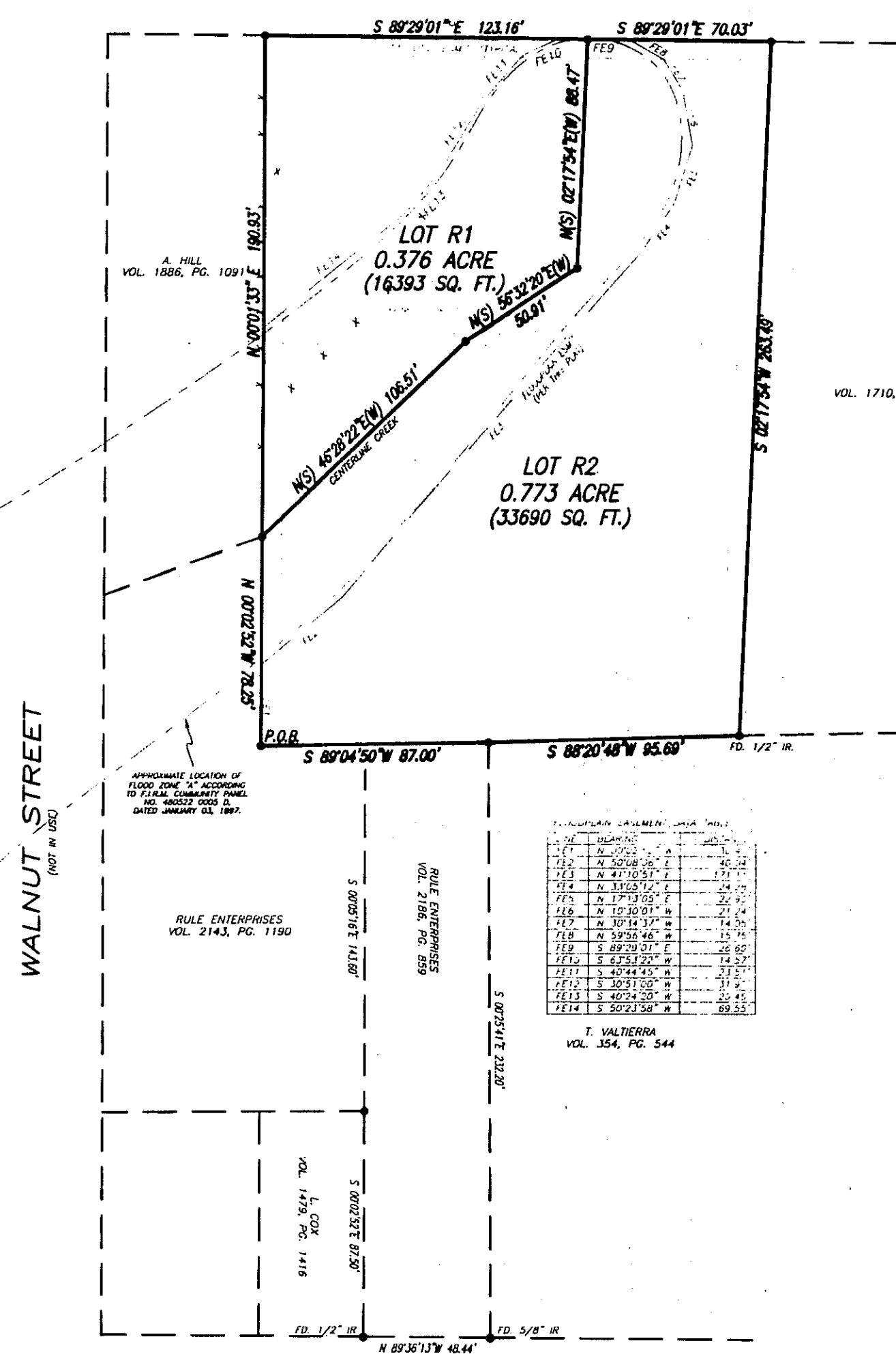


SOWARD STREET
(60± R.O.W.)



EAST FRONT STREET
(60± R.O.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 V.A.M. EASEMENTS:
The area or areas shown on the plat as "V.A.M." (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said V.A.M. Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the V.A.M. Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the V.A.M. Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the V.A.M. Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

SPECIAL NOTICE:
Setting 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.

FLOOD HAZARD ZONE:
A portion of this tract is in a flood zone according to F.I.R.M. Community Panel No. 480522 0005 D, Dated January 03, 1997.

- SPECIAL NOTES:**
- 1) Bearings Correlated to SPC 83, Zone 4202, North Central Texas.
 - 2) All corners are set 1/2" iron rods unless otherwise noted.
 - 3) Building lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.
 - 4) All of Block 13, Britton's Addition to the City of Weatherford, is zoned S.F. B.4.

