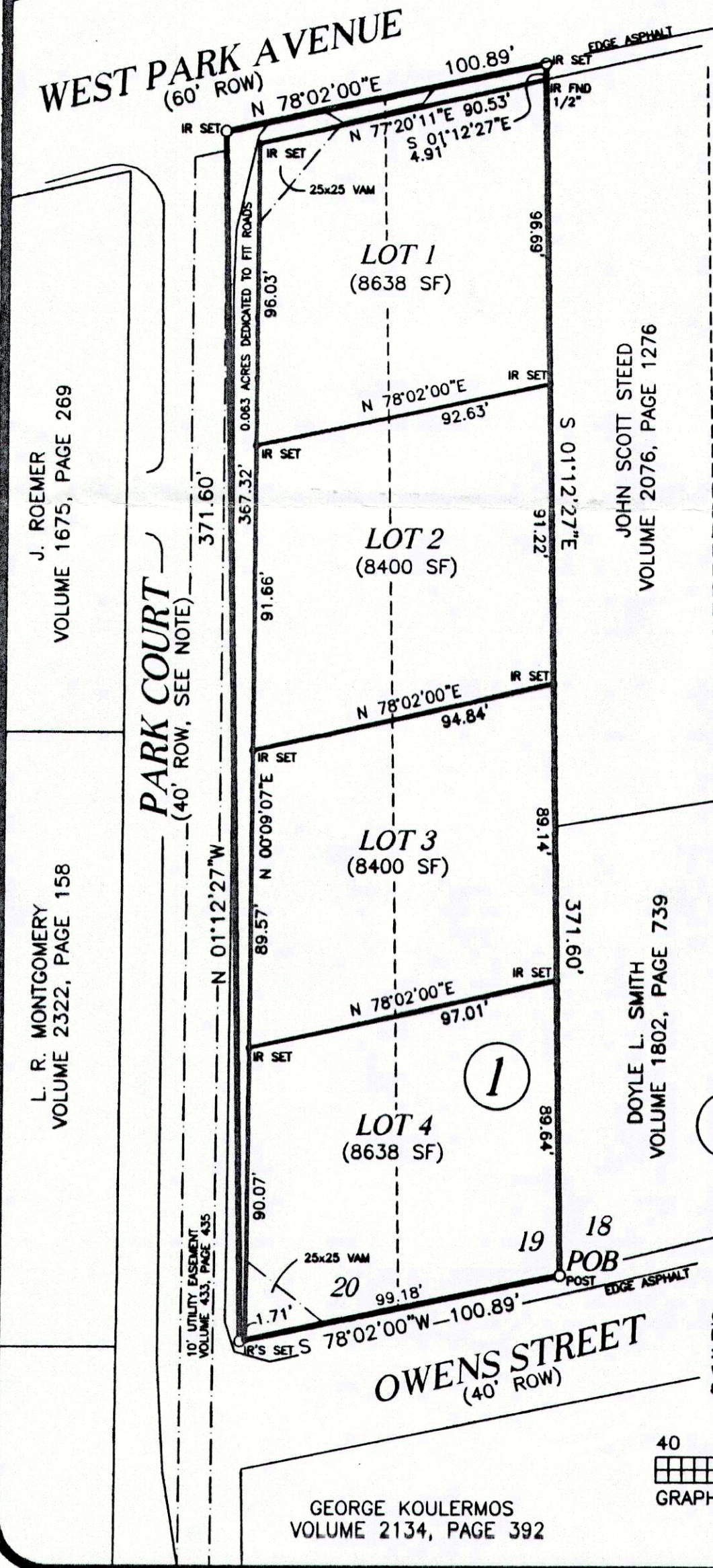


ARZANIPOUR SUBDIVISION  
PLAT CABINET A, SLIDE 726  
LOT 1, LOT 2



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES Doc# 755843  
Book 2816 Page 1322

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

KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.  
Registration No. 2074  
JUNE, 2010

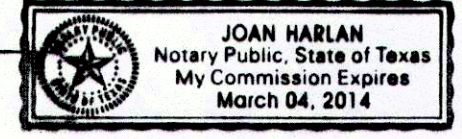


STATE OF TEXAS )  
COUNTY OF PARKER )

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, 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 8<sup>th</sup> day of October, 2010.

Joan Harlan  
Notary Public in and for the State of Texas  
My Commission Expires on: March 4, 2014



**VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS**

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**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.

