

60' EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE INC. VOL. 291, PAGE 511 D.R.P.C.T.

33.08' N59°45'27"W

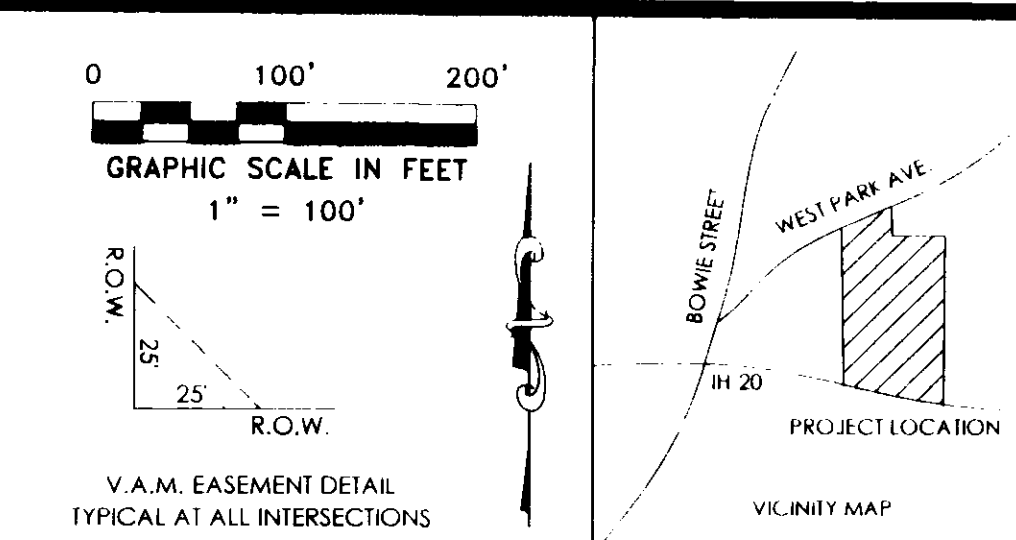
84.47' S00°23'20"W

1" IRON PIPE FND. (CM)

Doc 06572630 BR 2373 1192

FILED AND REVIEWED OFFICIAL PUBLIC RECORDS ON OCT 14, 2005 AT 11:00AM

Notary Public, State of Texas My Commission Expires 10/31/2007



SPECIAL NOTICES

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.

NOTICE: Henry Rahmani, acting as an authorized agent in and for Shadow Wolf, L.L.C., does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys or natural contours to the grade established in the subdivision.

ROBERT R. KREIPE, PATRICIA KREIPE, THOMAS S. NEEL AND EDELTRUDE NEEL VOL. 1053, PG. 1307 D.R.P.C.T.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT

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 within 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 limitations, 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 landscaping 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 the rights and privileges set forth herein.

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 more than two residential units per lot.

Owner

FINAL PLAT

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

SWORN TO AND SUBSCRIBED before me this 14th day of September, 2005.

Notary Public in and for the State of Texas.

RECOMMENDED BY: Caro Saunders 9-19-05
SIGNATURE OF CHAIRPERSON DATE OF RECOMMENDATION

APPROVED BY: Greg Zim 9-20-05
SIGNATURE OF MAYOR DATE OF APPROVAL

DAMELLE M. LAKATOS
Notary Public, State of Texas
My Commission Expires 10/31/2007

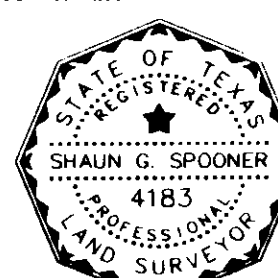
ATTEST: Angela White 9-20-05
CITY SECRETARY DATE

- PLAT NOTES**
- 5' Utility & Drainage Easements are along the rear of interior lots, and all side lot lines. Side lot line easements are not shown herein for clarity.
 - 10' Utility, Drainage and Sidewalk easements are along and parallel to all public street right-of-ways.
 - 10' Utility and Drainage easements are along the rear of all outer boundary lots.
 - Bearings based on deed call bearing along north boundary line of Interstate Highway 20 as recorded in Volume 390, Page 249 of the D.R.P.C.T.
 - All lot corners shall be set with 1/2-inch iron rods with cap stamped "SPOONER RPLS 4183" unless otherwise noted.
 - All lots have a 5' side building setback unless otherwise noted on the plat.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Shaun G. Spooner, R.P.L.S. 4183, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.



Shaun Spooner
Shaun G. Spooner, R.P.L.S. 4183

ENGINEER:
CIVILworks Engineering
Commercial • Residential • Sitework • Planning
1192 Boling Ranch Rd. Azle, Texas 76020
Ph: (817) 448-9595
Fax: (817) 448-6390
Offis Lee, III, P.E.

SURVEYOR:
SPOONER AND ASSOCIATES, INC.
7417 Continental Trail
North Richland Hills, Texas 76180
Ph: (817)281-2355
Fax: (817)281-1389
Shaun G. Spooner, R.P.L.S. 4183

OWNER/DEVELOPER/SUBDIVIDER:
SHADOW WOLF, LLC
3704 HULEN PARK DRIVE
FORT WORTH, TEXAS 76109
Ph: (817)640-9555
Fax: (817)640-9554
Henry Rahmani

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Shaun G. Spooner, R.P.L.S., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this 15 day of September, 2005.

CINDY R. MARSH
Notary Public, State of Texas
My Commission Expires January 21, 2009
Cindy R. Marsh
Notary Public in and for the State of Texas
1-21-09
My Commission Expires On:

FINAL PLAT
OF
PARK OAKS ADDITION
BLOCKS 1-5
31.3095 ACRES IN THE
JAMES A. YEOMAN SURVEY, ABSTRACT 1692
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

CABINET C, SLIDE 322
DATE: _____
PARKER COUNTY, PLAT RECORDS

SHEET 2 OF 3

SPOONER & ASSOC.
REGISTERED PROFESSIONAL
LAND SURVEYORS

JOB NO. 1332-8-05
DATE 9-01-05
ACAD FILE:
1332-PARK OAKS
DRAWN BY E.S.S.
COMPUTED BY E.S.S.
CHECKED BY: S.G.S.