

ACCT. NO: 10913
SCH. DIST: WE
CITY: WE
MAP NO: H.16

**FINAL PLAT
CANDLEWOOD
LOT ONE AND LOT TWO, BLOCK 1
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS**

C 592

Being 2.0 Acres situated in and being a portion of the A. M. Krouse Survey, Abstract No. 785 in the City of Weatherford Parker County, Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, THAKORBHAI PANCHAL AND POPATLAL PATEL, being the sole owners of 2.0 Acres situated in and being a portion of the A. M. KROUSE SURVEY, ABSTRACT No. 785 in the City of Weatherford, Parker County, Texas and described by deed in Volume 2505, Page 1777, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the west right of way line of Alford Drive, according to the plat of Alford Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 616, Plat Records, Parker County, Texas and being S 26°40'55" E, 29.23 feet and S 63°19'05" W, 60.0 feet from an iron rod found at the northwest corner of Lot 3, Block 1, said Alford Addition; THENCE with the west right of way line of said Alford Drive the following courses and distances;

S 26°40'55" E, 272.67 feet to an iron rod set at the beginning of a non-tangent curve to the left with a radius of 60.0 feet and whose chord bears S 16°58'10" W, 22.20 feet;
With said curve to the left through a central angle of 21°19'16" and a distance of 22.33 feet to an iron rod set;
THENCE S 71°41'21" W, 287.67 feet to an iron rod set;
THENCE N 26°40'55" W, 290.99 feet to an iron rod set;
THENCE N 71°41'21" E, 303.16 feet to the POINT OF BEGINNING and containing 2.0 acres (87120 square feet) of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, THAKORBHAI PANCHAL AND POPATLAL PATEL, does hereby adopt this plat designating the herein above described property as CANDLEWOOD, LOT ONE AND LOT TWO, BLOCK 1, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 2.0 Acres situated in and being a portion of the A. M. KROUSE SURVEY, ABSTRACT No. 785 in the City of Weatherford, 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 3 day of July, 2007.

Thakorbhai Panchal
Popatlal Patel

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: Paul C. Shibley 7-11-07
Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

Signature of Mayor: Joe M. Jason 7-11-07
Date of Approval

Signature of City Secretary: Angela Wike 7-10-07
Date

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 streets and easements.

N/A
TITLE

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 _____, known to me by 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 ___ day of _____, 2007.

Notary Public in and for the State of Texas

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 Thakorbhai Panchal, known to me by 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 3 day of July, 2007.

