

DEVELOPER:
JEFF HUMPHRIES
1624 RANGER HIGHWAY
WEATHERFORD, TX 76086
817-597-7614

OWNERS:
LAYNE FIELDS & HEATHER FIELDS
305 CHARLIE WAY
WEATHERFORD, TX 76087
214-505-3147

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

STATE OF TEXAS
COUNTY OF PARKER

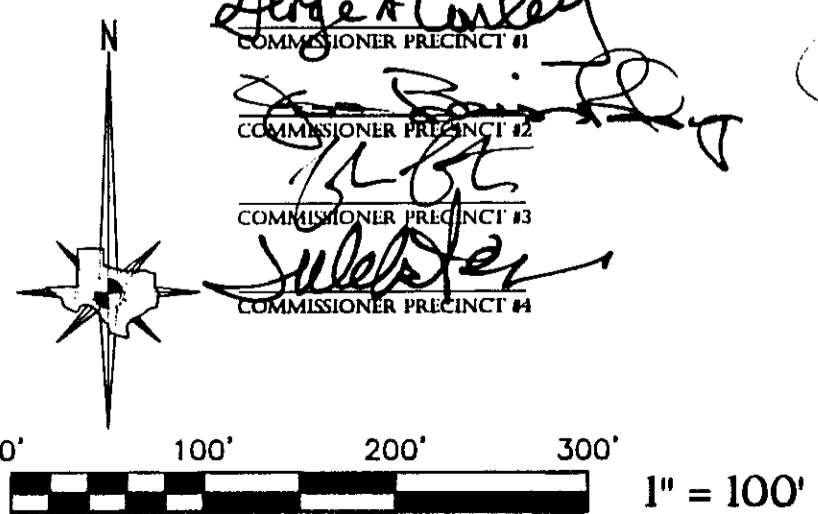
APPROVED BY THE COMMISSIONERS COURT OF
PARKER COUNTY, TEXAS THIS THE 14 DAY OF
April 2010.

[Signatures]
COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

