

CITY APPROVAL OF FINAL PLAT
 Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: [Signature]
 City Engineer

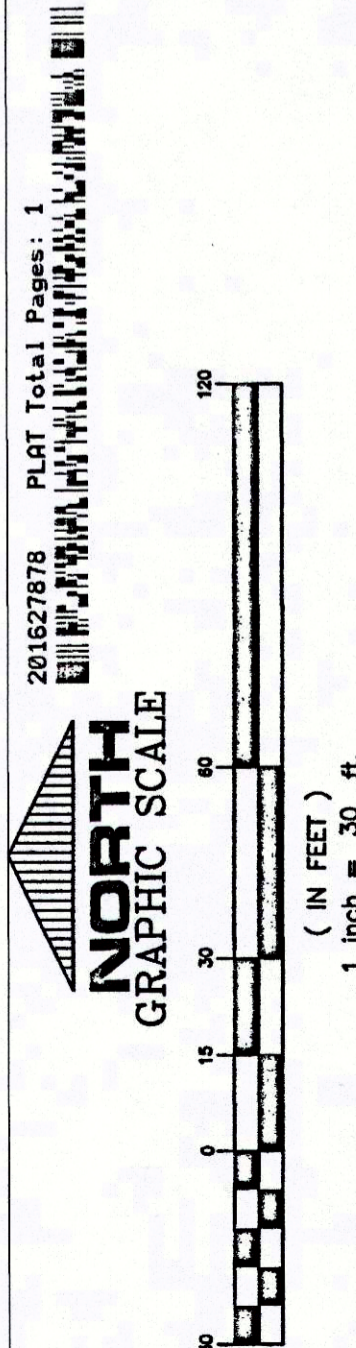
APPROVED BY: [Signature]
 City Mayor/City Manager

WITNESSES: [Signature]
 City Secretary

Date of Recommendation: 12-5-16

Date of Approval: 12-5-16

Date: 12/5/16



UTILITY EASEMENTS:	
ELECTRIC	
WATER	
TELEPHONE	

STATE OF Texas
 COUNTY/PARISH OF Parker

WHEREAS I, Treg Qualman, being the owner of 0.65 of an acre of land being Lot 18 and Lot 19, Block 3, Trace Ridge Addition, recorded in Cabinet B, Slide 232, Plat Records, Parker County, Texas, and said tract being more particularly recorded in Volume 1785, Page 1072, and Volume 2637, Page 1813, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found for the northwest corner of Lot 18, same being an "oil" corner of Lot 4;

Thence N76°27'00"E, 65.00 feet along the common line of said Lot 18; said Lot 4, and Lot 5 to a 100d nail found (Control Monument) for the northeast corner of said Lot 18, same being the northwest corner of Lot 17;

Thence S36°54'06"E, 113.38 feet along the common line of said Lot 17 and Lot 18 to a 100d nail found (Control Monument) in the northwest cul-de-sac of Ridgcrest Drive, an existing 50 feet wide right of way, for the southeast corner of said Lot 18, same being the southwest corner of said Lot 17;

Thence along a curve to the left, with a radius of 50.00 feet, and whose chord is S03°16'39"E, 83.28 feet, an arc distance of 98.42 feet along the cul-de-sac of said Ridgcrest Drive to a 1/2" rebar rod found for the P.C. of Lot 18;

Thence S00°20'38"W, 74.71 feet along the west line of said Ridgcrest Drive to a 1/2" rebar rod found for the southeast corner of said Lot 19, same being the northeast corner of Lot 20;

Thence S89°25'00"W, 133.20 feet along the common line of said Lot 19 and said Lot 20 to a 1/2" capped rebar rod found for the southwest corner of said Lot 19, same being the northwest corner of said Lot 20, and being in the east line of Lot 1;

Thence N00°35'00"W, (BASE BEARING PER PLAT), 234.66 feet along the common line of said Lot 19; said Lot 18; said Lot 1; Lot 2; Lot 3, and said Lot 4 to the point of beginning and containing 0.65 of an acre of land, or 28,098 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Treg Qualman, do hereby adopt this plat designating the herein above described property as Lot 18R, Block 3, Trace Ridge Addition, an addition to the City of Weatherford, 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 shown, except that landscape improvements may be placed in an easement, provided that such improvements are in accordance with the terms of the easement. This dedication shall be subject to the public use and accommodation of all public utilities desiring to use or using the same unless the assessment 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 an owner.

We do hereby waive 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 conform to the grades established in the subdivision.

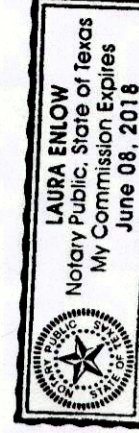
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

