

STATE OF TEXAS }  
COUNTY OF PARKER }  
}}  
}}

WHEREAS, LESLEE MADRID, is the owner of Lot 13, Block 1; Park Oaks Addition and ALAMO CUSTOM BUILDERS, INC. is the Owner of Lots 14 through 16, Block 1; Park Oaks Addition, an Addition to the City of Weatherford, Parker County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide 322 of the Plat Records of Parker County, Texas, conveyed to them by special warranty deed as recorded in Volume 2395, Page 287 of the Deed Records of Parker County, Texas (D.R.P.C.T.): said Lots being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "SPOONER & ASSOCIATES" found (1/4) CIRF at the northwest property corner of Lot 13 of the said Park Oaks Addition, same being the southwest property corner of Lot 12 of the said Park Oaks Addition, said beginning point being on the east right-of-way line of Lindentree Drive, being a 50' right-of-way;

THENCE North 89°32'32" West, along the north property line of the said Lot 13 and along the south property line of the said Lot 12, 125.54 feet to a 1/4" CIRF at the northeast property corner of the said Lot 13, same being the southeast property corner of the said Lot 12, said point being on the west property line of a tract of land conveyed to Thomas S. Neel and Edeltrude Neel by deed as recorded in Volume 1326, Page 665 of the D.R.P.C.T.

THENCE South 00°23'20" West, along the east property line of the said Block 1 and along the said west property line of the Neel tract, 260.00 feet to a 1/4" CIRF at the southeast property corner of Lot 16, Block 1 of the said Park Oaks Addition, same being the northeast property corner of Lot 17, Block 1 of the said Park Oaks Addition;

THENCE North 89°32'32" West, along the south property line of the said Lot 16 and along the north property line of the said Lot 17, 125.85 feet to a 1/4" CIRF at the southwest property corner of Lot 16, same being the northwest property corner of the said Lot 17, said point being on the said east right-of-way line of Lindentree Drive;

THENCE, North 00°27'28" East, along the west property line of the said Block 1 and along the said east right-of-way line of Lindentree Drive, 260.00 feet to the POINT OF BEGINNING, containing 0.750 ACRES (32,680.5 Sq. Ft.) of land more or less.

Now, Therefore, Know all men by these presents:

That ALAMO CUSTOM BUILDERS, INC., acting herein by and through its duly authorized officer, and LESLEE MADRID do hereby adopt this plat designating the herein above described property as PARK OAKS ADDITION, an addition to the City of Weatherford, Texas, and do 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<sup>th</sup> day of August, 2008.

By: David Pokluda  
David Pokluda, President

STATE OF TEXAS }  
COUNTY OF PARKER }  
}}  
}}

Before me, the undersigned authority, on this day personally appeared David Pokluda 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, in the capacity therein stated and as the act and deed of said association.

Given under my hand and seal of office on this the 26<sup>th</sup> day of August, 2008.

Lana K. Lee  
Notary Public in and for the State of Texas

My Commission expires: 6-9-2010



By: Leslee Madrid  
LESLEE MADRID

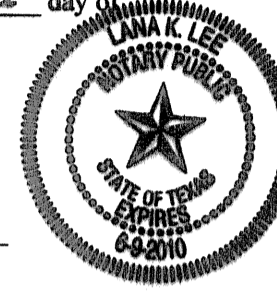
STATE OF TEXAS }  
COUNTY OF PARKER }  
}}  
}}

Before me, the undersigned authority, on this day personally appeared LESLEE MADRID 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, in the capacity therein stated and as the act and deed of said association.

Given under my hand and seal of office on this the 26<sup>th</sup> day of August, 2008.

Lana K. Lee  
Notary Public in and for the State of Texas

My Commission expires: 6-9-2010



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 more than two residential units per lot.

David Pokluda  
David Pokluda

SWORN TO AND SUBSCRIBED before me this 26<sup>th</sup> day of August, 2008.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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



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 Eric S. Spooner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of August, 2008.



FINAL PLAT OF THE  
PARK OAKS ADDITION

BLOCK 1, LOTS 13R, 14R AND 15R,  
BEING A REPLAT OF BLOCK 1, LOTS 13-16 OF THE  
PARK OAKS ADDITION, AN ADDITION TO THE CITY OF  
WEATHERFORD, TEXAS, AS RECORDED IN CAB. C, SLIDE  
322 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.  
AUGUST, 2008

PLAT NOTES

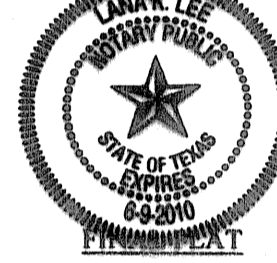
1. 5' Utility & Drainage Easements are along all side lot lines. Side lot line easements are not shown herein for clarity.
2. Bearings based on original Park Oaks Addition.
3. All lot corners shall be set with 1/2-inch iron rods with cap stamped "SPOONER & ASSOCIATES" unless otherwise noted.
4. All lots have a 5' side building setback unless otherwise noted on the plat.
5. 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.
6. DAVID POKLUDA, acting as an authorized agent in and for ALAMO CUSTOM BUILDERS, INC., and LESLEE MADRID does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys or natural contours to the grade established in the subdivision.

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 more than two residential units per lot.

Leslee Madrid  
Leslee Madrid

SWORN TO AND SUBSCRIBED before me this 26<sup>th</sup> day of August, 2008.



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

RECOMMENDED BY: PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS

Signature of Chairperson: [Signature] DATE OF RECOMMENDATION: 9-9-08

APPROVED BY: [Signature] CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS

Signature of Mayor: [Signature] DATE OF APPROVAL: 9-9-08

ATTEST: [Signature] DATE: 9-9-08  
CITY SECRETARY

CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
DATE: \_\_\_\_\_  
PARKER COUNTY, PLAT RECORDS

**CIVILworks Engineering**  
Commercial • Residential • Sitework • Planning  
ENGINEER:

SURVEYOR:  
SPOONER AND ASSOCIATES, INC.  
309 BYERS STREET, SUITE A  
BUCESS, TX 76039  
Ph: (817)231-0297  
Fax: (817)685-8508  
Eric S. Spooner, R.P.L.S. 5922

OWNER/DEVELOPER/SUBDIVIDER:  
ALAMO CUSTOM BUILDERS  
AND COMPANY, INC.  
P.O. BOX 14765  
HALTOM CITY, TEXAS 76117  
Ph: (817)427-5782  
David Pokluda, President

1192 Boling Ranch Rd.  
Aze, Texas 76020  
Ph: (817) 448-9595  
Fax: (817) 448-6390  
Ottis Lee, III, P.E.

**SPOONER & ASSOC.**  
REGISTERED PROFESSIONAL  
LAND SURVEYORS



JOB NO. 1332-8-05  
DATE 8-11-08  
ACAD FILE:  
1332-PARK OAKS  
DRAWN BY E.S.S.  
COMPUTED BY E.S.S.  
CHECKED BY E.S.S.

309 BYERS STREET, S-A  
BUCESS, TEXAS 76039  
(817) 231-0297

ACCT. NO.: 16168  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: G-16

C734