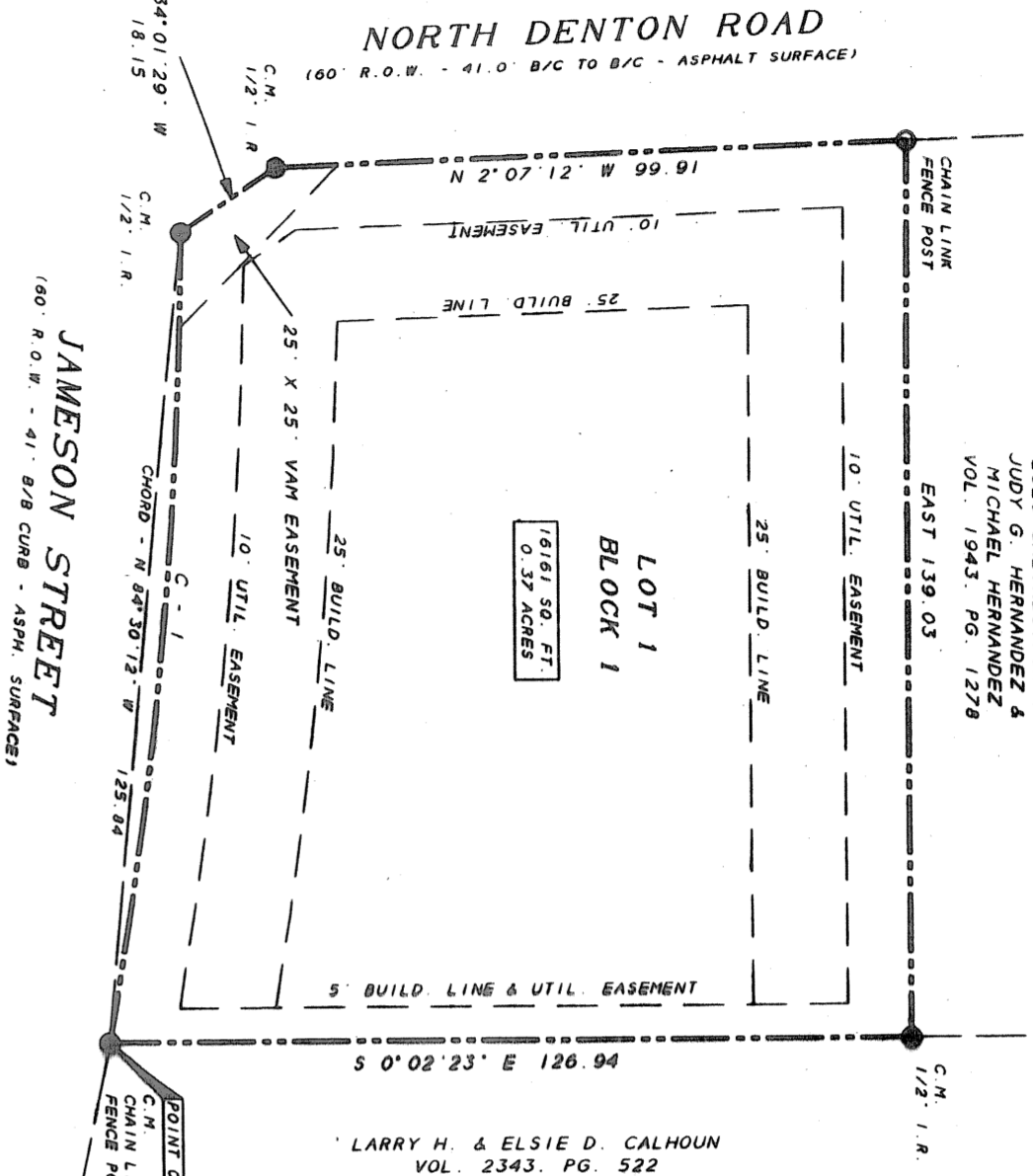


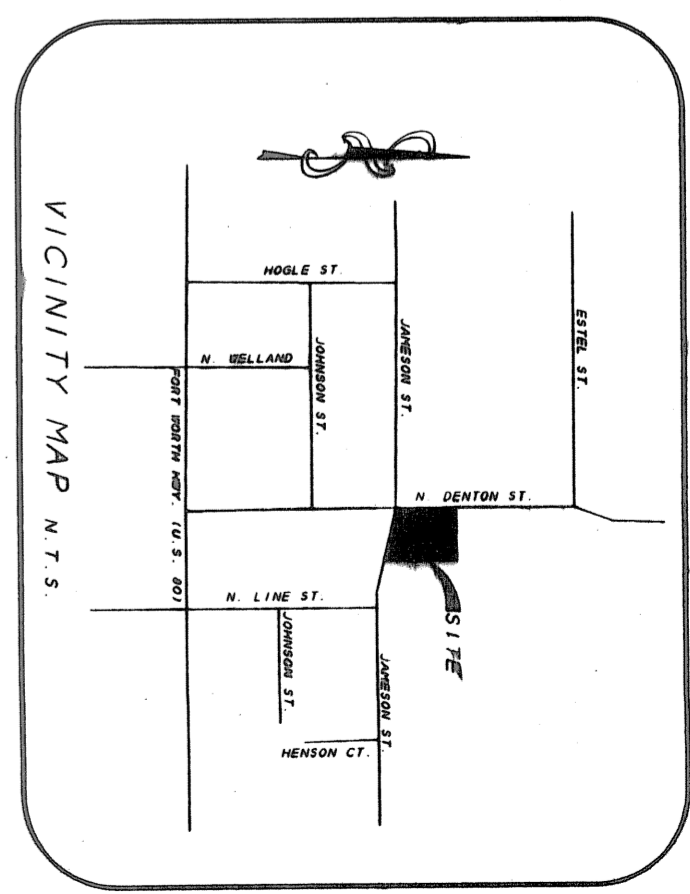
BLOCK 1
SMALLER SUBDIVISION
OF THE SARAH MONK SURVEY
ABSTRACT NO. 906
PARKER COUNTY, TEXAS

