

FINAL PLAT APPROVAL BLOCK

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

Recommended by: *[Signature]* 1-5-17
 City Planner
 City of Weatherford, Texas
 Date of Recommendation

Approved by: *[Signature]* 1-5-17
 City Manager or Mayor
 Date of Approval

Attest: *[Signature]* 1/5/17
 City Secretary
 Date

OWNER'S CERTIFICATE

201700604 PLAT Total Pages: 1

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, Stonehollow Homes, LLC, is the sole owner of a tract of land situated in the J.A. Yeoman Survey, Abstract No. 1692 in the City of Weatherford, Parker County, Texas, being all of a tract of land conveyed to Stonehollow Homes, LLC by General Warranty Deed recorded in Instrument No. 201424599, Official Public Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found for corner in the Northwest line of West Park Avenue (a variable width right-of-way), being the Southeast corner of a tract of land conveyed to Michael R. Baldwin and wife, Sheila A. Baldwin by deed recorded in Book 1677, Page 1268, Deed Records, Parker County, Texas;

Thence North 00 degrees 05 minutes 47 seconds East, leaving the said Northwest line of West Park Avenue and along the East line of said Baldwin tract, a distance of 289.80 feet to a 1 inch iron pipe found at the Northeast corner of said Baldwin tract, being in the most Western South line of a tract of land conveyed to Dawson Properties, Ltd. by deed recorded in Book 2752, Page 150, Deed Records, Parker County, Texas;

Thence South 89 degrees 23 minutes 13 seconds East, along the said most Western South line of Dawson Properties, Ltd. tract, a distance of 211.00 feet to a 1/2 inch iron rod found at an interior ell of said Dawson Properties, Ltd. tract;

Thence South 00 degrees 05 minutes 47 seconds West, along the most Southern West line of said Dawson Properties, Ltd. tract, a distance of 174.53 feet to a 1/2 inch iron rod found at the most Eastern Southwest corner of said Dawson Properties, Ltd. tract, being in the said Northwest line of West Park Avenue;

Thence South 61 degrees 50 minutes 47 seconds West, along the said Northwest line of West Park Avenue, a distance of 239.52 feet to the Point of Beginning and containing 48,984 square feet or 1.124 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stonehollow Homes, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **STONEHOLLOW AT WEST PARK ADDITION**, 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 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 5th day of January, 2017.

By: *[Signature]*
 Ryan Hayes, Vice President
 Stonehollow Homes, LLC

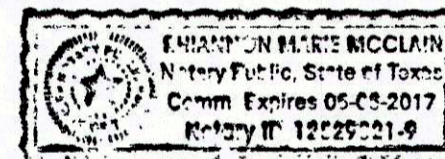
STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ryan Hayes, Vice President, 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 5th day of January, 2017.

Notary Public in and for the State of Texas.

[Signature]
 My Commission Expires On: 5-6-17



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 201700604
 01/09/2017 02:22 PM
 Fee: 75.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, 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]
 Bryan Connally, R.P.L.S. No. 5513



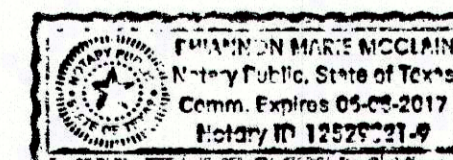
STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connally, 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 3rd day of January, 2017.

