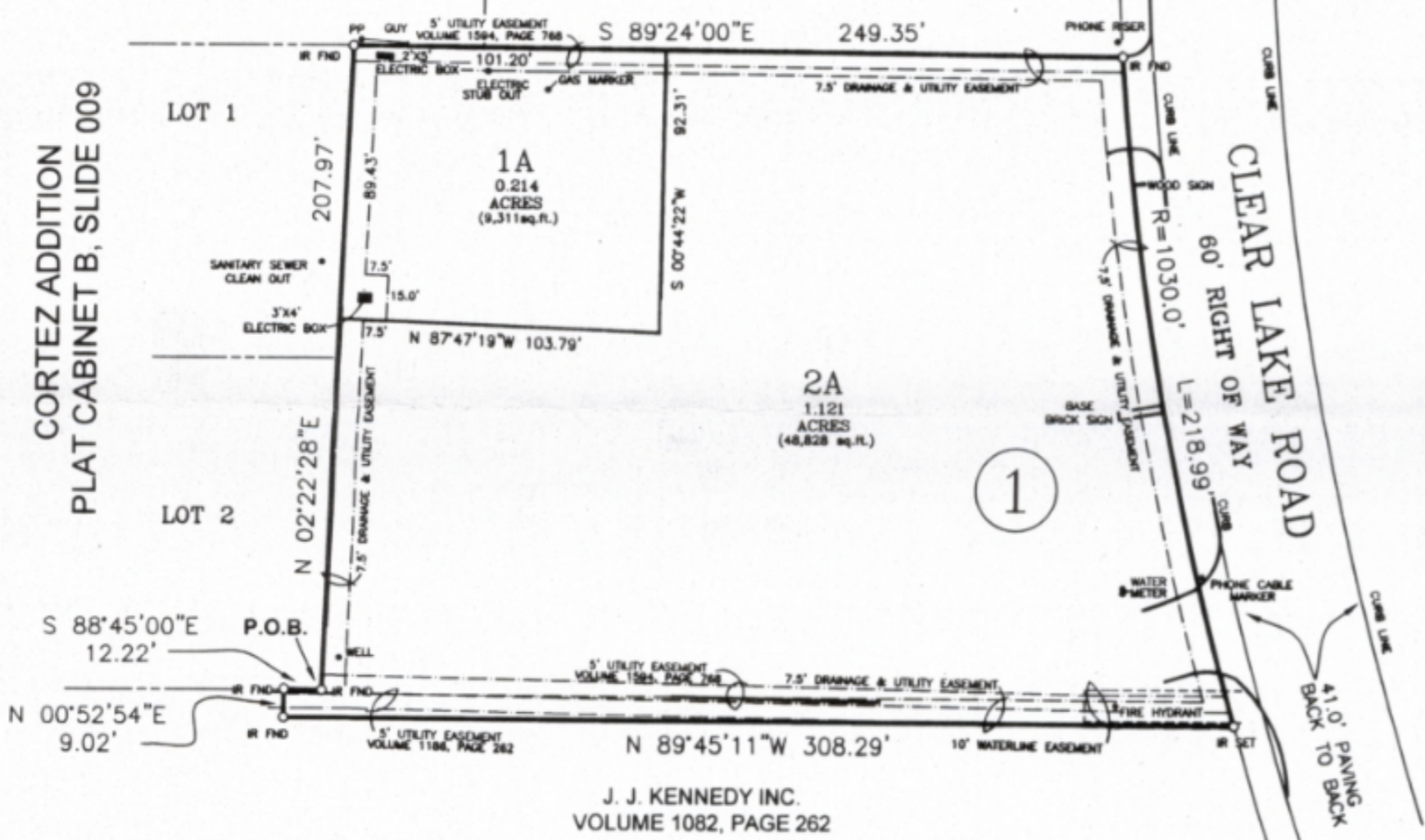


ACCT. NO.: 18446  
 SCH. DIST.: WE  
 CITY: WE  
 MAP NO.: H-16

Mutual Ingress and Egress for Lot 1A and Lot 2A shall be over and across the parking areas, as recorded in Volume 2506, Page 1987 and Volume 2567, Page 902, Real Records, Parker County, Texas

TIMOTHY L. HUGGINS  
 VOLUME 1868, PAGE 542

22 KEystone SERVICES, L.P.  
 VOLUME 1775, PAGE 259



J. J. KENNEDY INC.  
 VOLUME 1082, PAGE 262

**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 not more than two residential units per lot.

Owner  
 SWORN TO AND SUBSCRIBED before me this \_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for the State of Texas

