

C-354

SEE SHEET 1 FOR CONTINUATION

Receipt# 4139

JEANE BRUNSON
COUNTY CLERK
PARKER
1112 SANTA FE DRIVE
WEATHERFORD, TX
76865-5855
(817) 594-7461

Doc# 541818	Pgs: 1
Doc Type: PLAT	
Book 2399 Page 1928	
PLAT	* 1 \$ 66.00
COPIES	Pgs: 8
Doc Type: COPIES	
COPIES	* 1 \$ 8.00
Total	\$ 74.00
Check Amt. Tendered	\$ 74.00
Change Due	\$ 8.00
Balance	\$ 8.00
Check Number	Amount
68175	\$ 74.00

Total Documents: 2
Total Fees: 0

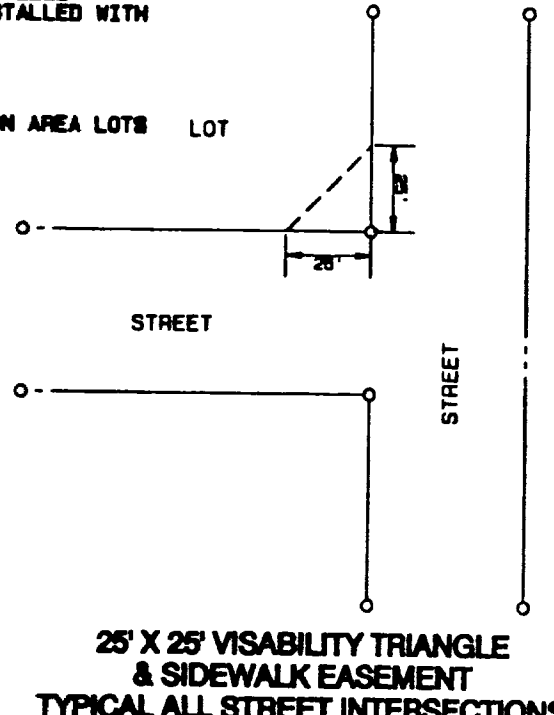
Client Name GENERAL PUBLIC
Filed By CITY OF WEATHERFORD
31:05/2006 10:04:07 AM

Cashier: BONNIE

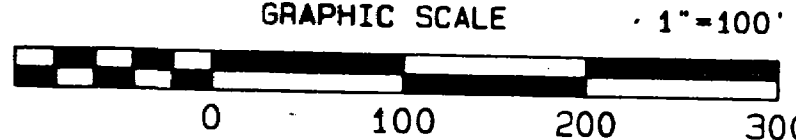
PARKER-PEARSON, L.P.
VOLUME 2022, PAGE 204
(REMAINDER)

NOTES:

- All lot corners are 1/2 inch iron pins unless otherwise noted. Lot corners to be set upon completion of paving.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum, 20' on corner lots.
- Rear Yard: 25'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown herein shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.
- Basis of Bearing for this plat is the City of Weatherford GIS Coordinate System.
- 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.
- No portion of the subject property lies within a FEMA designated floodplain or flood prone area, City of Weatherford Flood Insurance Rate Map, Community Panel 480022 0010 C, effective date January 1, 2007.
- VAN EASEMENTS
The area or areas shown on the plat as "VAN" (Visibility, Access and Maintenance) Easements (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 VAN Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAN 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, and grounds. The City may without maintenance of the VAN Easement at any time. The ultimate maintenance responsibility for the VAN Easement shall rest with the owner. No building, fence, shrub, tree or other improvements or growths, which in any way obstruct or interfere with the visibility, shall be constructed in, on, over or across the VAN Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAN 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 VAN Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- CITY ORDINANCE REQUIRES PUBLIC SIDEWALK CONSTRUCTION ALONG ALL PUBLIC STREET FRONTAGES. INTERSECTION RAMPS TO BE INSTALLED WITH INITIAL SUBDIVISION DEVELOPMENT. SIDEWALKS TO BE INSTALLED WITH INDIVIDUAL HOME CONSTRUCTION.
- LOT 38 BLOCK B, LOT 4 BLOCK J, LOT 7 BLOCK K ARE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY HOA.



♦ DENOTES STREET NAME CHANGE



ACCT. NO: 17460
SCH. DIST: WE
CITY: WE
MAP NO: 2114



NOTE: BASIS OF BEARING FOR THIS PLAT IS THE CITY OF WEATHERFORD GIS COORDINATE SYSTEM

OWNER:
PARKER-PEARSON, L.P.
3220 W. SOUTHLAKE BOULEVARD
SOUTHLAKE, TEXAS 76092
(817) 379-6565

FINAL PLAT
SILVERSTONE
AT
PEARSON RANCH
PHASE 3

T. & P. R.R. CO. Survey
Abstract No.1499
City of Weatherford
Parker County, Texas
131 RESIDENTIAL LOTS