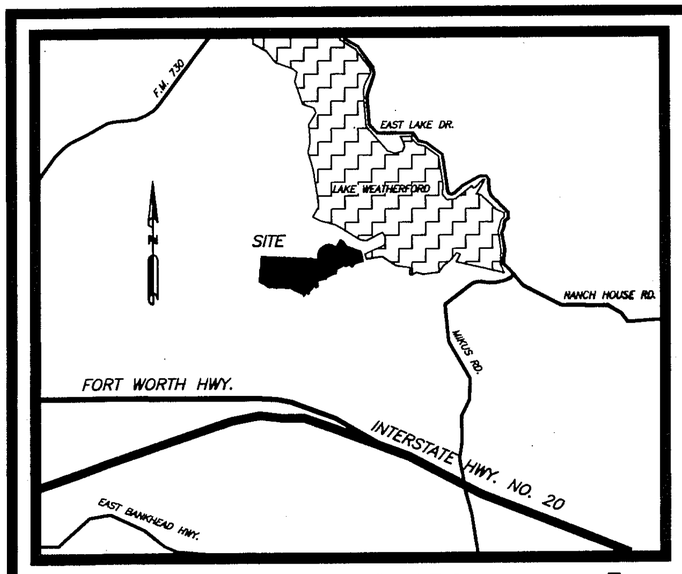

VICINITY MAP N.T.S.

25' X 25'
Visibility, Access and Maintenance Easements

The area or areas shown on the plat as "VAM" (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 VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping, with the VAM 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 VAM Easement at any time. The ultimate maintenance responsibility for the VAM 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 VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM 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 VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

NOTE:

1/2" IRONS SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINTS OF INTERSECTIONS AND POINT OF CURVATURE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE NOTED.

ONSITE BENCHMARK:

CAPPED IRON 3 FEET SOUTH OF THE SOUTH EDGE OF ASPHALT OF MARINA VIEW DRIVE & N 87°54'44" E, 118.68 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 9.(ELEVATION=917.81').

OWNER/DEVELOPER
MATKS, L.L.C.
800 F.M. RD. 5
ALEDO, TX 76008
PH. 817-992-6338
FAX 817-441-2094

MATCH LINE SHEET FIVE
MATCH LINE SHEET FOUR
MATCH LINE SHEET THREE
MATCH LINE SHEET FOUR

30' WIDE GAS EASEMENT VOL. 301, PG. 503
LAKE WEATHERFORD DEVELOPMENT VOL. 1548, PG. 833
APPROXIMATE LOCATION SURVEY LINE
ZONING SF 8.4
ACORN HILL TR.
LIMITS OF THE 100 YEAR FLOOD PLAIN AS DETERMINED BY NAVE ENGINEERING
APPROXIMATE LOCATION SURVEY LINE
MOSSY OAK TR.
LAKEWAY DRIVE
RUNNING CREEK CT.
WILD TURKEY TRAIL (60' RIGHT-OF-WAY)
CREEK CROSSING DRIVE (60' RIGHT-OF-WAY)
LAKE HOLLOW DRIVE (60' RIGHT-OF-WAY)
BRUSH CREEK DRIVE (60' RIGHT-OF-WAY)
LAKE HOLLOW ESTATES, PHASE 1
SHORE HILLS WEST
PLAT CABINET A, SLIDE 520
PHASE 1 SECTION 3
LAKE HILLS
PLAT CABINET B, SLIDE 770
T. & P. RR. CO. SURVEY
NO. 3, BLOCK 2
ABST. NO. 1514
H.A. BOONE SURVEY
ABST. NO. 2479
POINT OF BEGINNING
1/2" IRON FOUND

Final Plat
Lots 1-36, Block 1; Lots 1-5, Block 2
Lots 1 & 2, Block 3; Lots 1 & 2, Block 4
Lots 1-3, Block 5; Lots 1-6, Block 6
Lots 1-8, Block 7; Lots 1 & 2, Block 8
and
Lots 1-3, Block 9

ACCT. NO : 14453
SCH. DIST.: WE
CITY: WE
MAP NO.: J-14

LAKEWAY ESTATES

An Addition to the City of Weatherford
Parker County, Texas

Being 68.260 Acres Situated in the
H.A. BOONE SURVEY, ABST. NO. 2479;
J.H. STONE SURVEY, ABST. NO. 2685
and the
T. & P. RR. CO. SURVEY, ABST. NO. 1514
City of Weatherford, Parker County, Texas

67 LOTS

TEXAS GEOSPATIAL
117 John Street P.O. Box 1029
Aledo, TX 76008
817-441-6199 FAX: 817-441-6805

PLAT CABINET D, SLIDE 17

06307PLAT GG/AP