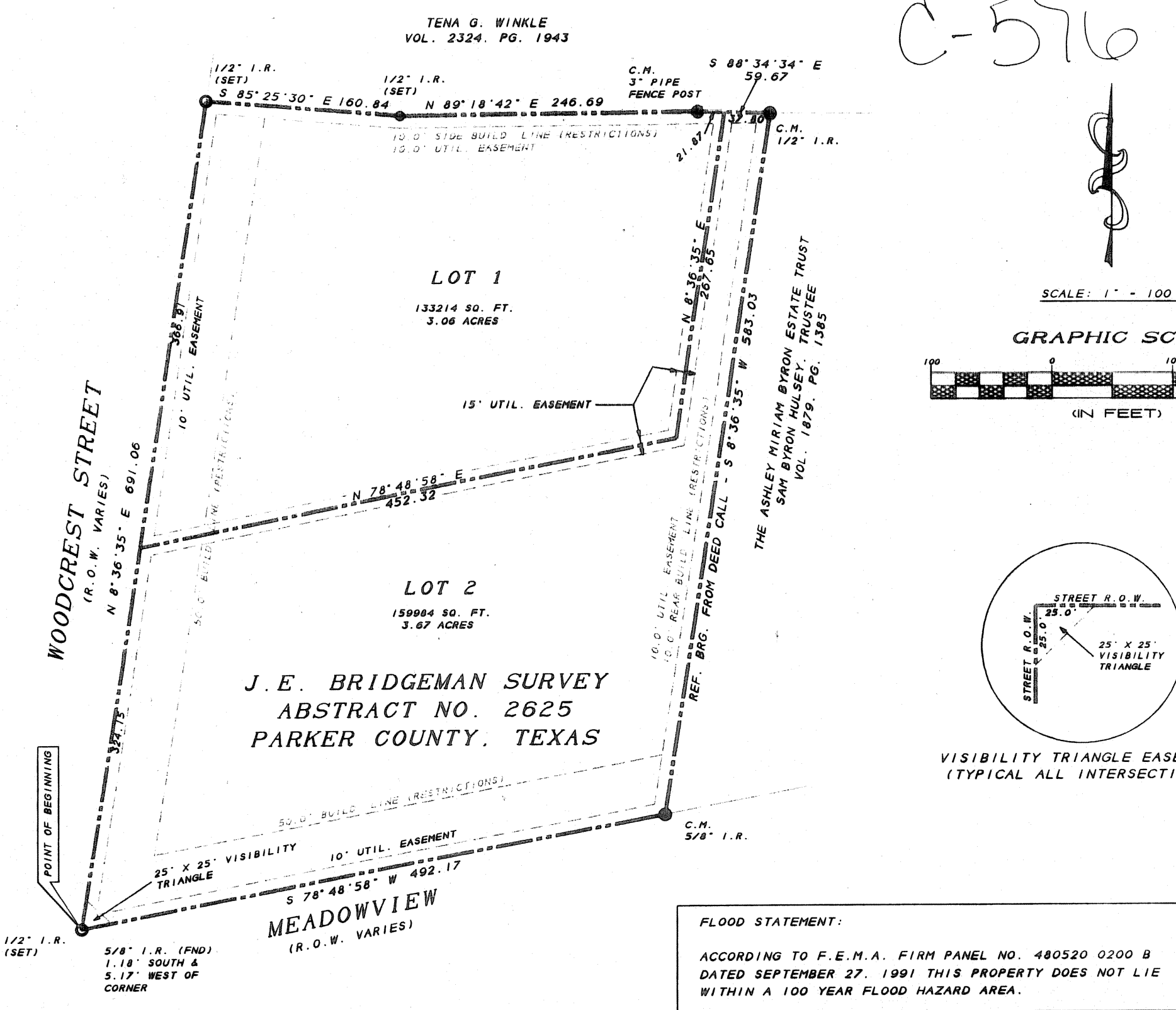
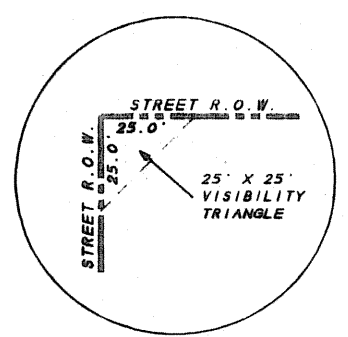