[Signature]
 Treg Qualman

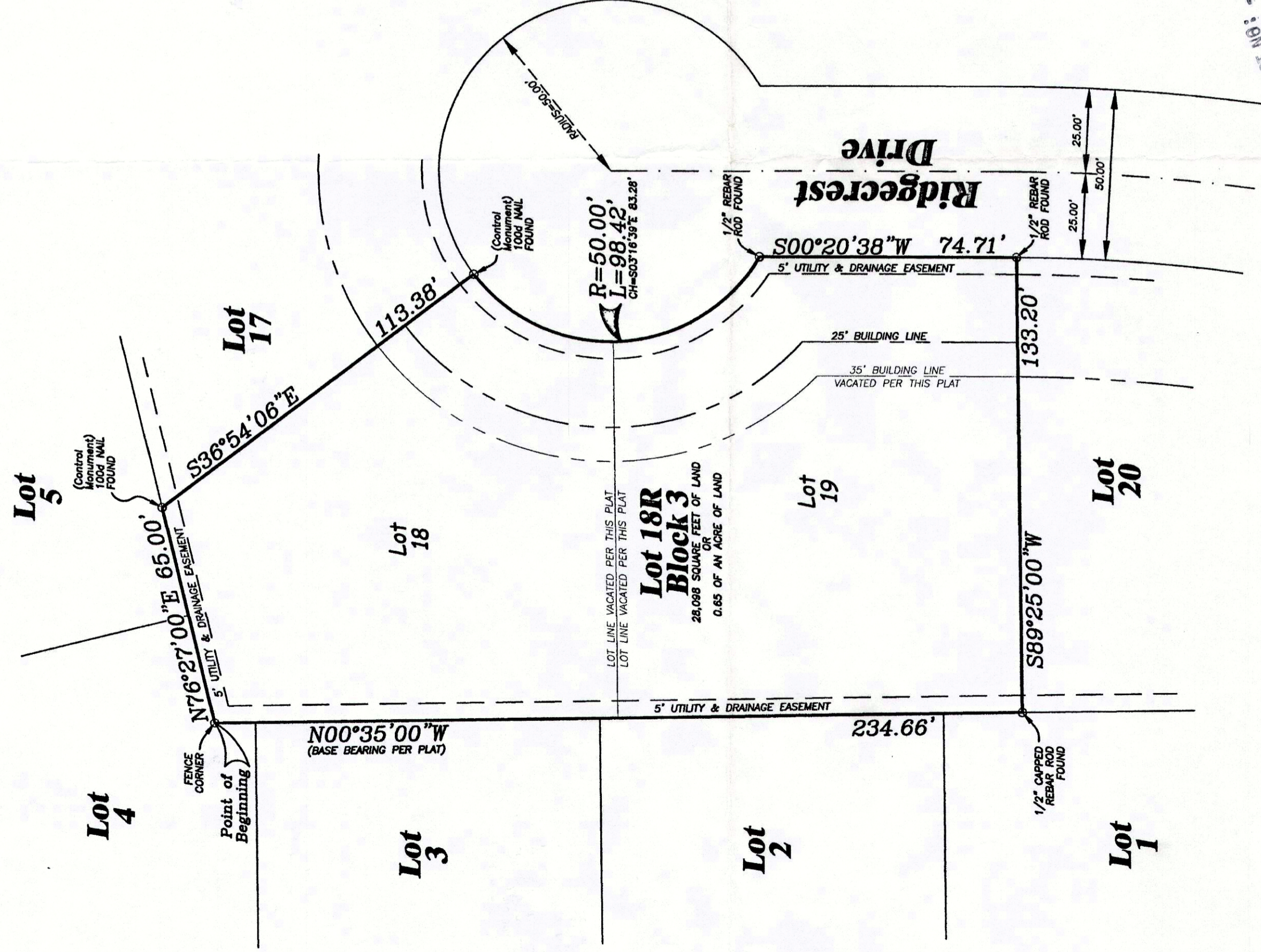
STATE OF Texas
 COUNTY/PARISH OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Representative for Larry Lyle Homes, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 5 day of July, 2016.
[Signature]
 Notary Public
 My Commission Expires June 08, 2018



- Notes:
- 1) According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel Number 46387C 0385 E, Dated September 26, 2008, this subdivision is in Zone 'X', which is not in the 1% annual chance flood.
 - 2) 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.
 - 3) Restrictive covenants and easements recorded in Volume 2018, Page 1184, Official Records, Parker County, Texas, affect this tract.



ARREST NO: 18462
 SERIAL DISC: 003
 FILE NO: 18462

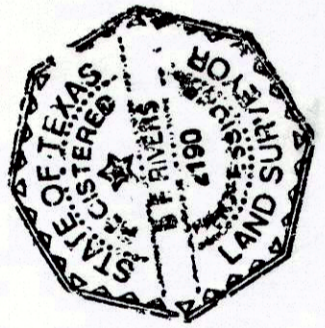
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 201627878
 12/07/2016 01:04 PM
 Treg Qualman, County Clerk
 Parker County, Texas
 PLAT

18462-003-018-00
 18462-003-019-00

REPLAT SHOWING
 Lot 18R, Block 3,
Trace Ridge Addition

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, AND BEING 0.65 OF AN ACRE OF LAND BEING LOTS 18 AND 19, BLOCK 3, TRACE RIDGE ADDITION, RECORDED IN CABINET B, SLIDE 232, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN A DEED TO TREG QUALMAN, RECORDED IN VOLUME 1785, PAGE 1072, AND VOLUME 2637, PAGE 1813, OFFICIAL RECORDS, PARKER COUNTY, TEXAS.



KNOW ALL MEN BY THESE PRESENTS: That I, B.F. Rivers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are located under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

[Signature]
 B.F. RIVERS
 M.S., P.E., R.P.L.S. No. 2190
 SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 OFFICE: 940-325-6613
 FIRM# 10012400

Ownership:
 Treg Qualman
 2110 Ridgcrest Drive
 Weatherford, TX 76085

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 640 DATE _____