STATE OF TEXAS
COUNTY OF PARKER

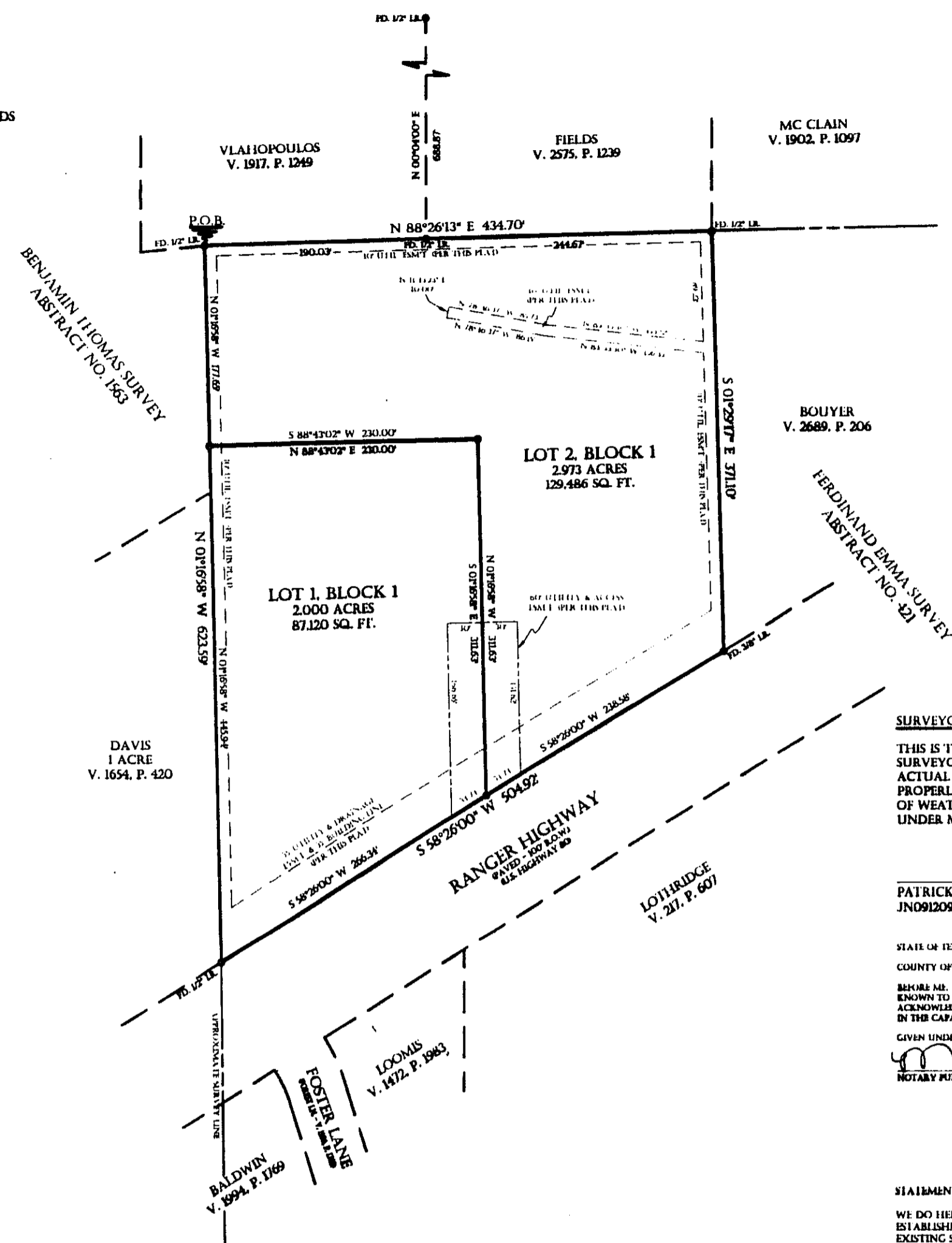
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF
THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY: *[Signature]* CITY OF WEATHERFORD, TEXAS
DATE OF RECOMMENDATION: 3/8/2010
APPROVED BY: *[Signature]* CITY OF WEATHERFORD, TEXAS
DATE OF APPROVAL: 3/8/2010
MAYOR: *[Signature]*
DATE OF APPROVAL: 3-8-2010
CITY SECRETARY: *[Signature]*
DATE: 3-8-2010