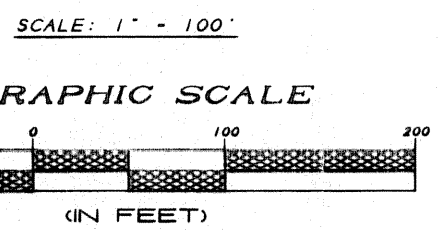
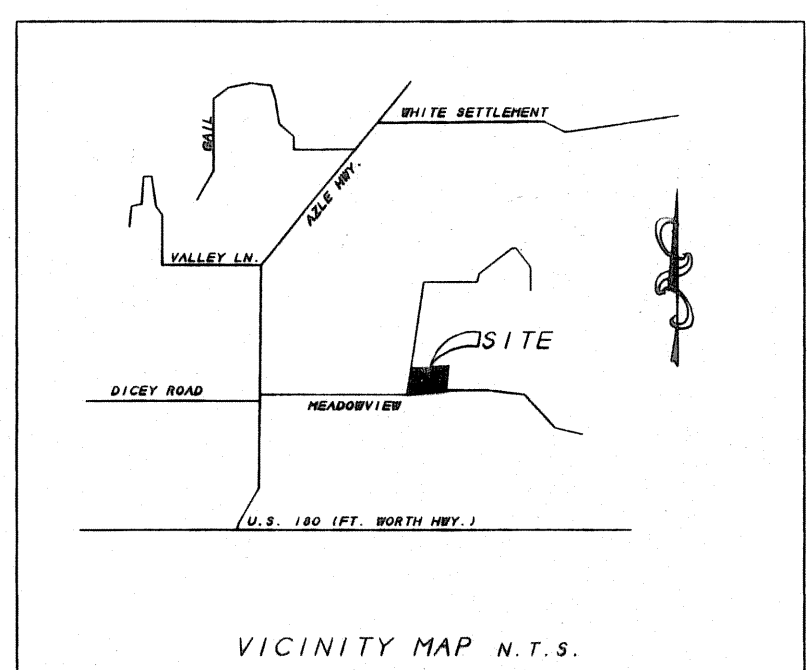


