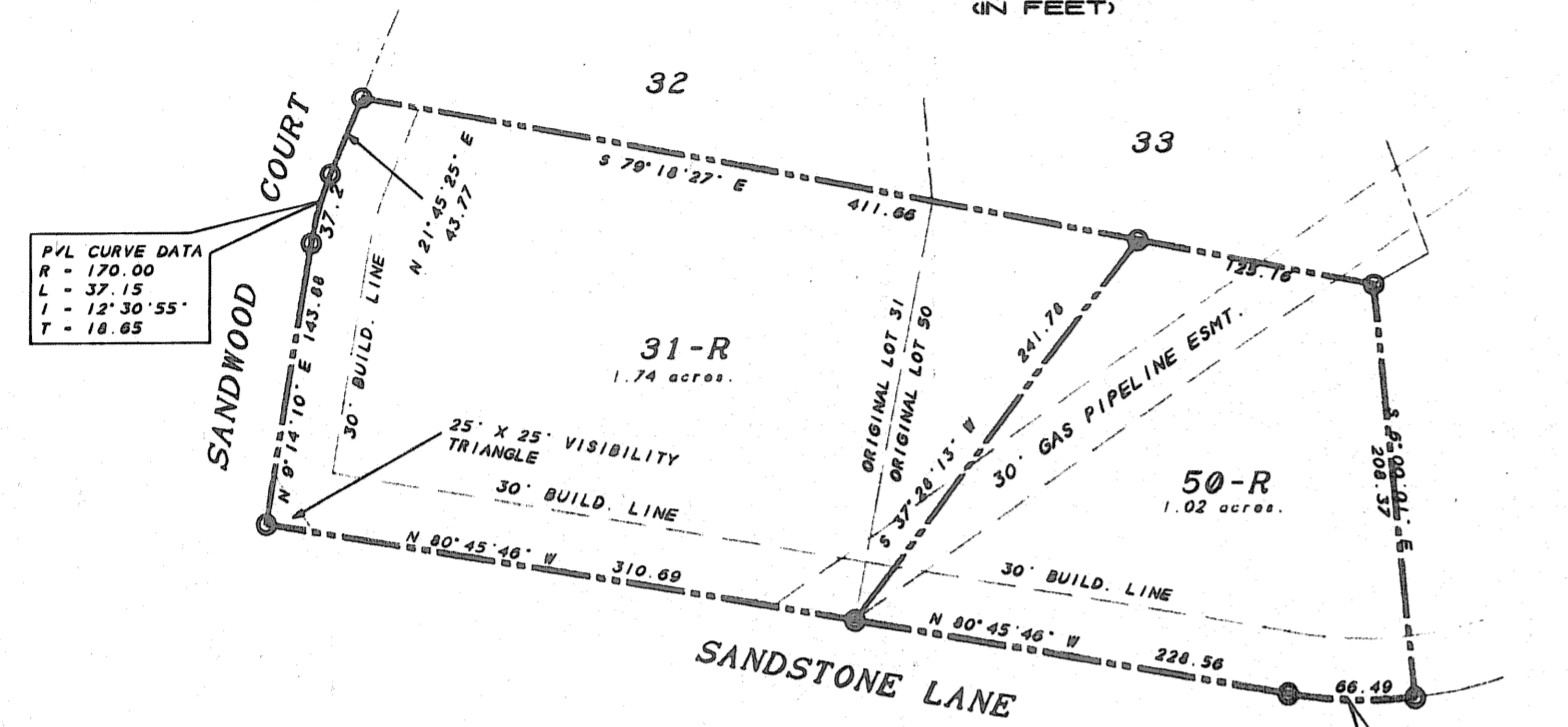
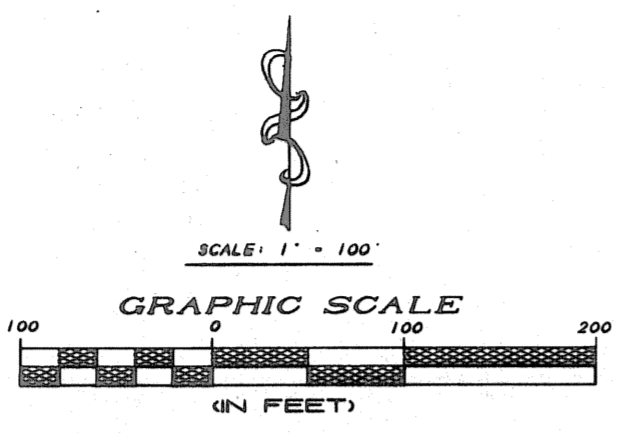


C-595

Doc# 648009 Fees: \$66.00  
07/25/2007 10:00AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANNE BRUNSON, COUNTY CLERK

Doc# 648009  
Book 2559 Page 45

FLOOD NOTE:  
ACCORDING TO FEMA F.I.R.M. PANEL  
NO. 480520 0125 C DATED JAN. 3, 1997  
THIS PROPERTY IS NOT LOCATED WITHIN  
A 100 YEAR FLOOD HAZARD AREA.



EASEMENTS:  
THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL  
STREET AND SUBDIVISION LOT LINES; A 15 FOOT UTILITY  
EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES  
CENTERED ON THE LOT LINE (7.5' ON EACH LOT).