LOLO GALINDO, SR.,
JUDY G. HERNANDEZ &
MICHAEL HERNANDEZ
VOL. 1943, PG. 1278
EAST 139.03'



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	655.00	126.04	63.21	125.84	N 84°30'12" W	117°01'25"



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Book 2690
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Doc# 885220 Fees: \$66.00
07/21/2008 3:19PM Official Records of
PARKER COUNTY, TEXAS
JENNE BRUNSON, COUNTY CLERK

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, LARRY NEW IS THE OWNER OF 0.37 ACRES OUT OF BLOCK 1, SMALLER SUBDIVISION OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, PARKER COUNTY, TEXAS AS COVERED BY DEED RECORDED IN VOLUME 2564, PAGE 431 AND VOLUME 2563, PAGE 502 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHAIN LINK FENCE POST, FOUND IN PLACE, ON THE NORTH LINE OF JAMESON STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO LARRY AND ELSIE CALHOUN BY DEED RECORDED IN VOLUME 2343, PAGE 522 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING S 12° 25' 59" E A DISTANCE OF 488.24 FEET FROM THE NORTHWEST CORNER OF SAID SARAH MONK SURVEY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTHWESTERLY, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG WITH THE NORTH LINE OF JAMESON STREET AND ALONG WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 117° 01' 25" AND A RADIUS OF 655.00 FEET, THE CHORD OF WHICH BEARS N 84° 30' 12" W 125.84 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 34° 01' 29" W, A DISTANCE OF 18.15 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE EAST LINE OF NORTH DENTON ROAD, FOR AN ANGLE POINT OF THIS TRACT;

THENCE N 02° 03' 23" E, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG WITH THE EAST LINE OF SAID NORTH DENTON ROAD, A DISTANCE OF 99.91 FEET TO A CHAIN LINK FENCE POST, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO LOLO GALINDO, SR., JUDY HERNANDEZ AND MICHAEL HERNANDEZ BY DEED RECORDED IN VOLUME 1943, PAGE 1278 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG WITH THE SOUTH LINE OF SAID HERNANDEZ TRACT, A DISTANCE OF 139.03 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE WEST LINE OF SAID CALHOUN TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 02° 03' 23" E, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG WITH THE WEST LINE OF SAID CALHOUN TRACT, A DISTANCE OF 126.94 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.37 ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LARRY NEW, owner of the property shown herein, do hereby designate, this plat designating, the herein above described property as LOT 1, BLOCK 1, JAMIE JENNIFER ADDITION, an addition to the City of Weatherford, Texas and do hereby dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to 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 natural use and accommodation of all public utilities desiring to use or using the sub-area unless the easement limits its use to particular utility lines, said use by public utilities 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 of any time of procuring permission of anyone.

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

WITNESS, my hand, this the 1st day of July, 2008.

LARRY NEW, OWNER

Given under my hand and seal of office, this 1st day of July, 2008

Notary Public in and for the State of Texas

LOIS L. CHANDLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/29/2011

KNOW ALL MEN BY THESE PRESENTS

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEYED UNDER MY SUPERVISION IN JANUARY, 2008 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

OWNER/DEVELOPER
LARRY NEW
1015 EAST FIRST STREET
WEATHERFORD, TEXAS 76086
817-771-4045



I, LARRY NEW HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

LARRY NEW
DATE 7-1-08

DEED RESTRICTION CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THE AREA ON 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.

LARRY NEW (OWNER)

DEED RESTRICTION CERTIFICATION STATEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAN" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS) ARE HEREBY GIVEN AND GRANTED TO THE CITY. ITS SUCCESSORS AND ASSIGNS AS EASEMENTS TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAN EASEMENTS WITHIN THE VAN EASEMENTS AND ALLEYS ON THE ALTERATION OF THE SURFACE OR OF THE PORTION OF THE EXISTING STREETS AND ALLEYS ON NATURAL CONTIGUOUS TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.

LARRY NEW (OWNER)

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAN" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS) ARE HEREBY GIVEN AND GRANTED TO THE CITY. ITS SUCCESSORS AND ASSIGNS AS EASEMENTS TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAN EASEMENTS WITHIN THE VAN EASEMENTS AND ALLEYS ON THE ALTERATION OF THE SURFACE OR OF THE PORTION OF THE EXISTING STREETS AND ALLEYS ON NATURAL CONTIGUOUS TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.

LARRY NEW (OWNER)

CITY APPROVAL OF FINAL PLAT

RECOMMENDED BY: [Signature]

Signature of City Clerk: [Signature]

Signature of Mayor: [Signature]

Signature of City Secretary: [Signature]

City Council: [Signature]

City of Weatherford, Texas

Date of Recommendation: 7-8-08

Date of Approval: 7-8-08

Recorded on this _____ day of _____, 2008
in Vol. (Cab.) _____ Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.

County Clerk, Parker County, Texas.

SUBDIVISION SURVEYING, INC.
P. O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
940-325-9613
FAX 940-325-9028

ACCT. NO: 13975
SCH. DIST: WME
CITY: WME
MAP NO: H-15

LOT 1, BLOCK 1,
JAMIE JENNIFER ADDITION
BEING 0.37 ACRES OUT OF
BLOCK 1, SMALLER SUBDIVISION OF THE
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SHEET 1 OF 1