Michael Clary  
Owner

SWORN TO AND SUBSCRIBED before me this 12 day of October, 2010.

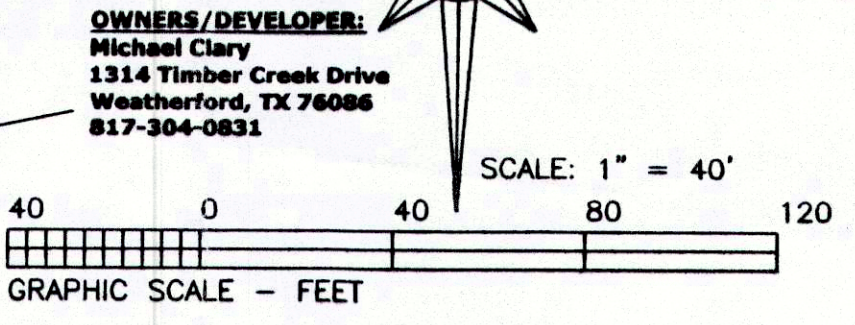
Joan Harlan  
Notary Public in and for the State of Texas  
My Commission Expires on: March 4, 2014



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0270 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: ROAD WIDTH (PARK COURT) ESTABLISHED BY VOLUME 1027, PAGE 753, DEED RECORDS, PARKER COUNTY, TEXAS

BUILDING LINE: FRONT 25', SIDE 5'  
15' SIDE STREET BUILDING LINE  
5' DRAINAGE & UTILITY EASEMENT ALONG ALL STREETS  
IR SET = 5/8" REBAR AT CORNER



Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: City of Weatherford, Texas  
Signature of City Planner: [Signature] Date of Recommendation: 10/19/2010

APPROVED BY: City of Weatherford, Texas  
Signature of City Manager: [Signature] Date of Approval: 10/20/10  
Signature of Mayor: [Signature] Date of Approval: 10/20/10

TEST: Laura Simonds 10/20/10  
City Secretary 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.

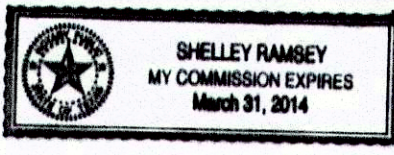
[Signature]  
Executive Vice President  
TITLE

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 Brad Seay, E.V.P. of First American Bank, 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 31<sup>st</sup> day of October, 2010.

Shelley Ramsey  
Notary Public in and for the State of Texas  
My Commission Expires on: March 31, 2014



STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, MICHAEL CLARY (Volume 2589, Page 694), is the owner of Lots 19 and 20, Block 5, OWENS & WILBANKS ADDITION, an addition to the City of Weatherford, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a post in the north right of way line of Owens Street, said point being the southeast corner of said Lot 19; THENCE S 78°02'00" W, with the north right of way line of said Owens Street, 100.89 feet to an iron rod set at the southwest corner of said Lot 20 in Park Court; THENCE N 01°12'27" W, with said Park Court, 371.60 feet to an iron rod set in West Park Avenue; THENCE N 78°02'00" E, with said West Park Avenue, 100.89 feet to an iron rod set at the northeast corner of said Lot 19; THENCE S 01°12'27" E, with the east line of said Lot 19, 371.60 feet to the POINT OF BEGINNING and containing 0.846 acres (36832 square feet) of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MICHAEL CLARY, does hereby adopt this plat designating the herein above described property as CLARY ADDITION, LOTS 1, 2, 3 AND 4, BLOCK 1, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a replat of Lots 19 and 20, Block 5, Owens and Wilbanks, an addition to 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 12 day of October, 2010.

[Signature]  
Michael Clary

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 MICHAEL CLARY, 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 12 day of October, 2010.

Joan Harlan  
Notary Public in and for the State of Texas  
My Commission Expires on: March 4, 2014



ACCT. NO.: 11206  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-16

Doc# 755843 Fees: \$66.00  
12/01/2010 2:36PM # Pages 1  
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS  
JEANNE BRUNSON, COUNTY CLERK

**MINOR PLAT  
CLARY ADDITION  
LOTS 1, 2, 3 AND 4, BLOCK 1  
AN ADDITION TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS**

Being a replat of Lots 19 and 20, Block 5, Owens and Wilbanks an addition to the City of Weatherford, Parker County, Texas

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

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

Volume or Cabinet D, Page or Slide 95