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Doc# 628859
Book 2512 Page 855

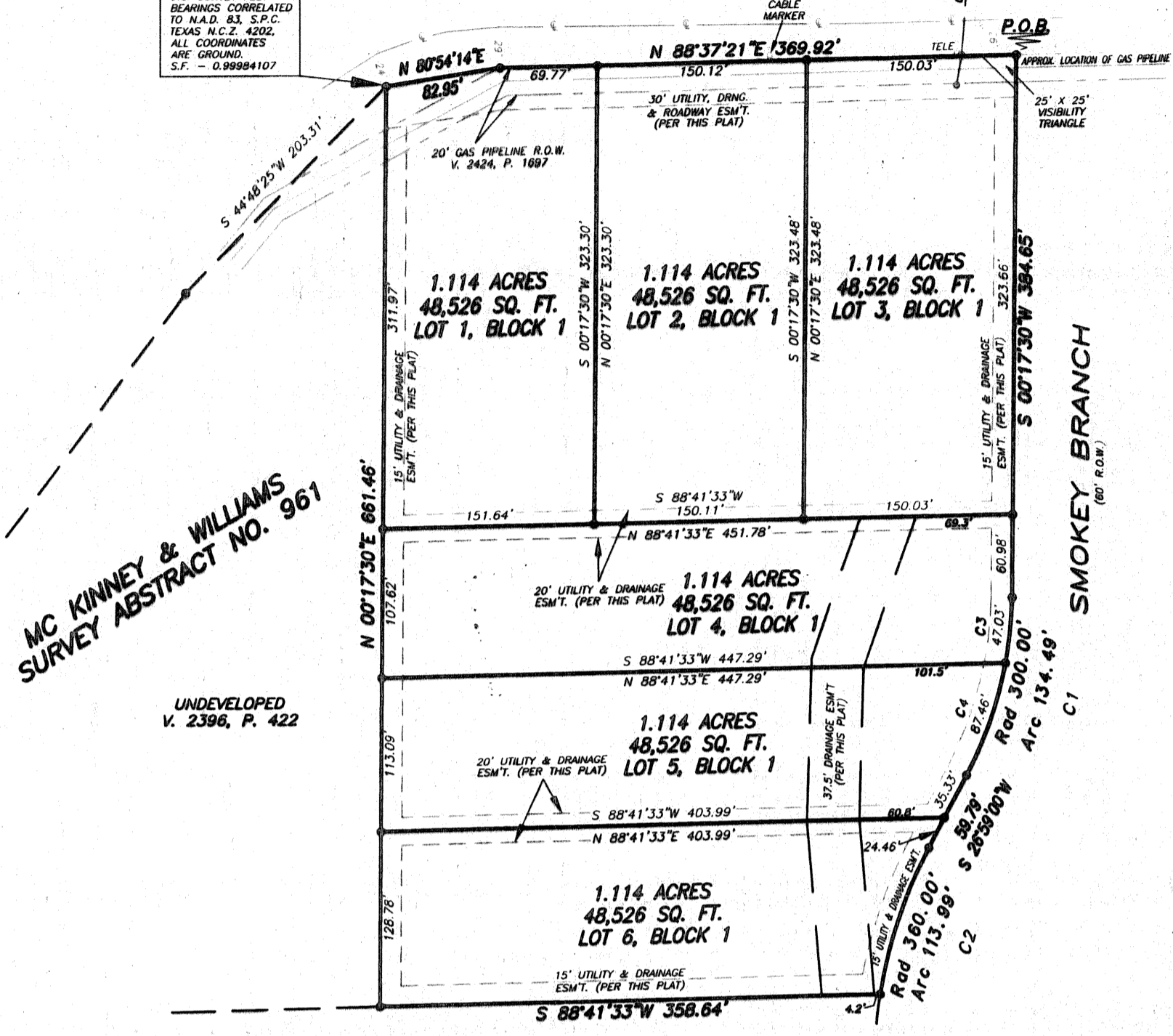
Doc# 628859 Fees: \$66.00
02/15/2007 2:59PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

NOTES:
1) THIS TRACT DOES NOT APPEAR IN A FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 480520 0125 C, DATED JANUARY 3, 1997.
2) ALL CORNERS ARE 1/2" IRON RODS UNLESS OTHERWISE NOTED.
3) THIS TRACT IS LOCATED WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF WEATHERFORD.

