

C531

CITY APPROVAL OF CONSTRUCTION PLAT

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

RECOMMENDED BY: Planning and Zoning Commission City of Weatherford, Texas Signature of Chairperson: *Paul C. Shipley* Date of Recommendation: 2-14-07

APPROVED BY: City Council City of Weatherford, Texas Signature of Mayor: *David M. Mason* Date of Approval: 2-14-07

ATTEST: *Angela Wiker* City Secretary Date: 2-14-07

FINAL PLAT

LOTS 1 THROUGH 19, BLOCK 1 SIMONS MEADOWS ESTATES, PHASE III AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS Being 5.69 Acres situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, Texas

Doc# 629983 Book 2514 Page 1818

Doc# 629983 Fees: \$66.00 02/27/2007 10:42AM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

ACCT. NO.: 17482 SCH. DIST.: WE CITY: WE MAP NO.: I-15

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 not more than two residential units per lot.

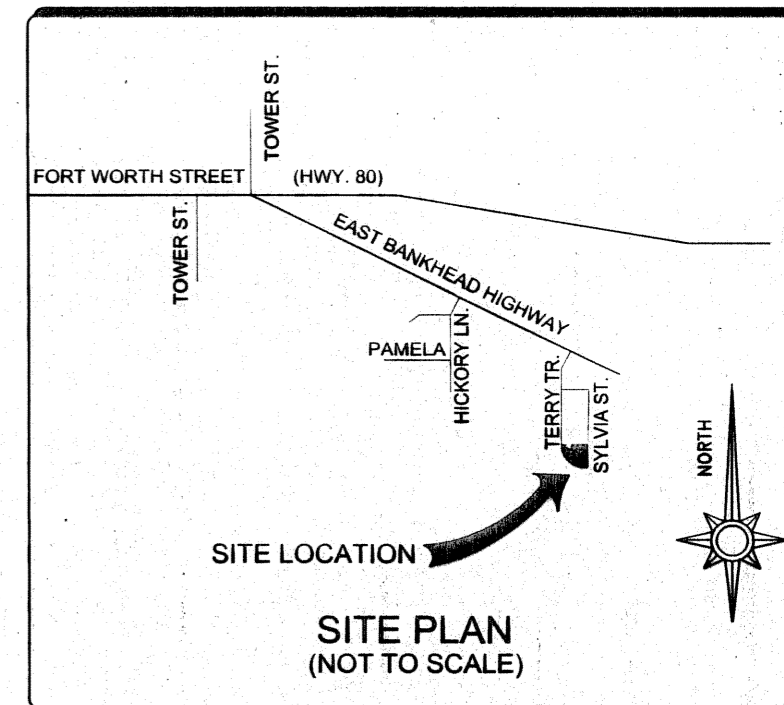
Notary Public In and for the State of Texas SWORN TO AND SUBSCRIBED before me this 23rd day of February, 2006.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

