

Doc 00511618 OR Vol 2200 Pg 295
FILED OR REFERRED
OFFICIAL PUBLIC RECORDS
On Mar 15, 2004 at 11:00
Declarant Number: 00511618
Recd: 56.00
By Patricia Nelson

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, CYPRESS VIEW VILLAS, L.P., A TEXAS LIMITED PARTNERSHIP BY AND THROUGH CYPRESS VIEW GENERAL, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, acting by and through the undersigned, its duly authorized officer, in the sole corner of a portion of 22.158 Acres situated in and being a portion of the MARIA ANTONIO MESA SURVEY, ABSTRACT No. 856 AND THE SAMUEL BOND SURVEY, ABSTRACT No. 165, Parker County, Texas and being more particularly described by notes and bearings as follows:
BEGINNING at a steel fence post, said post being called by deed to be the northwest corner of said Samuel Bond Survey;
THENCE S 89°45'19" E, 391.54 feet to an iron rod found;
THENCE S 89°48'19" W, on or about a fence line, 1118.19 feet to an iron rod found at the southeast corner of Fire Station No. 3, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Block 918, Plat Records, Parker County, Texas in the north right of way line of Interstate Highway No. 20;
THENCE S 72°24'00" W, 284.30 feet to an iron rod set at the intersection of the south right of way line of Abbeod Drive, a private road easement and the right of way line of Interstate Highway No. 20;
THENCE with the south line of said Abbeod Drive the following courses and distances:
N 89°48'44" E, 6.33 feet to an iron rod set;
N 25°30'00" W, 136.80 feet to an iron rod set at the beginning of a curve to the left with a radius of 483.43 feet and whose chord bears N 41°02'37" W, 271.73 feet;
With said curve to the left through a central angle of 34°52'14" and a distance of 276.97 feet to an iron rod set;
N 82°20'00" W, 636.82 feet to an iron rod set at the beginning of a curve to the left with a radius of 520.0 feet and whose chord bears N 05°10'23" W, 123.83 feet;
With said curve to the left through a central angle of 13°38'34" and a distance of 123.83 feet to an iron rod set;
THENCE N 17°02'20" E, crossing said Abbeod Drive, 88.9 feet to an iron rod set;
THENCE N 16°52'33" E, 436.36 feet to an iron rod set;
THENCE S 89°48'19" E, 633.20 feet to the POINT OF BEGINNING and containing 22.158 acres (88945 square feet) of land.

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the noted records of Parker County as stamped herein by me.
Mar 15, 2004
JANE WELCH ESTATE
VOLUME 2200, PAGE 1135
R.R.P.C.T.
JERRY HAMILTON, COUNTY CLERK
PARKER COUNTY

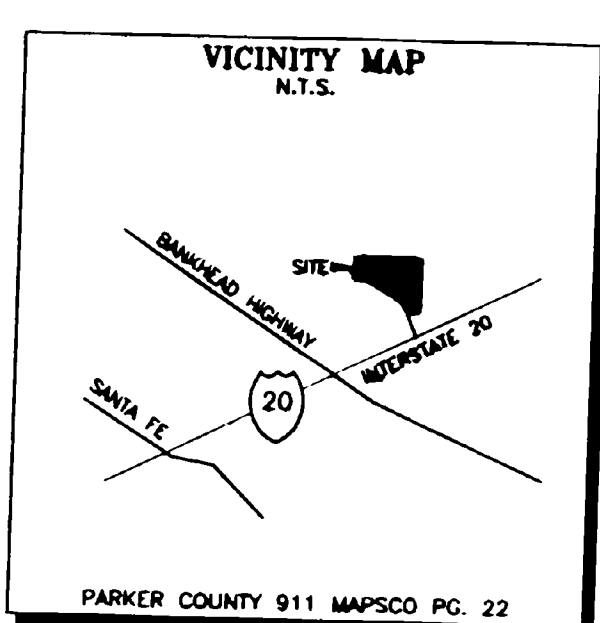
LINE	LENGTH	BEARING
L1	371.15	S89°45'19"E
L2	204.26	S89°48'19"W
L3	1118.19	S89°48'19"W
L4	633.20	S89°48'19"E
L5	391.54	S89°45'19"E
L6	173.80	S89°48'19"W
L7	248.80	S89°48'19"W
L8	204.26	S89°48'19"W
L9	636.82	S82°20'00"W
L10	154.25	S82°20'00"W
L11	271.73	S41°02'37"W
L12	276.97	S34°52'14"W
L13	123.83	S05°10'23"W
L14	284.30	S72°24'00"W
L15	284.30	S72°24'00"W
L16	28.43	S89°48'19"E
L17	84.30	S89°48'19"E
L18	74.44	S89°48'19"E
L19	636.82	S82°20'00"W
L20	154.25	S82°20'00"W
L21	271.73	S41°02'37"W
L22	276.97	S34°52'14"W
L23	123.83	S05°10'23"W
L24	284.30	S72°24'00"W
L25	284.30	S72°24'00"W
L26	28.43	S89°48'19"E
L27	84.30	S89°48'19"E
L28	74.44	S89°48'19"E
L29	636.82	S82°20'00"W
L30	154.25	S82°20'00"W
L31	271.73	S41°02'37"W
L32	276.97	S34°52'14"W
L33	123.83	S05°10'23"W
L34	284.30	S72°24'00"W
L35	284.30	S72°24'00"W