Doc# 738567 Fees: \$66.00
04/14/2010 9:38AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

Doc# 738567
Book 2773 Page 367



THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL
JURISDICTION OF THE CITY OF WEATHERFORD, PARKER
COUNTY, TEXAS.

[Signature] 3-8-10
MAYOR DATE
[Signature] 3-8-10
CITY SECRETARY 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
JN091209-R1 - DECEMBER 2009

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK CARTER, R.P.L.S. NO. 5691,
KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND RECORDING 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 16 DAY OF February
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
MARJORIE D. GRAVES
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/26/2012

STATEMENT ACKNOWLEDGING EASEMENTS

WE DO HEREBY WAIVER 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 PUBLICS AND THE CITY
OF WEATHERFORDS 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)
EASEMENTS 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 FOLIAGES. 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

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.

FLOOD HAZARD ZONE

THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE FIRM
COMMUNITY PANEL 48367C0556, DATED SEPTEMBER 26, 2006.

SPECIAL NOTES

ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER
CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 22.0032 BUYER IS
ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, LAYNE & HEATHER FIELDS, BEING THE SOLE OWNERS OF A 4.973 ACRES (216,606 SQ. FT.) TRACT OF LAND
OUT OF THE FERDINAND EMMA SURVEY, ABSTRACT NO. 421, PARKER COUNTY, TEXAS, BEING ALL OF THAT
CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 2689, PAGE 919, REAL RECORDS, PARKER COUNTY, TEXAS, AND
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE OCCUPIED NORTHWEST CORNER OF SAID F. EMMA SURVEY,
ABSTRACT NO. 421, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 88°26'13" E AT 190.03 FEET PASS A FOUND 1/2" IRON ROD AT THE SOUTHERLY COMMON CORNER OF
THAT CERTAIN TRACT OF LAND CONVEYED TO VLAHOPOULOS IN VOLUME 1917, PAGE 1249, R.R.P.C.T. & THAT
CERTAIN TRACT OF LAND CONVEYED TO FIELDS IN VOLUME 2575, PAGE 1239, R.R.P.C.T. FOR A TOTAL DISTANCE
OF 434.70 FEET, TO A FOUND 1/2" IRON ROD AT THE WESTERLY COMMON CORNER OF THAT CERTAIN TRACT OF
LAND CONVEYED TO MC CLAIN IN VOLUME 1902, PAGE 1097, R.R.P.C.T. & THAT CERTAIN TRACT OF LAND
CONVEYED TO BOUYER IN VOLUME 2689, PAGE 206, R.R.P.C.T. FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°29'17" E 371.10 FEET ALONG THE COMMON LINE OF SAID TRACT (V. 2577, P. 1801, R.R.P.C.T.) & BOUYER
TRACT TO A FOUND 3/8" IRON ROD, IN THE NORTH RIGHT OF WAY LINE OF RANGER HIGHWAY OLD U.S.
HIGHWAY 80, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 88°26'00" W 504.92 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID RANGER HIGHWAY, TO A
FOUND 1/2" IRON ROD, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°16'58" W 623.59 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAYNE & HEATHER FIELDS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED
REAL PROPERTY AS LOT 1 & LOT 2, BLOCK 1, F. EMMA SUBDIVISION, AN ADDITION TO THE E.T.J. OF THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS,
PARKS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT WEATHERFORD, PARKER COUNTY, TEXAS
THIS 10 DAY OF February, 2010.

[Signatures]
LAYNE FIELDS HEATHER FIELDS

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAYNE FIELDS,
KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND RECORDING
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 10 DAY OF FEB 2010.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
PAULA DALE
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/01/2012

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HEATHER FIELDS,
KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND RECORDING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

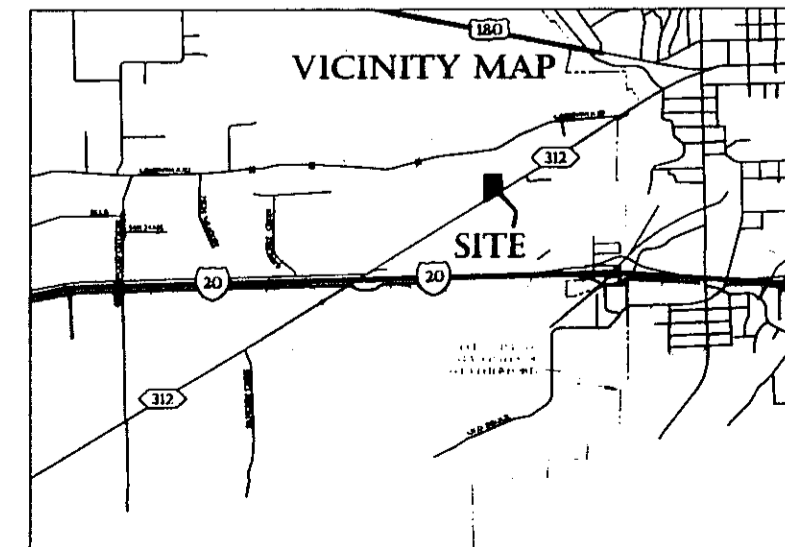
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 10 DAY OF FEB 2010.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
PAULA DALE
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/01/2012

THE UNDERSIGNED, AS LIEN HOLDERS ON THE
ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT,
HEREBY CONSENTS TO SUCH SUBDIVISION AND
JOINS IN THE DEDICATION OF THE STREETS AND
EASEMENTS.

[Signature]
NAME
Vice President
TITLE

ACCT. NO.: 12185
SCH. DIST.: WE
CITY: GO
MAP NO.: G.15
ALL OF: 20421-29-1-0



MINOR PLAT
LOT 1 & LOT 2, BLOCK 1
F. EMMA SUBDIVISION
AN ADDITION TO THE E.T.J. OF THE CITY
OF WEATHERFORD, PARKER COUNTY, TEXAS
BEING A 4.973 ACRES SUBDIVISION
OUT OF THE FERDINAND EMMA SURVEY
ABSTRACT NO. 421, PARKER COUNTY, TEXAS
DECEMBER 2009

CARTER SURVEYING
& MAPPING
110 A PALO PINTO WEATHERFORD, TX 817.594.0400
817.594.0400 FAX 817.594.0403