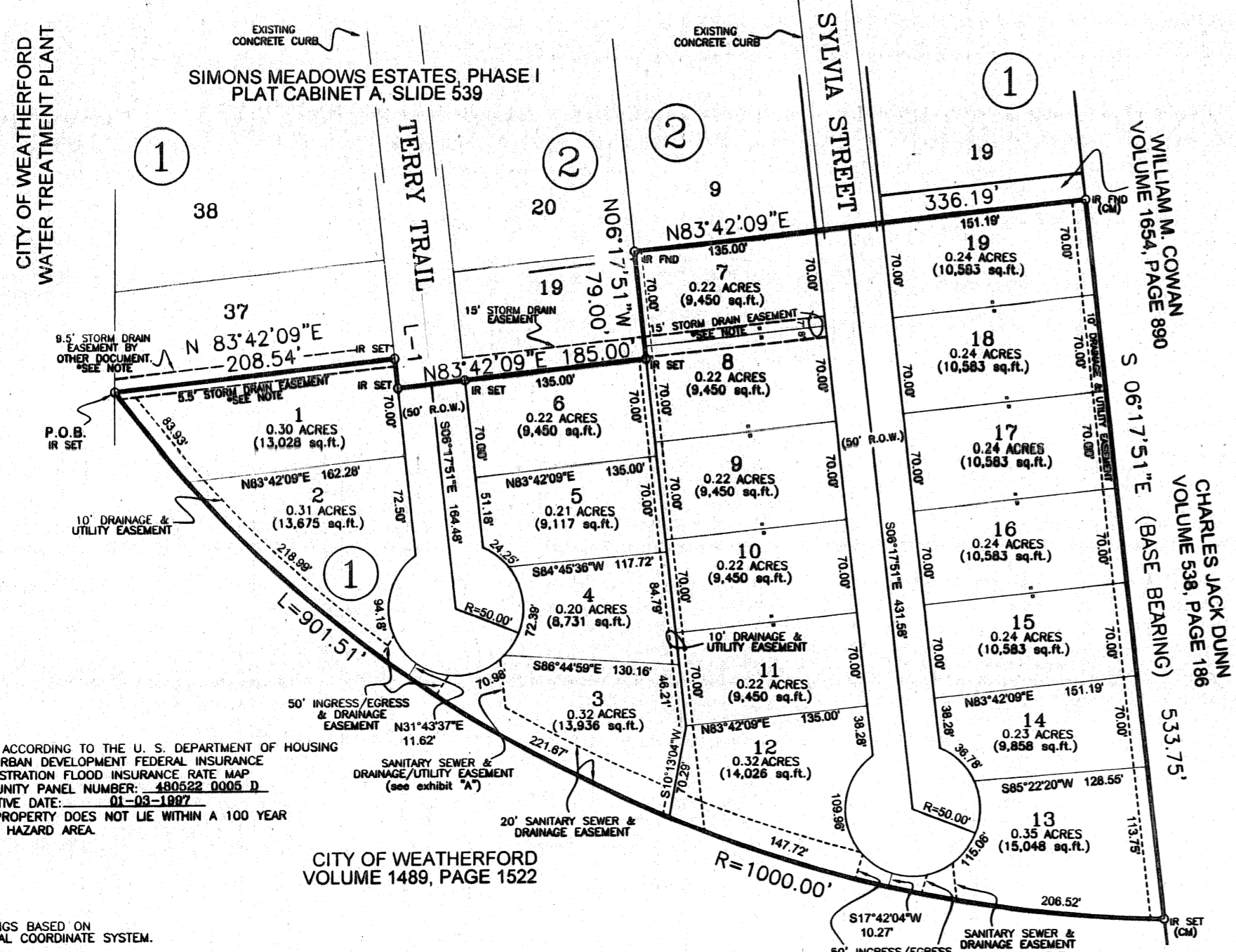
"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

NOTE: 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.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



BOUNDARY LINE TABLE with columns L-1, S 06°17'51"E, 21.32'



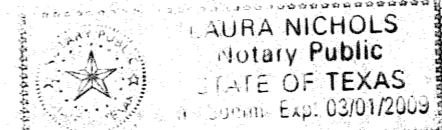
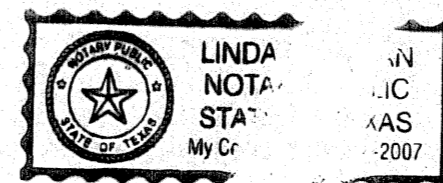
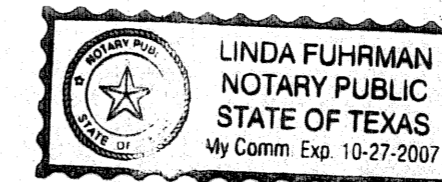
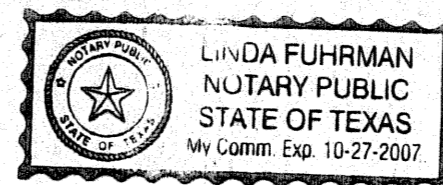
STATE OF TEXAS) COUNTY OF PARKER) The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS) COUNTY OF PARKER) BEFORE ME, the undersigned authority, on this day personally appeared Jeff Williams 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 23rd day of February, 2006. Notary Public in and for the State of Texas

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 Kevin Rowell, known to me by 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 on this 23rd day of February, 2006. Notary Public in and for the State of Texas



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr. Registered Professional Land Surveyor, No. 2074 DECEMBER, 2006

STATE OF TEXAS) COUNTY OF PARKER) WHEREAS, TEXAS LONGHORN EQUITY, CORP., acting by and through its duly authorized agent being the sole owners of 5.69 Acres situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, Texas and being more particularly described by metes and bounds as follows:

