

Whereas, Fred A Myers H/AC Serv., Inc. is the owner of a tract of land situated in the Old Fairground Addition, an addition to the City of Weatherford according to the 1905 map of The City of Weatherford, Parker County, Texas, being a portion of Lot #5 of said Addition, and being a 0.158 acre tract conveyed to him by HSBC Bank USA, recorded in Vol 2696, Pg 1457 of the deed records of Parker County, and being more particularly described by metes and bounds as follows:

Legal Description

Beginning at a point, said point being a capped 5/8" iron pin found, marked "A Ward RPLS 5606", for the Northeast corner of said tract, and being at the intersection of the South line of Johnson St and the West line of N Weiland St

Thence S0-00-00 E 97.50 feet along the West line of N Weiland St to a 5/8" capped iron pin found, marked "A Ward RPLS 5606", being the Southeast corner of said tract and being the Northeast corner of land of Teresa Plumlee, as recorded in Vol 2279, Pg 160 of the deed records of Parker County Texas

Thence S 90-00-00 W 70.67 feet by the Southerly line of said tract, partially along a chain link fence, and along the North Line of land of said Teresa Plumlee, as recorded in Vol 2279, Pg 160 of the deed records of Parker County, Texas to a 5/8" iron pin found, being the Southwest corner of said tract, the Northwest corner of said Plumlee land, and in the East line of land owned by Harmon Connaway, as recorded in Vol 1916, Pg 394 of the deed records of Parker County, Texas

Thence N 0-00-00 E 97.50 feet along the West line of said tract, and along the East line of land of Harmon Connaway as recorded in Vol 1916, Pg 394 of the deed records of Parker County, Texas to a 3/4" iron pin found, being in the South line of Johnson St, being the Northwest corner of said tract, and the Northeast corner of land of said Harmon Connaway

Thence N 90-00-00 E 70.67 feet along the South line of Johnson St, the North line of said tract, to the capped 5/8" iron pin at the point of beginning

The above described tract contains 6890 square feet of area, equal to 0.158 acres

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fred A Myers H/AC Serv., Inc., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as "Myers Estate", an addition to the City of Weatherford 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, 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 access to 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 20 day of July, 2009

BY: [Signature]
Authorized signature of owner

Fred A Myers, President

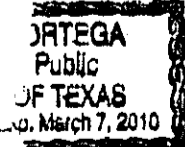
STATE OF TEXAS, COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Fred A Myers, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 20 day of July, 2009

[Signature]
Notary Public in and for the State of Texas

My Board expires on: 02/07/2010



I 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

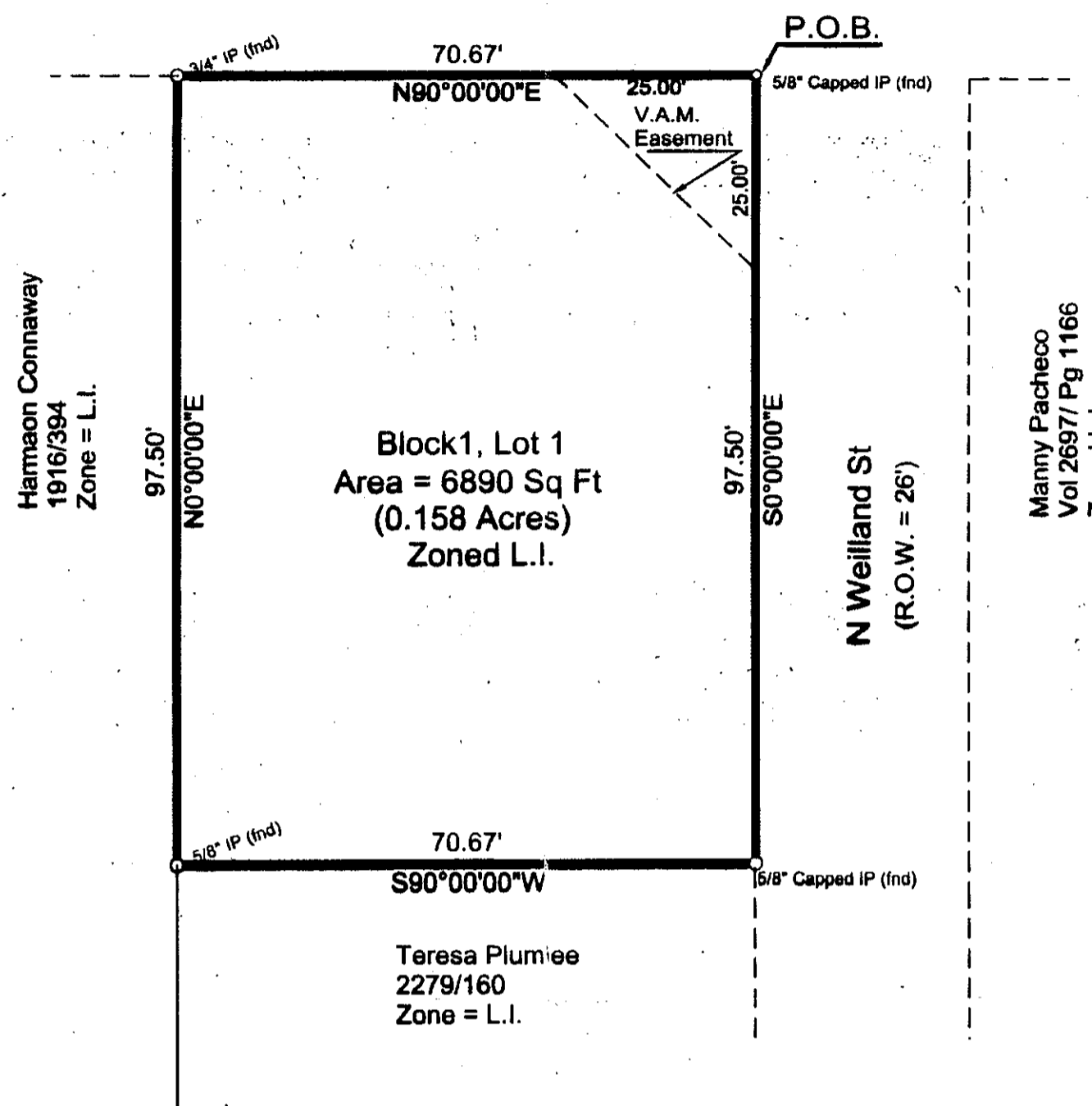
Ron & Marsha Phillips
2251/1830
Zone SF 8.4

