAZARD ZONE:

This tract does not appear to be in a flood hazard zone according to the F.I.R.M. Community Panel 48367C0385E dated September 26, 2008.

SPECIAL NOTES:

- 1) All corners are set 1/2" iron rods, unless otherwise noted.
- 2) The purpose of this replat is to eliminate the original North South Lot lines to match existing construction and promote new construction.

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:

[Signature]
SIGNATURE OF CITY PLANNER

CITY OF WEATHERFORD, TEXAS

9/23/2009
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
SIGNATURE OF CITY MANAGER

CITY OF WEATHERFORD, TEXAS

10-5-09
DATE OF APPROVAL

SIGNATURE OF MAYOR

WITNESSED BY:

[Signature]
CITY SECRETARY

10-5-09
DATE OF APPROVAL

10-5-09
DATE

ACCT. NO.: 15555
SCH. DIST.: WE
CITY: WE
MAP NO.: I-16

Doc# 725289 Fees: \$66.00
10/08/2009 11:27AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, PECAN VALLEY FACILITIES, INC., being the sole owner of a 3.108 acres tract of land (135,405 sq. ft.) being all of Lots 2, 3, and 4, Block 1, Newtown Addition, Phase II, an addition to the City of Weatherford, Parker County, Texas; being all of those certain tracts of land described in Volume 1628, Page 733, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 100d nail at the northeast corner of said Lot 2, for the northeast and beginning corner of this tract.

THENCE S 03°48'23" W 430.62 feet to a set 1/2" iron rod at the southeast corner of said Lot 2 and in the north right of way line of Santa Fe Drive (variable width right of way) for the southeast corner of this tract.

THENCE N 88°49'04" W 300.09 feet along the north right of way of said Santa Fe Drive to a set 1/2" iron rod at the southwest corner of said Lot 4, for the southwest corner of this tract.

THENCE N 03°38'56" E 226.97 feet to a set 1/2" iron rod at a corner of said Lot 4, for a corner of this tract.

THENCE N 88°28'00" W 215.58 feet to a found 100d nail at a corner of said Lot 4, for a corner of this tract.

THENCE N 01°13'14" E 208.08 feet to a found 3/8" iron rod at the northwest corner of said Lot 4, for the northwest corner of this tract.

THENCE S 87°59'16" E 331.51 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PECAN VALLEY FACILITIES, INC., does hereby adopt this plat designating the herein above described real property as Lot 2-R and Lot 4-R, Block 1, NEWTOWN ADDITION, PHASE II, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does 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 23rd day of September, 2009.

Name: [Signature]

Title: [Signature]

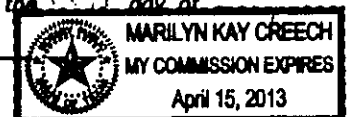
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] 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 23rd day of September, 2009.

Notary Public in and for the State of Texas



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. 5891.
817-584-0400 - JN060828-R1

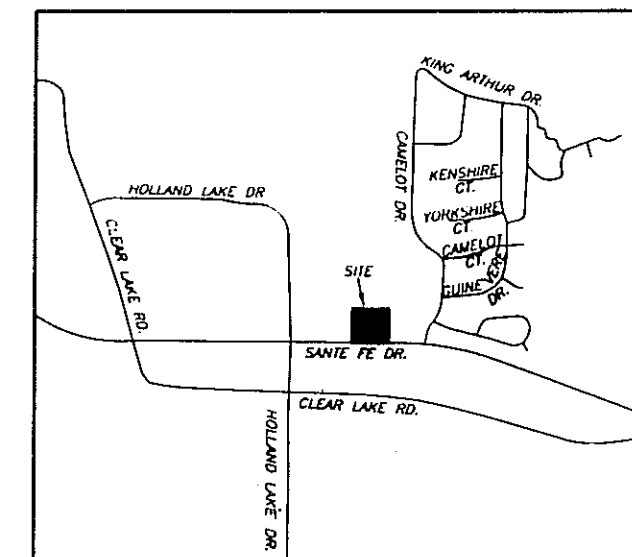
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] 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 16th day of September, 2009.

Notary Public in and for the State of Texas



FINAL PLAT
LOT 2-R & LOT 4-R, PHASE II
NEWTOWN ADDITION,
TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
BEING A REPLAT OF LOTS 2-4,
PHASE II, NEWTOWN ADDITION, AS
RECORDED IN PLAT CABINET A, SLIDE 132
PLAT RECORDS, PARKER COUNTY, TEXAS
AUGUST 2009

CARTER SURVEYING
& MAPPING
110 A PALO PINTO
WEATHERFORD, TX 76086
817-584-0400
FAX: 817-554-0400