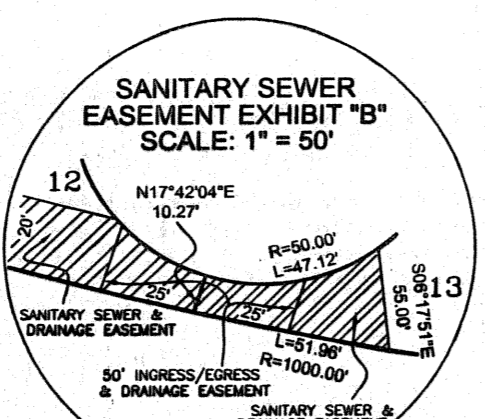
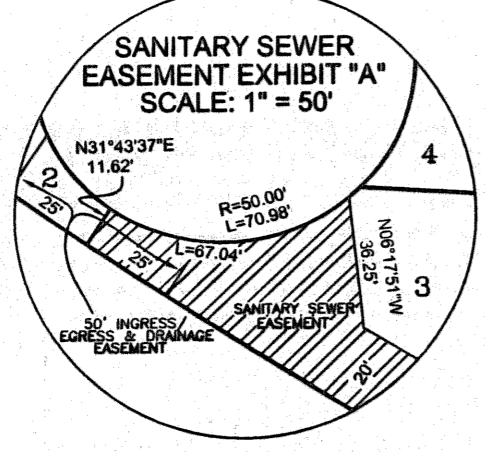
BEGINNING at an iron rod set at the southwest corner of Lot 37, Block 1, Simons Meadows Estates, Phase I, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 539, Plat Records, Parker County, Texas, said iron also being called by deed to be N 00°00'38" E, 481.32 feet from the southwest corner of Block 14 or the Larger Subdivision of said Sarah Monk Survey; THENCE N 83°42'09" E, 208.54 feet to an iron rod set in the west right of way line of Terry Trail at the northeast corner of said Lot 37; THENCE S 06°17'51" E, with the west right of way line of said Terry Trail, 21.32 feet to an iron rod set; THENCE N 83°42'09" E, crossing said Terry Trail at 50.0 feet passing an iron rod set in the east right of way line of said Terry Trail and in all 185.0 feet to an iron rod set; THENCE N 06°17'51" W, 79.0 feet to an iron rod found at the northeast corner of Lot 19, Block 2, said Simons Meadows Estates, Phase I and the southwest corner of Lot 9, Block 2, Simons Meadows Estates, Phase II, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 538, Plat Records, Parker County, Texas; THENCE N 83°42'09" E, at 135.0 feet passing the west right of way line of Sylvia Street and at 185.0 feet passing the east right of way line of said Sylvia Street and in all 336.19 feet to an iron rod found in a fence; THENCE S 06°17'51" E, on or about a fence line, 533.75 feet to an iron rod set at the northeast corner of a tract of land described to the City of Weatherford recorded in Volume 1489, Page 1522, Real Records, Parker County, Texas in a non-tangent curve to the right with a radius of 1000.0 feet and whose chord bears N 63°10'38" W, 871.29 feet; THENCE with said curve to the right through a central angle of 51°39'10" and a distance of 901.51 feet to the POINT OF BEGINNING and containing 5.69 acres (247771 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, TEXAS LONGHORN EQUITY, CORP., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOTS 1 THROUGH 19, BLOCK 1, SIMONS MEADOWS ESTATES, PHASE III, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 5.69 Acres situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, 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 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 23rd day of February, 2006. Kevin Rowell, Agent

SCALE: 1" = 100' HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: 01-03-1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA. NOTE: BEARINGS BASED ON A LOCAL COORDINATE SYSTEM. NOTE: NO FENCES OR STRUCTURES ARE TO BE CONSTRUCTED OR PLACED IN OR ON THE AREAS DESIGNATED AS STORM DRAIN EASEMENTS. AND THE CITY OF WEATHERFORD IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY FACILITIES MOVED OR DAMAGED DURING THE OPERATION AND MAINTENANCE OF THE EASEMENT. NOTE: LOT OWNERS ARE OBLIGATED TO MAINTAIN EASEMENT ALONG THE SOUTH PROPERTY LINE OF SUBDIVISION, I. e. LOTS 2, 3, 12, & 13.



OWNER/DEVELOPER: Texas Longhorn Equity, Corp. Kevin Rowell, Agent P O Box 708 Cypress, California 90630 817-915-5739