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive 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.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

**FIRE LANES**

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 SEPTEMBER, 2007



**FINAL PLAT**  
**LOT 1A AND LOT 2A, BLOCK 1**  
**TIMOT ADDITION**  
**AN ADDITION TO THE CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**

Doc# 666624  
 Book 2603 Page 1919

Being a replat of Lot 1, Block 1, Timot Addition, an addition to the City of Weatherford, Parker County, Texas

C-648

Doc# 666624 Fees: \$66.00  
 01/16/2008 2:01PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 TERRY ADKINSON COUNTY CLERK

OWNER/DEVELOPER:  
 Timot, L. P.  
 Timothy L. Huggins  
 101 Cooper Field Court  
 Weatherford, TX 76087  
 (817) 341-3300

LOT 2, HOLLAND LAKE PLACE  
 PLAT CABINET B, SLIDE 87

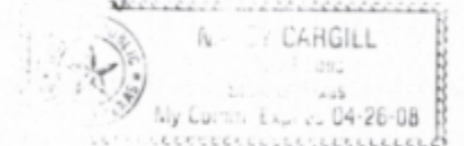
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the street and easements.

TITLE

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me by the person whose name is subscribed to the above and foregoing 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 the 9<sup>th</sup> day of November, 2007.

Notary Public in and for the State of Texas



**CITY APPROVAL OF CONSTRUCTION PLAT**  
 Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission  
 City of Weatherford, Texas  
 Signature of Chairperson: B. L. L... Date of Recommendation: 1-9-08

APPROVED BY: City Council  
 City of Weatherford, Texas  
 Signature of Mayor: ... Date of Approval: 02/08/08

ATTEST:  
 Signature of City Secretary: Allyssa Wilkie Date: 1-8-08

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, TIMOT, L. P., A TEXAS LIMITED PARTNERSHIP, acting by and through its duly authorized agent, being the sole owners of LOT 1, BLOCK 1, TIMOT ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the Amended Plat recorded in Plat Cabinet C, Slide 549, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southwest corner of Lot Two, Block One, Cortez Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 009, Plat Records, Parker County, Texas, said iron being called by deed to be North, 1009.05 feet and West, 253.23 feet from the southeast corner of said Joel Walker Survey;  
 THENCE N 02°22'28" E, with the east line of said Cortez Addition, 207.97 feet to an iron rod found at the northeast corner of Lot One, Block One, said Cortez Addition;  
 THENCE S 89°24'00" E, 249.35 feet to an iron rod found in the west right of way line of Clear Lake Road, a 60 foot Right of Way in a non-tangent curve to the left with a radius of 130.0 feet and whose chord bears S 10°00'17" E, 218.58 feet;  
 THENCE with said curve to the left and the west right of way line of said Clear Lake Road through a central angle of 12°10'55" and a distance of 218.99 feet to an iron rod found;  
 THENCE N 89°45'11" W, 308.29 feet to an iron rod found;  
 THENCE N 00°52'54" E, 9.02 feet to an iron rod found;  
 THENCE S 88°45'00" E, 12.22 feet to the POINT OF BEGINNING and containing 1.334 acres (58140 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TIMOT, L. P., A TEXAS LIMITED PARTNERSHIP, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 1A AND LOT 2A, BLOCK 1, TIMOT ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being Lot 1, Block 1, TIMOT ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the Amended Plat recorded in Plat Cabinet C, Slide 549, Plat Records, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities 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 at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the 9 day of Nov, 2007.

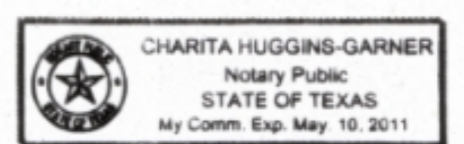
Signature of Timothy L. Huggins  
 Timothy L. Huggins

STATE OF TEXAS )  
 COUNTY OF PARKER )

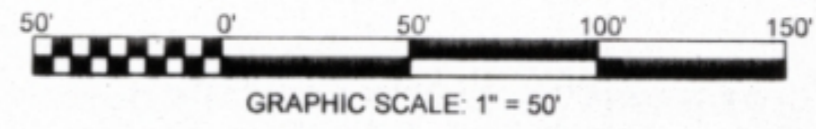
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Timothy L. Huggins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of November, 2007.

Signature of Charita Huggins-Garner  
 Notary Public in and for the State of Texas



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48052 005 D EFFECTIVE DATE: JANUARY 1, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SCALE: 1" = 50'  
 HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833