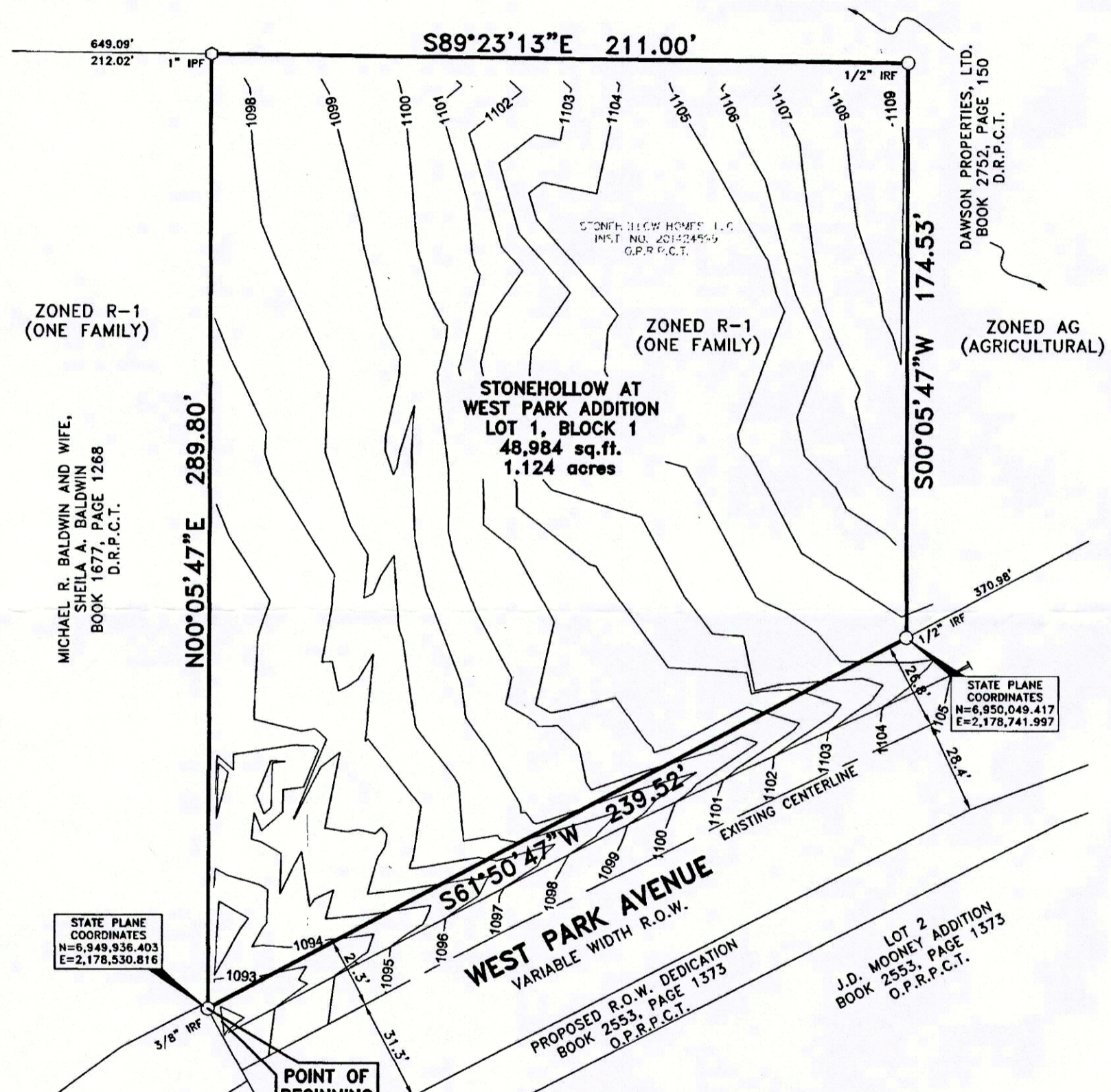
Notary Public in and for the State of Texas.

[Signature]
 My Commission Expires On: 5-6-17



FINAL PLAT
STONEHOLLOW AT WEST PARK ADDITION
 LOT 1, BLOCK 1
 48,984 SQ.FT. / 1.124 ACRES
 J.A. YEOMAN SURVEY, ABSTRACT NO. 1692
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

ACCT. NO.: 17956
 SCH. DIST.: CWE
 CITY: G-14
 MAP NO.:

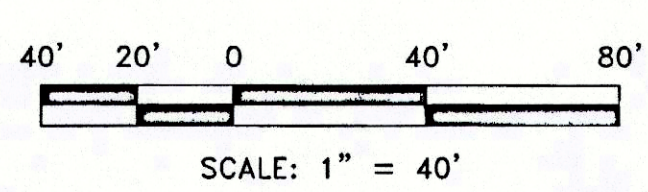


LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
N	NORTHING
E	EASTING
SQ.FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

GENERAL NOTES

- 1) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) SELLING A PORTION OF OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
- 7) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFIRM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.



D-664
 OWNER: **STONEHOLLOW HOMES, LLC**
 ATTN: RYAN HAYES
 905 MARKET STREET
 ALLEN, TEXAS 75013
 P(214)872-0346

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbginctx.com

SCALE: 1"=40' / DATE: JANUARY 03 2017 / JOB NO. 1609076-1 / DRAWN BY: CG

21692. 017-000-00