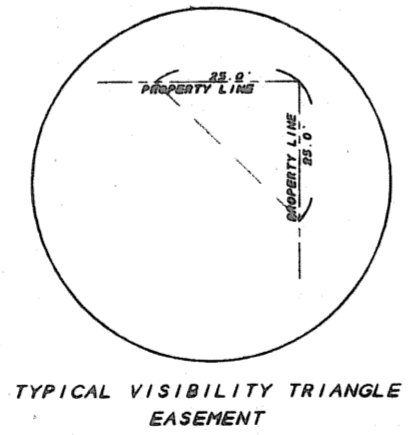
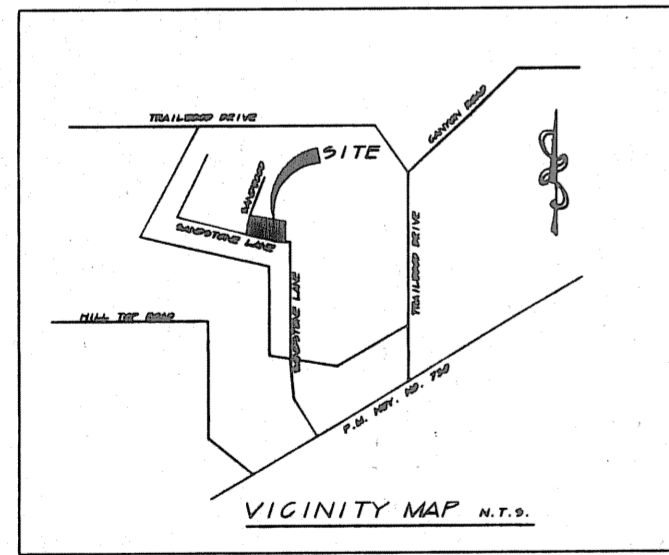
NOTE:  
ALL CORNERS MARKED  
WITH 1/2 INCH IRON RODS.

P/L CURVE DATA  
R = 250.00  
L = 66.49  
I = 15° 14' 05"  
T = 33.44

WATER AND SEWER SHALL BE PRIVATE ON-SITE  
CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS  
OF PARKER COUNTY AND T.N.R.C.C.

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL  
JURISDICTION OF THE CITY OF WEATHERFORD, TEXAS

NOTE:  
THIS REPLAT DOES NOT ALTER OR REMOVE ANY RECORDED COVENANTS OR RESTRICTIONS.  
ANY COVENANTS OR RESTRICTIONS APPLICABLE TO THE ORIGINAL LOTS SHALL APPLY TO  
THE REPLATTED LOTS.



SURVEYOR'S CERTIFICATION:  
I, B. F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY  
CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER  
MY SUPERVISION IN APRIL, 2007.

B. F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190 STATE OF TEXAS



OWNER/DEVELOPER  
AVANTI LANDSCAPE MANAGEMENT, INC.  
RAY FRENCH, PRESIDENT  
701 FORTFIND  
ARLINGTON, TEXAS 76007  
940-793-3206

ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
139 GROVLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-323-8613  
FAX 940-323-0028

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Avanti Landscape Management, Inc., Owner of the property shown hereon (Volume 2275, page 1156) acting herein by and its duly authorized officer, does hereby adopt this plat designating this property as LOTS 31-R AND 50-R, SANDSTONE ESTATES PHASE II, an addition in Parker County, 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 as street purposes. The easements and public use areas, as shown, are dedicated to 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 its 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 of procuring permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

WITNESS, my hand, this the 29th day of May, 2007.

BY: Ray French  
Ray French, President, Avanti Landscape Management, Inc.  
Ray F. French  
Printed Name and Title

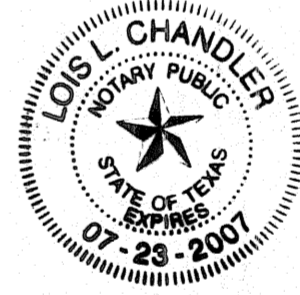
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ray French, 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 29th day of May, 2007.

Lois L. Chandler  
Notary Public in and for the State of Texas

7-23-07  
My Commission Expires On:



CITY APPROVAL OF REPLAT:

Approved: following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY:

B. L. L...  
Signature of Chairperson

Planning & Zoning Commission  
City of Weatherford, Texas  
6-7-07  
Date of Recommendation

APPROVED BY:

J. M. J...  
Signature of Mayor

City Council  
City of Weatherford, Texas  
05-22-07  
Date of Approval

Cheryl W...  
City Secretary

05-22-07  
Date

Recorded on this 25th day of July, 2007.  
in Vol. (Cab.) C, Pg. (Slide) 595 of the  
Plat Records of Parker County, Texas.  
County Clerk, Parker County, Texas.

Approved by the Commissioners Court of Parker County, Texas:  
THIS THE 25th day of July, 2007  
Mark A... COUNTY JUDGE  
J. A... COUNTY COMMISSIONER  
J. A... COUNTY COMMISSIONER  
J. A... COUNTY COMMISSIONER

REPLAT  
LOT 31-R AND LOT 50-R  
SANDSTONE ESTATES, PHASE II  
BEING A REPLAT OF LOT 31 AND LOT 50,  
SANDSTONE ESTATES, PHASE II  
AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF  
WEATHERFORD, PARKER COUNTY, TEXAS  
ACCORDING TO THE PLAT RECORDED IN  
PLAT CABINET C, SLIDE 383  
OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

ACCT. NO.: 17254  
SCH. DIST.: WE  
CITY: CO  
MAP NO.: J-14