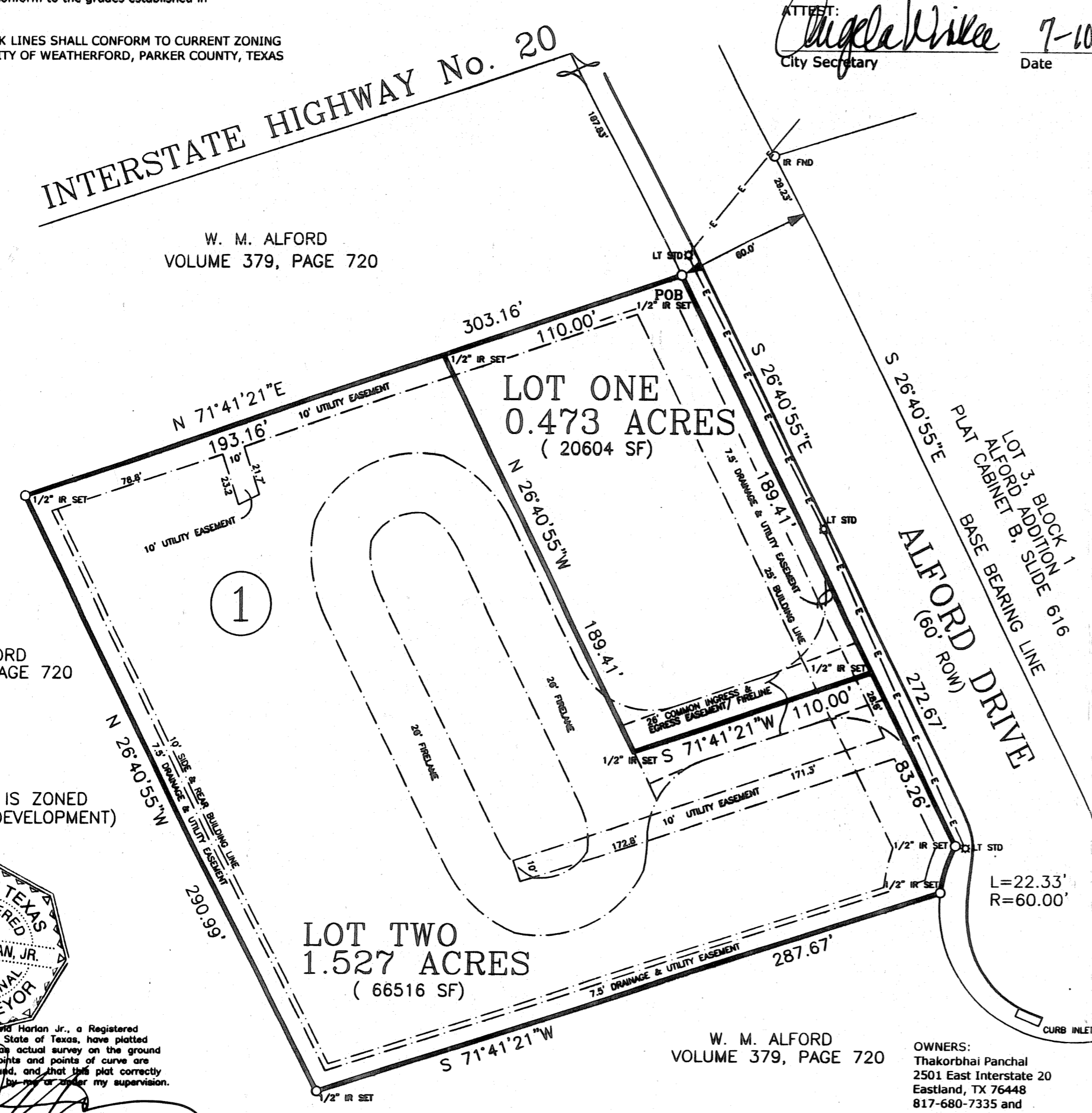
Signature of Notary: Jenni A. Westbrook
Notary Public in and for the State of Texas



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 Popatlal Patel, known to me by 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 3 day of July, 2007.

Signature of Notary: Jenni A. Westbrook
Notary Public in and for the State of Texas

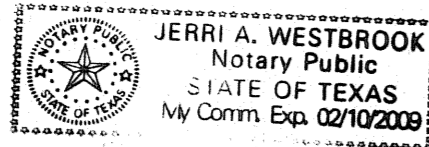


I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: [Signature]

SWORN TO AND SUBSCRIBED before me this 3 day of July, 2007.

Signature of Notary: Jenni A. Westbrook
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

W. M. ALFORD
VOLUME 379, PAGE 720

THIS PROPERTY IS ZONED "PD" (PLANNED DEVELOPMENT)



THIS is to certify that 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 corner 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.

Signature of Surveyor: [Signature]
David Harlan, Jr., Registered Professional Land Surveyor, No. 2074, MAY, 2007

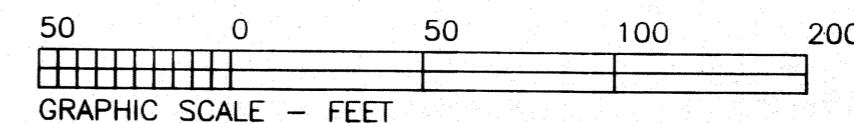
W. M. ALFORD
VOLUME 379, PAGE 720

OWNERS:
Thakorbhai Panchal
2501 East Interstate 20
Eastland, TX 76448
817-680-7335 and
Popatlal Patel
2001 Woodland Hill
Weatherford, TX 76087

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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.



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

