

**NOTES**

1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP #1904 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 45367C000E, DATED SEPTEMBER 30, 2008 FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - CARTRIDGE WORDS UNLESS OTHERWISE NOTED.

3) 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 WITH HOLDING OF UTILITIES AND BUILDING PERMITS.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF WEATHERFORD 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 GROUNTS 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 AT ANY TIME PROCURING PERMISSION FROM ANYONE.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.

7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY (IE ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOMEOWNERS ASSOC., ETC)

8) THIS TRACT IS CURRENTLY ZONED AGRICULTURAL.

9) VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS  
THE AREA OR AREAS SHOWN ON THIS PLAT AS "VAM" VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS 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 TEXTILES THE CITY MAY WITHERAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUBS, TREE OR OTHER IMPROVEMENTS OR GROUNTS, 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 LANDSCAPING 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 ON ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

10) BEARINGS DERIVED FROM GPS OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4902.

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

201603206 PLAT Total Pages: 1

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

*Jane Lorenz*  
 CHAIRPERSON DATE OF RECOMMENDATION 2-5-16

APPROVED BY: **CITY COUNCIL**  
 CITY OF WEATHERFORD, TEXAS

*[Signature]*  
 MAYOR DATE OF APPROVAL 2/9/16

ATTEST:  
*Malinda Nowell*  
 CITY SECRETARY DATE 2/9/16

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, FRED M. PHILLIPS, III, BEING THE SOLE OWNER OF A CERTAIN 7.341 ACRES (200,726 ± SQ. FT.) TRACT OF LAND BEING A PORTION OF LOTS 13, 32 AND 33, BLOCK 16, AND ALL OF ASH COURT (AN UNDEVELOPED ROADWAY) ACCORDING TO THE OFFICIAL PLAT OF RECORD FOR LAKESHORE HILLS ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 42, P.R.P.C.T. RECORDS, PARKER COUNTY, TEXAS AND ALL OF LOTS 16-R, 17-R, 18-R, 19-R, 20-R, AND A PORTION OF LOTS 14-R, 15-R, 34-R AND 35-R, BLOCK 16, LAKESHORE HILLS ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 305, P.R.P.C.T. RECORDS, PARKER COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO PHILLIPS IN DOCUMENT NO. 201509538, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, MARTINEZ HILLS ESTATES, AS RECORDED IN PLAT CABINET C, SLIDE 42, P.R.P.C.T., IN THE SOUTH RIGHT OF WAY LINE OF WEST LAKE DRIVE (A PAVED SURFACE) AND AT THE NORTHEAST CORNER OF SAID PHILLIPS TRACT FOR THE MOST EASTERLY NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 29°17'00" W 188.01 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 1 TO A CAPPED 1/2" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LAKEWAY RESIDENTIAL, L.L.C. IN DOCUMENT NO. 201425101, O.P.R.P.C.T., FOR THE MOST EASTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE WITH THE COMMON BOUNDARY LINE OF SAID PHILLIPS TRACT AND SAID LAKEWAY RESIDENTIAL TRACT THE FOLLOWING:  
 N 89°45'14" W 300.92 FEET TO A CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
 S 89°45'14" W 36.48 FEET TO A CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

S 84°27'39" W 37.26 FEET TO A CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
 S 47°42'7" W 99.61 FEET TO A CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
 S 37°30'06" W 194.88 FEET TO A FOUND CAPPED 1/2" IRON ROD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.  
 S 88°08'57" W 463.11 FEET TO A CAPPED 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°50'51" E 433.54 FEET TO A POST FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°35'56" E 340.72 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 89°49'47" E 358.54 FEET TO A 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF SAID WEST LAKE DRIVE FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 74°08'22" E 200.97 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID WEST LAKE DRIVE TO A CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 73°50'30" E 105.27 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID WEST LAKE DRIVE TO A 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 57°08'34" E 96.27 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID WEST LAKE DRIVE TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT FRED M. PHILLIPS, III, ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, PHILLIPS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DOES HEREBY DEDICATE, IN THE WHOLE, 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 GROUNTS 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 PUBLICS AND CITY OF WEATHERFORD 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 GROUNTS 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 PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS MY HAND, THIS 8th DAY OF January 2016  
 BY: *Fred M. Phillips III*  
 FRED M. PHILLIPS III