N - 4869757.175
E - 2194044.032
U.S. SURVEY FEET
BEARINGS CORRELATED
TO N.A.D. 83, S.P.C.
TEXAS N.C.Z. 4302.
ALL COORDINATES
ARE GROUND.
S.F. - 0.99994107

UPPER DENTON ROAD

(PAVED - VARIABLE WIDTH R.O.W.)

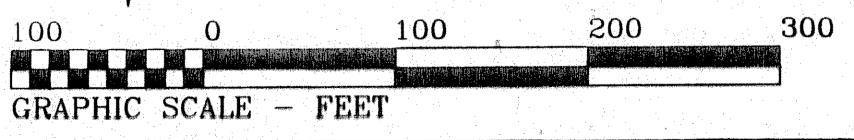
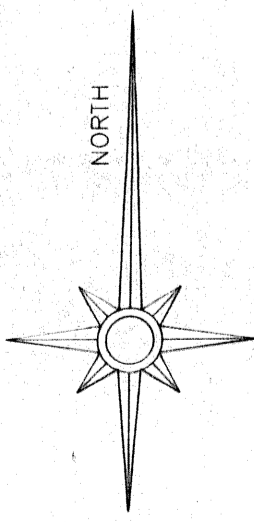


MC KINNEY & WILLIAMS
SURVEY ABSTRACT NO. 961

UNDEVELOPED
V. 2396, P. 422

TRACT 1
SMOKEY BRANCH EST.
P.C. G. S. 27

Subdivision Boundary Curve Table							
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	300.00'	68.39'	134.49'	25°41'08"	19°05'55"	133.37'	S 14°07'48" W
C2	360.00'	57.48'	113.99'	18°08'31"	15°54'56"	113.51'	S 17°54'22" W
Lot Boundary Curve Table							
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C3	300.00'	23.56'	47.03'	8°58'52"	19°05'55"	46.98'	S 05°46'40" W
C4	300.00'	44.04'	87.46'	16°42'16"	19°05'55"	87.15'	S 18°37'15" W



STATEMENT ACKNOWLEDGING EASEMENTS:
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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 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.

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.

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 withholding of utilities and building permits.

STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS
COURT OF PARKER COUNTY,
TEXAS, THIS THE 14 DAY OF
February, 2006-2007

ABSENT
COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, VHI Construction, Inc., being the sole owner of a 6.684 acres tract of land out of the MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 961, Parker County, Texas; being all of that certain tract of land described in Volume 2478, Page 1736, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the intersection of the south right of way line of Upper Denton Road and the west right of way line of Smokey Branch, for the northeast and beginning corner of this tract. WHENCE a found 3" iron post at the called southwest corner of the W.M. WOODSLEY SURVEY, ABSTRACT NO. 1642, bears S 15°05'52" E 2334.96 feet.

THENCE along the west right of way line of said Smokey Branch S 00°17'30" W 384.65 feet to a 1/2" iron rod, for a corner of this tract.

THENCE along the west right of way line of said Smokey Branch and the arc of a curve to the right 134.49 feet, said curve having a radius of 300.00 feet, a central angle of 25°41'08", and whose chord bears S 14°07'48" W 133.37 feet, to a 1/2" iron rod, for a corner of this tract.

THENCE along the west right of way line of said Smokey Branch S 26°59'00" W 59.79 feet to a 1/2" iron rod, for a corner of this tract.

THENCE along the west right of way line of said Smokey Branch and the arc of a curve to the left 113.99 feet, said curve having a radius of 360.00 feet, a central angle of 15°54'56", and whose chord bears S 17°54'22" W 113.51 feet, to a 1/2" iron rod at the northeast corner of Tract 1, SMOKEY BRANCH ESTATES, for the southeast corner of this tract.

THENCE S 88°41'33" W 358.64 feet along the north line of said Tract 1, SMOKEY BRANCH ESTATES, to a 1/2" iron rod, for the southwest corner of this tract. WHENCE the northwest corner of said Tract 1 bears S 88°41'33" W 278.79 feet.

THENCE N 00°17'30" E 661.46 feet to a 1/2" iron rod in the south right of way line of said Upper Denton Road, for the northwest corner of this tract.

THENCE N 80°54'14" E 82.95 feet along the south right of way line of said Upper Denton Road to a 1/2" iron rod, for a corner of this tract.

