



Doc 00504283 BK Vol 1556 OR 2179

FILED AND RECORDED OFFICIAL PUBLIC RECORDS ON THE 31ST DAY OF DECEMBER 2003

Document Number: 00504283

Request: S.W.

By: Faye Wray

STATE OF TEXAS COUNTY OF PARKER I hereby certify that this instrument was filed on the date and time stated hereon and was duly recorded in the volume and page of the said records of said County as stated herein by me.

Dec 31, 2003

ROSE MURPHY COUNTY CLERK PARKER COUNTY

STATE OF TEXAS
COUNTY OF PARKER:

BEING all that certain lot, tract or parcel of land situated in the George Staggs Survey, Abstract No. 1196, the L.S. Hamby Survey, Abstract No. 703, and the T & P R.R. Company Survey, Abstract No. 1453, Parker County, Texas, and being a portion of a called 73.871 acre tract as described in deed to Pintax Development, Inc., recorded in Volume 1911, Page 1458, of the Real Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the West line of said Pintax Development tract, and said iron rod being 808.88 feet, North 00 degrees 04 minutes 18 seconds East, from the Southwest corner of said Pintax Development tract and the North Right-of-Way line of Greenwood Road;

THENCE North 00 degrees 04 minutes 18 seconds East, a distance of 1040.01 feet to a set 1/2" iron rod at the Western most, Northwest corner of said Pintax Development Inc. tract;

THENCE South 80 degrees 48 minutes 04 seconds East, along the Western most, North line of said Pintax Development Inc. tract, a distance of 603.47 feet to a set 1/2" iron rod at an angle point in the Northern most, Northern line of said Pintax Development Inc. tract;

THENCE South 47 degrees 11 minutes 38 seconds East, a distance of 223.43 feet to a set 1/2" iron rod at an angle point in the West line of Lot 8, Buckingham Estates, Phase One, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet B, Slide 578, of the Plat Records of Parker County, Texas;

THENCE South 00 degrees 24 minutes 35 seconds West, along the West line of said Buckingham Estates, Phase One, a distance of 847.87 feet to a found 1/2" iron rod at an angle point in the West line of Lot 12, Buckingham Estates, Phase One;

THENCE South 24 degrees 01 minutes 02 seconds East, a distance of 55.64 feet to a set 1/2" iron rod;

THENCE North 87 degrees 47 minutes 17 seconds West, departing the West line of said Lot 12, of said Buckingham Estates, a distance of 789.79 feet to the POINT OF BEGINNING, and containing 780.501 acres, more or less, 148 acres of land, more or less.

WHEREAS, I (We), Pintax Development, Inc., the owner(s) of the above described tract of land being part of the L.S. Hamby Survey, Abstract No. 703, and the T & P R.R. Company Survey, Abstract No. 1453, Parker County, Texas, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS:

BUCKINGHAM ESTATES, PHASE TWO

an addition in the East-Texas jurisdiction of the City of Weatherford, Parker County, Texas, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, and

DO 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, and

DO HEREBY waive all claims for damages against the City occasioned by the establishment of grades or the elevation of the surface of any portion of the streets, alleys, or natural contours, to conform to the plat establishing the subdivision.

Russell Hestell, President
Pintax Development Inc.

Approved by the City Council, City of Weatherford, Parker County, Texas, on the 2nd day of November, 2003.

James B. Tice
Mayor

Wayne Hamilton
City Council Member

APPROVED BY THE PARKER COUNTY COMMISSIONERS,
This the 31st day of November, 2003.

ACCEPTED BY:

Robert Stembidge
County Judge

James B. Tice
Commissioner Precinct #1

Jim Webster
Commissioner Precinct #4

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5 day of December, 2003.

James B. Tice
Notary Public, State of Texas
My Comm. Exp. 11/08/2007

STATE OF TEXAS
COUNTY OF PARKER:
The undersigned as lien holder(s) on the acreage subdivided according to this plat, hereby consent to such subdivision and join in the dedication of the streets and easements.

James B. Tice
Notary Public, State of Texas
My Comm. Exp. 11/08/2007

STATE OF TEXAS
COUNTY OF PARKER:
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Russell Hestell, known to me to be the person(s) whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5 day of December, 2003.

James B. Tice
Notary Public, State of Texas
My Comm. Exp. 11/08/2007

- NOTES:
- 1) There shall be provided at the intersections of all public streets 26 foot visibility triangles as required by Section 8.7 of the Subdivision Ordinances of the City of Weatherford.
 - 2) all corners are set 1/2" iron rods unless otherwise noted
 - 3) Bearings are correlated to the West line of the deed to Pintax Development Inc. Vol. 1911, Pg. 1458, R.R.P.C.T.
 - 4) See Developers/Owners restrictions in reference to building set back lines and utility easements on this plat. The restrictions will be filed concurrently with this plat in the Real Records of Parker County, Texas.
 - 5) Any development upon any lot, parcel, tract, or replat of Buckingham Estates, Phase Two, is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as sanitary sewer and accompanying easements and appurtenances.
 - 6) FLOOD NOTE - This property is not within a specialized flood hazard area according to the F.E.M.A. Map No. 480620 0200 B, and dated September 27, 1991.

I, Delbert R. Stembidge, certify that this plat was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Delbert R. Stembidge
Delbert R. Stembidge, R.P.L.S. No. 226

02/01/03
Date



OWNER
PINTAX Development Inc.
107 York Avenue
Weatherford, Texas 76088
Phone No. (817) 688-0882
Fax No. (817) 684-8008

SURVEYOR
A P SURVEY COMPANY
1903 Central Drive
Suite No. 305
Bedford, Texas 76021
Phone No. (817) 267-1248
Fax No. (817) 267-0148

ACCT. NO.: 10837
SCH. DIST.: WE
CITY: CO
MAP NO.: G-15
ALL OF: 21196-006-000-00
PART OF: 20703-001-000-00
21453-007-000-00

FINAL PLAT OF
LOTS 1 - 11
BUCKINGHAM ESTATES,
PHASE TWO
A 18.149 ACRE SUBDIVISION IN THE
GEORGE STAGGS SURVEY, ABSTRACT 1196,
THE L.H. HAMBY SURVEY, ABST. NO. 703 AND THE
T. & P. R.R. COMPANY SURVEY, ABST. NO. 1453
PARKER COUNTY, TEXAS