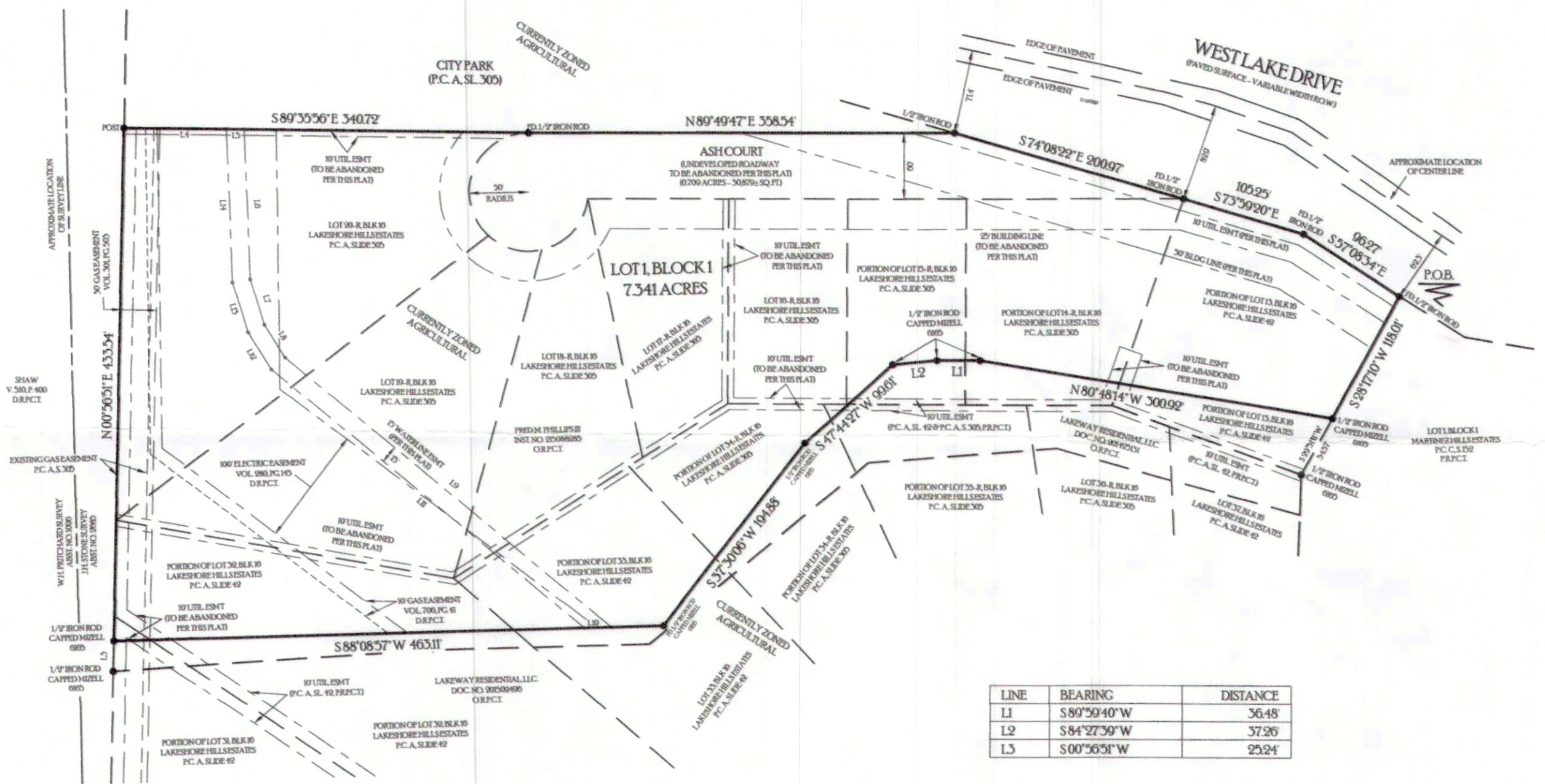
STATE OF TEXAS  
 COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRED M. PHILLIPS III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING 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 8th DAY OF January 2016  
*[Signature]*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 16277  
 SCH. DIST.: WE  
 CITY: WE  
 MAP NO.: K-15