THENCE N 88°37'21" E 369.92 feet along the south right of way line of said Upper Denton Road to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, VHI Construction, Inc., (OWNER) does hereby adopt this plat designating the herein above described real property as LOTS 1-6, BLOCK 1, VENTURE ESTATES, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas
this the 14 day of February, 2006-07

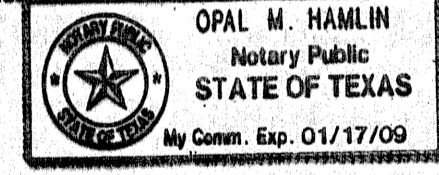
Opal M Hamlin
NAME
Vice Pres.
TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Opal M Hamlin, 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 the 14 day of February, 2006-07

Opal M Hamlin
Notary Public in and for the State of Texas



DEVELOPER:
VHI CONSTRUCTION, INC
219 DUKE TRAIL
WEATHERFORD, TX 76086
CONTACT: MIKE BEAVER
817-798-3355

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086

LOT INFORMATION:
6 TOTAL LOTS
ALL LOTS - 1.114 ACRES - 48,526 SQ. FT.
TOTAL - 6.684 ACRES - 291,155 SQ. FT.

STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as the holder, of the average-subdivided according to this plat, hereby consents to the recording of this instrument and the distribution of the streets and easements.

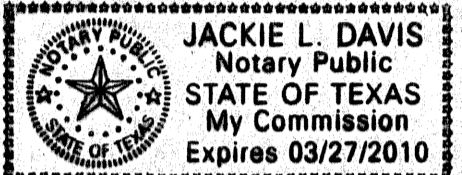
Jackie L. Davis
Title

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jackie L. Davis, 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 the 14 day of Feb., 2006-07

Jackie L. Davis
Notary Public in and for the State of Texas



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.

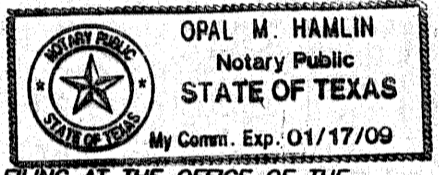
Opal M Hamlin
Vice Pres.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Opal M Hamlin, 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 the 14 day of February, 2006-07

Opal M Hamlin
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT

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

RECOMMENDED BY:

Opal M Hamlin
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS

1-24-07
DATE OF RECOMMENDATION

APPROVED BY:

Opal M Hamlin
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS

1-24-07
DATE OF APPROVAL

ATTEST:

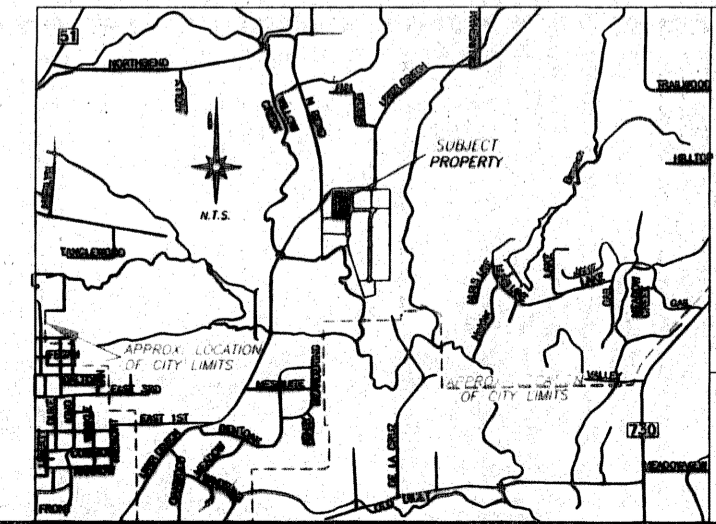
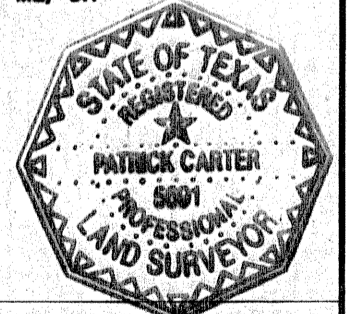
Michelle White
CITY SECRETARY

1-24-07
DATE

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 JN060911 - 060232RIGHT.CRD



FINAL PLAT
VENTURE ESTATES
LOTS 1-6, BLOCK 1
AN ADDITION TO THE E.T.J.
OF THE CITY OF WEATHERFORD
BEING A 6.684 ACRES, SUBDIVISION OUT OF
THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 961
PARKER COUNTY, TEXAS
SEPTEMBER 2006

CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403