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Doc# 643259 Fees: \$66.00
06/14/2007 11:22AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BRIDGMAN COUNTY CLECK

Doc# 643259
Book 2547 Page 824



FLOOD STATEMENT:
ACCORDING TO F.E.M.A. FIRM PANEL NO. 480520 0200 B DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

COUNTY OF PARKER
STATE OF TEXAS
BEING 6.73 ACRES OUT OF THE J.E. BRIDGEMAN SURVEY, ABSTRACT NO. 2625, PARKER COUNTY, TEXAS AND BEING THAT CERTAIN TRACT CONVEYED TO SAM B. HULSEY, A MARRIED MAN, BY DEED RECORDED IN VOLUME 2476, PAGE 976 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD, SET, ON THE NORTH LINE OF MEADOWVIEW AND THE EAST LINE OF WOODCREST STREET, SAID POINT BEING S 17D 26' 10" E, A DISTANCE OF 1337.65 FEET FROM THE SOUTHWEST CORNER OF THE T. & P. RR. CO. SURVEY ABSTRACT NO. 1499, FOR THE SOUTHWEST CORNER OF THIS TRACT:
THENCE N 08D 36' 35" E, ALONG AND WITH THE EAST LINE OF SAID WOODCREST STREET, A DISTANCE OF 691.06 FEET TO A 1/2 INCH IRON ROD, SET, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO TENA G. WINKLE BY DEED RECORDED IN VOLUME 2324, PAGE 1943 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT:
THENCE S 85D 25' 30" E, ALONG AND WITH THE SOUTH LINE OF SAID WINKLE TRACT, A DISTANCE OF 160.84 FEET TO A 1/2 INCH IRON ROD, SET, FOR AN ANGLE POINT OF THIS TRACT:
THENCE N 89D 18' 42" E, CONTINUING ALONG AND WITH THE SOUTH LINE OF SAID WINKLE TRACT, A DISTANCE OF 246.69 FEET TO A THREE INCH PIPE POST, FOUND, FOR AN ANGLE POINT OF THIS TRACT:
THENCE S 88D 34' 34" E, A DISTANCE OF 59.67 FEET TO A 1/2 INCH IRON ROD, FOUND, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE ASHLEY MIRIAM BYRON ESTATE TRUST BY DEED RECORDED IN VOLUME 1879, PAGE 1385 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT:
THENCE S 08D 36' 35" W, ALONG AND WITH THE WEST LINE OF SAID ASHLEY MIRIAM BYRON ESTATE TRUST, A DISTANCE OF 583.03 FEET TO A 5/8 INCH IRON ROD, FOUND, ON THE NORTH LINE OF SAID MEADOWVIEW FOR THE SOUTHEAST CORNER OF THIS TRACT:
THENCE S 78D 48' 58" W, ALONG AND WITH THE NORTH LINE OF SAID MEADOWVIEW, A DISTANCE OF 492.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.73 ACRES.

SURVEYOR'S CERTIFICATION:
I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN DECEMBER, 2006.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190 STATE OF TEXAS



OWNER/DEVELOPER
SAM B. HULSEY
801 HILLCREST STREET
FORT WORTH, TEXAS 76107
817-735-1860

SURVEYOR
RIVERS SURVEYING, INC.
139 CROWLEY LANE
MINERAL WELLS, TEXAS 76067
817-325-8613

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That I, SAM B. HULSEY, owner of the property shown hereon, do hereby adopt this plat designating the hereinabove described property as LOTS 1 AND 2, BYRON-ABEL ADDITION, an addition to the City of Weatherford, Parker County, Texas and does 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 as street purposes. The easements and public use areas, as shown, are dedicated to 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 of procuring permission of anyone.

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

WITNESS, my hand, this the 29 day of May, 2007.

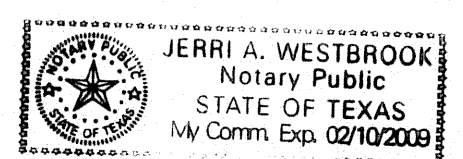
BY: *Sam B. Hulsey*

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 SAM B. HULSEY, 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 29 day of May, 2007.

Jerrri A. Westbrook
Notary Public in and for the State of Texas
2/10/2009
My Commission Expires On:



I, Sam B. Hulsey, hereby certify that there are no liens on this property.

CITY APPROVAL OF REPLAT:

Approved: following construction of all public improvements (or appropriate substitutes thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: *B. J. J. J.*
Signature of Chairperson
Planning & Zoning Commission
City of Weatherford, Texas
6-12-07
Date of Recommendation

APPROVED BY: *Joe M. J. J.*
Signature of Mayor
City Council
City of Weatherford, Texas
6-12-07
Date of Approval

ATTEST: *Charles W. J. J.*
City Secretary
6-12-07
Date

Recorded on this _____ day of _____, 2007,
in Vol. (Cob.) _____ Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.
County Clerk, Parker County, Texas.

ACCT. NO.: 10880
SCH. DIST.: WE
CITY: WE
MAP NO.: J-14

FINAL PLAT
LOTS 1 AND 2
BYRON-ABEL ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS
BEING
6.73 ACRES OUT OF THE
J.E. BRIDGEMAN SURVEY, ABSTRACT NO. 2625
PARKER COUNTY, TEXAS
SHEET 1 OF 1 SHEETS