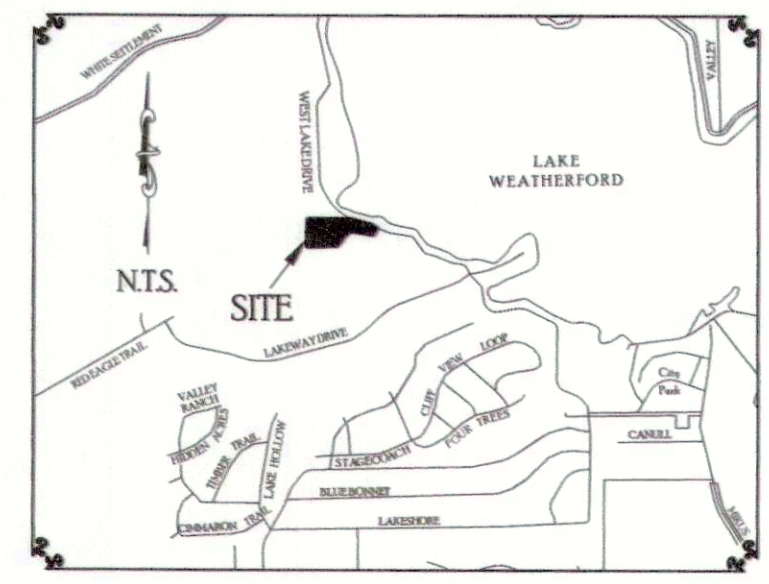
LINE	BEARING	DISTANCE
L1	S 89°29'40" W	36.48
L2	S 84°27'39" W	37.26
L3	S 00°50'51" W	25.24

LINE	BEARING	DISTANCE
L4	S 89°35'56" E	85.82
L5	S 89°35'56" E	15.02
L6	S 02°32'35" E	126.77
L7	S 17°24'45" E	40.01
L8	S 32°48'07" E	32.46
L9	S 50°29'25" E	357.02
L10	S 88°08'57" W	22.70
L11	N 50°29'25" W	342.52
L12	N 32°48'07" W	36.82
L13	N 17°24'45" W	44.00
L14	N 02°32'35" W	129.50

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Jeanne Brunson*  
 201603206  
 02/17/2016 12:51 PM  
 Fee: 76.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT

THE PURPOSE OF THIS REPLAT IS TO COMBINE A PORTION OF LOTS 13, 32, AND 33, BLOCK 16, AND ALL OF ASH COURT (AN UNDEVELOPED ROADWAY) ACCORDING TO THE OFFICIAL PLAT OF RECORD FOR LAKESHORE HILLS ESTATES, AS RECORDED IN P.C.A. SL. 42, P.R.P.C.T. AND ALL OF LOTS 16-R, 17-R, 18-R, 19-R, 20-R, AND A PORTION OF LOTS 14-R, 15-R, 34-R AND 35-R, BLOCK 16, LAKESHORE HILLS ESTATES, AS RECORDED IN P.C.A. SL. 305, O.P.R.P.C.T. INTO ONE CONTIGUOUS LOT AND ABANDON AND ADJUST ALL BUILDING LINES AND UTILITY EASEMENTS ACCORDINGLY.

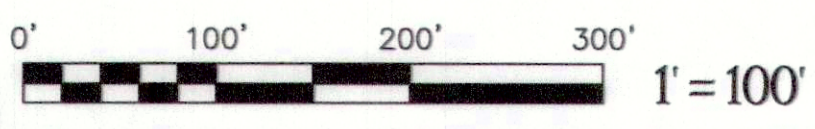
**SURVEYORS CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.  
*[Signature]*  
 KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
 CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST., WEATHERFORD, TX 76086  
 SEPTEMBER 2015 - IN150159P



**REPLAT**  
**LOT 1, BLOCK 1**  
**PHILLIPS ADDITION**

BEING A 7.341 ACRES REPLAT OF A PORTION OF LOTS 13, 32, AND 33, BLOCK 16, AND ALL OF ASH COURT (AN UNDEVELOPED ROADWAY) ACCORDING TO THE OFFICIAL PLAT OF RECORD FOR LAKESHORE HILLS ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 42, P.R.P.C.T. AND ALL OF LOTS 16-R, 17-R, 18-R, 19-R, 20-R, AND A PORTION OF LOTS 14-R, 15-R, 34-R AND 35-R, BLOCK 16, LAKESHORE HILLS ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 305, P.R.P.C.T. AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO PHILLIPS IN DOCUMENT NO. 201509538, O.P.R.P.C.T.

SEPTEMBER 2015  
**CARTER SURVEYING**  
 & MAPPING  
 110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
 (P) 817-594-0400 - (F) 817-594-0403



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