Doc# 719649
Book 2729 Page 511

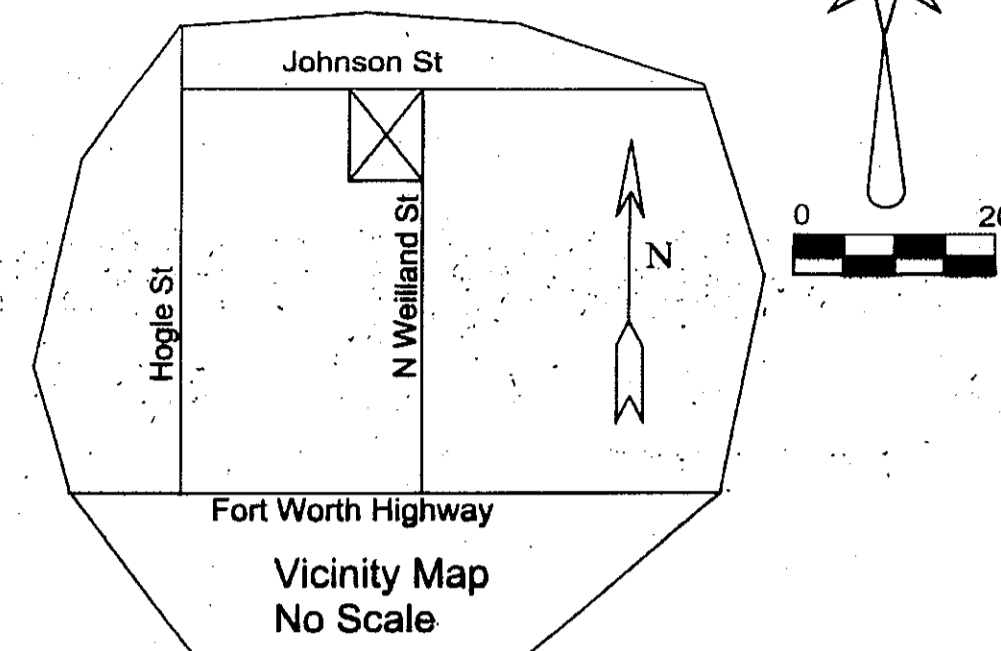
D-10

Doc# 719649 Fees: \$66.00
07/30/2009 3:59PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

Johnson St
(R.O.W. = 32')



Manny Pacheco
Vol 2697/ Pg 1166
Zoned L.I.



This property is located in the corporate limits of the City of Weatherford, Parker County, Texas

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas

RECOMMENDED BY:	City of Weatherford, Texas
<u>[Signature]</u>	<u>7/21/2009</u>
Signature of City Planner	Date of recommendation
APPROVED BY:	City of Weatherford, Texas
<u>[Signature]</u>	<u>7/28/09</u>
Signature of City Manager	Date of Approval
<u>[Signature]</u>	<u>7/28/09</u>
Signature of Mayor	Date of Approval
ATTEST:	
<u>[Signature]</u>	<u>7/28/2009</u>
City Secretary	Date

The area or areas shown on the plat as "VAM" (visibility, access, and maintenance) easement 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 the maintenance right, then it shall be permitted to remove and dispose of any and all landscape 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 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.

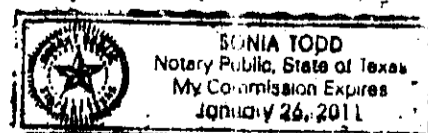
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fine and withholding of utilities and building permits

KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

According to the FIRM map #48367C0270E, dated 09/26/2008 this property is not located in a special flood hazard area. It is located in zone "X".

[Signature]
Richard DeFalco RPLS #6014



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 Richard DeFalco, Registered Public 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 17 day of July, 2009

[Signature]
Notary Public in and for the State of Texas

My Board expires on: 1/26/2011

ACCT. NO.: 15385
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15



Recorded on this _____ day of _____, 2009
in Vol (Cab) _____, Pg (Slide) _____ of the
Plat Records of Parker County, Texas.

MINOR PLAT

MYERS ESTATE

Lot 1, Block 1, being 0.158 acres out of Lot 5 of the Old Fairground Addition, an addition to the City of Weatherford according to the 1905 map of the City of Weatherford, Parker County, Texas: Owned by Fred A Myers H/AC Serv., Inc. 114 Meadow Creek Drive, Weatherford, TX 76085 (817-613-8258); As recorded in Vol 2696, Vol 1457 of the deed records of Parker County, TX.

Rick DeFalco Surveying & Engineering
201 Carolyn Drive, Hurst, TX 76054 817-428-0155

Date: 07/04/2009

Scale: 1" = 20'