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

RECOMMENDED BY: PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
11-18-08
DATE OF RECOMMENDATION

APPROVED BY: CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
11-18-08
DATE OF APPROVAL

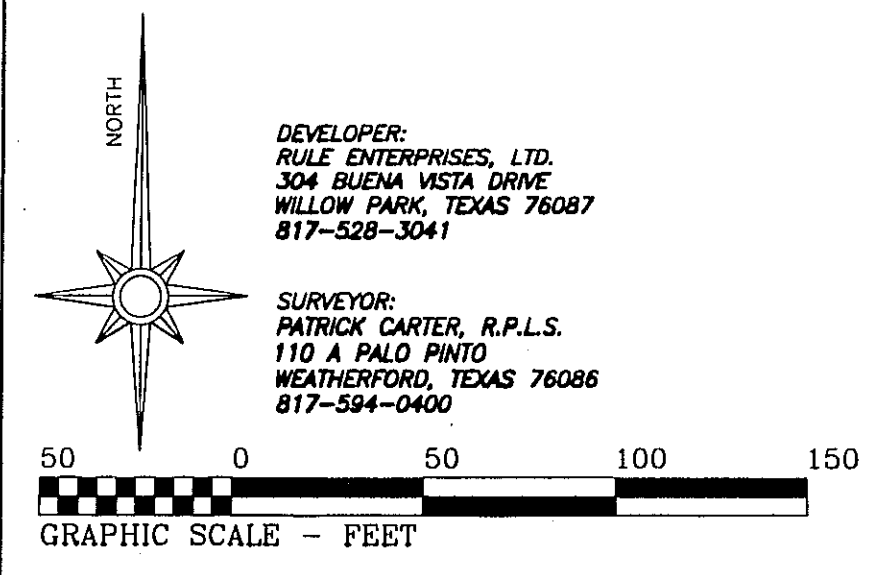
ATTEST: Laura Simons
CITY SECRETARY
11-18-08
DATE

Doc# 697710
Book 2676 Page 1505

Doc# 697710 Fees: \$66.00
11/19/2008 2:57PM 4 Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

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
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JIN080623PR5 - 080623SPC.CRD - JULY 2008.



DEVELOPER:
RULE ENTERPRISES, LTD.
304 BUENA VISTA DRIVE
WILLOW PARK, TEXAS 76087
817-528-3041

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, HELEN ZAGUIRRE being the sole owner of a 1.149 acres tract of land being a portion of Lots 1, 2, and 3, Block 13, BRITTON'S ADDITION (Volume 6, Page 100 Deed Records, Parker County, Texas), to the City of Weatherford, Parker County, Texas: same being all of the tract of land described in Volume 1775, Page 1554, Real Records, Parker County, Texas: and being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod, at the southwest corner of said tract (1775/1554), for the southwest and beginning corner of this tract Whence the southwest corner of Block 13, said BRITTON'S ADDITION is called to bear N 89°04'50" E 40.00 feet, S 00°05'16" E 143.60 feet, S 00°02'52" E 87.50 feet and WEST 100 feet.

THENCE N 00°02'52" W 78.25 feet along the west line of said tract (1775/1554) to a point in the approximate centerline of a creek for a corner of this tract.

THENCE N 00°01'33" E 190.93 feet to a set 1/2" iron rod in the south line of Soward Street, for the northwest corner of this tract.

THENCE S 89°28'01" E 193.19 feet along the south line of said Soward Street to a set 1/2" iron rod at the northeast corner of said tract (1775/1554) for the northeast corner of this tract.

THENCE S 02°17'54" W 263.49 feet to a found 1/2" iron rod at the southeast corner of said tract (1775/1554) for a corner of this tract.

THENCE S 88°20'48" W 95.69 feet along the south line of said tract (1775/1554) to a set 1/2" iron rod for a corner of this tract.

THENCE S 89°04'50" W 87.00 feet along the south line of said tract (1775/1554) to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, HELEN ZAGUIRRE does hereby adopt this plat designating the herein above described real property as LOT R1 & R2, BLOCK 13, BEING A REPLAT OF A PORTION OF LOTS 1, 2, AND 3, BLOCK 13, BRITTON'S ADDITION, AN ADDITION TO 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 11th day of October, 2008.

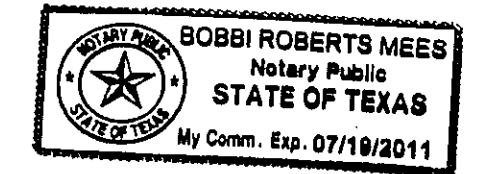
Helen Zaguirre
Helen Zaguirre

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Helen Zaguirre, 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 11th day of October, 2008.

Bobbi Roberts Mees
Notary Public in and for the State of Texas



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.

N/A
Title

C753

ACCT. NO: 10780
SCH. DIST: WE
CITY: WE
MAP NO.: H-15

FOR DEPARTMENTAL USE ONLY

PROJECT #: _____

SUBMITTAL DATE: _____

ACCEPTED BY: _____

FILLED BY: _____

FILED DATE: _____

VOLUME & PAGE: _____

DOC# & PLAT CABINET: _____



LOT R1 & R2, BLOCK 13
BRITTON'S ADDITION
BEING A REPLAT OF
A PORTION OF LOTS 1, 2, & 3
BLOCK 13, BRITTON'S ADDITION
TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
JULY 2008

CARTER SURVEYING
& MAPPING
110 A PALO PINTO
WEATHERFORD, TX 76086
817-594-0400
FAX 817-594-0403