NOTE: CONTROL BEARINGS DETERMINED FROM TEXAS HIGHWAY DEPARTMENT REFERENCE BEARINGS.
KELLY VIEW ESTATES
PLAT CABINET A, SLIDE 208
P.R.P.C.T.
WILLIAM COSLEY SURVEY
ABSTRACT No. 244
JANE WELCH ESTATE
VOLUME 1233, PAGE 1135
R.R.P.C.T.
C-108

STATE OF TEXAS)
COUNTY OF PARKER)
NON, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, CYPRESS VIEW VILLAS, L.P., A TEXAS LIMITED PARTNERSHIP BY AND THROUGH CYPRESS VIEW GENERAL, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, acting by and through the undersigned, its duly authorized officer, do hereby designate the heretofore described real property as TRACTS 1 THROUGH 4, CYPRESS VIEW VILLAS, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and deem hereby dedicated to the public's use the streets, (alleys, parks) and easements shown thereon.
WITNESS my hand at THE CITY OF WEATHERFORD, Parker County, Texas this 15th day of February, 2004.
Cypress View Villas:
A Texas Limited Partnership:
By: Cypress View General, Inc.,
A Texas Corporation, Its General Partner:
BY: *[Signature]*
BY: Glenn W. Lynch, President
Glenn Lynch Companies, Inc.:
A Texas Corporation:
BY: *[Signature]*
BY: Glenn W. Lynch, President

CITY OF WEATHERFORD FIRE DEPARTMENT:
BY: *[Signature]*
CITY OF WEATHERFORD PLANNING DEPARTMENT
BY: *[Signature]*
JOHN HAMILTON, PLANNING DIRECTOR

STATE OF TEXAS)
COUNTY OF PARKER)
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 15th day of February, 2004.
LOIS L. CHANDLER
NOTARY PUBLIC
STATE OF TEXAS
07-23-2007



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 5.7 of the Subdivision Ordinance of the City.
NOTE: We do hereby waive all claims for damages against the City and associated 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 COMPLY TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
TYPICAL VISIBILITY TRIANGLE
PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)
ANGLE VARIES
STREET

SCALE: 1" = 100'
NORTH
HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 75086
METRO(817)598-9700-(817)599-0880
FAX: METRO(817) 341-2833
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
OCTOBER, 2003



INTERSTATE HIGHWAY No. 20
TWO WAY ACCESS ROAD VARIABLE RIGHT OF WAY

ACCT. NO.: 11118
SCH. DIST.: LWE
CITY: LWE
MAP NO.: 1118

COVENANTS, CONDITIONS AND RESTRICTIONS:
1. That the herein described PRIVATE ROAD, Tract No. 3 (called "Atwood Drive") shall be used as "Private Access" that will provide access, ingress and egress, at its intersection with the northern two-way frontage road of Interstate Highway 20 that will only serve exclusively (a) the 180 Unit Cypress View Villas Property (Tracts or Lots No. 1 and 2), and (b) the City of Weatherford's Fire Station No. 3 (Tract or Lot No. 4, as-platted as herein shown), and hereby expressly including use of Abbeod Drive for access by any other adjacent tracts of land unless written consent has been obtained from the City of Weatherford and the Texas Department of Transportation.
2. That these COVENANTS, CONDITIONS AND RESTRICTIONS shall apply to each successive owner of the Subject Properties. These COVENANTS, CONDITIONS & RESTRICTIONS shall terminate and become null and void if and when the said PRIVATE ROAD, TRACT 3 (called Abbeod Drive) shall become dedicated as a public right-of-way with the appropriate approval and permits (or letters of No Objection) thereof from the City of Weatherford and the Texas Department of Transportation.
3. That owners of the subject properties are subject to a Private Maintenance Agreement recorded in Volume 2181, Page 1787, Plat Records, Parker County, Texas

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	47.40'	37.80'	73°23'53"	53°53'40"	44.22'
C2	58.20'	37.80'	90°16'14"	149°11'41"	52.43'
C3	211.80'	212.80'	57°42'34"	139°28'30"	202.40'
C4	68.27'	39.80'	86°32'37"	147°08'20"	34.43'
C5	37.37'	39.80'	84°17'16"	144°40'31"	32.34'
C6	63.20'	39.80'	95°47'23"	148°17'59"	37.87'
C7	37.37'	39.80'	84°17'16"	137°29'00"	32.34'

W CITY OF WEATHERFORD
Approved by the Planning and Engineering Department of the City of Weatherford, Texas, this 15th day of February, 2004.
Approved by the City Council of Weatherford, Parker County, Texas, this 15th day of February, 2004.

FINAL PLAT
TRACTS 1 THROUGH 4
CYPRESS VIEW VILLAS
22.158 ACRES SITUATED IN AND BEING A PORTION OF
THE MARIA ANTONIO MESA SURVEY, ABSTRACT NO. 856
AND THE SAMUEL BOND SURVEY, ABSTRACT NO. 165
PARKER COUNTY, TEXAS