

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: [Signature] Date of Recommendation: 9-24-08

APPROVED BY: City Council
 City of Weatherford, Texas
 Signature of Mayor: [Signature] Date of Approval: 9-24-08

ATTEST:
 City Secretary: [Signature] Date: 9-24-08

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 "There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 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

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(ies) 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.

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.

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]
 TITLE

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, D3 ENTERPRISES, INC., acting by and through its duly authorized agent and BARBARA ANN CLINTON, being the sole owners of Lots 13, 14, 15 and 16, Block 47, a portion of an alley and a portion of Lexington Street (vacated), CARTER'S ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 329, Page 618, Deed Records, Parker County, Texas recorded to D3 Enterprises, Inc. in Volume 2637, Page 640 and Barbara Ann Clinton in Volume 2147, Page 1487 and Volume 2589, Page 1592, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

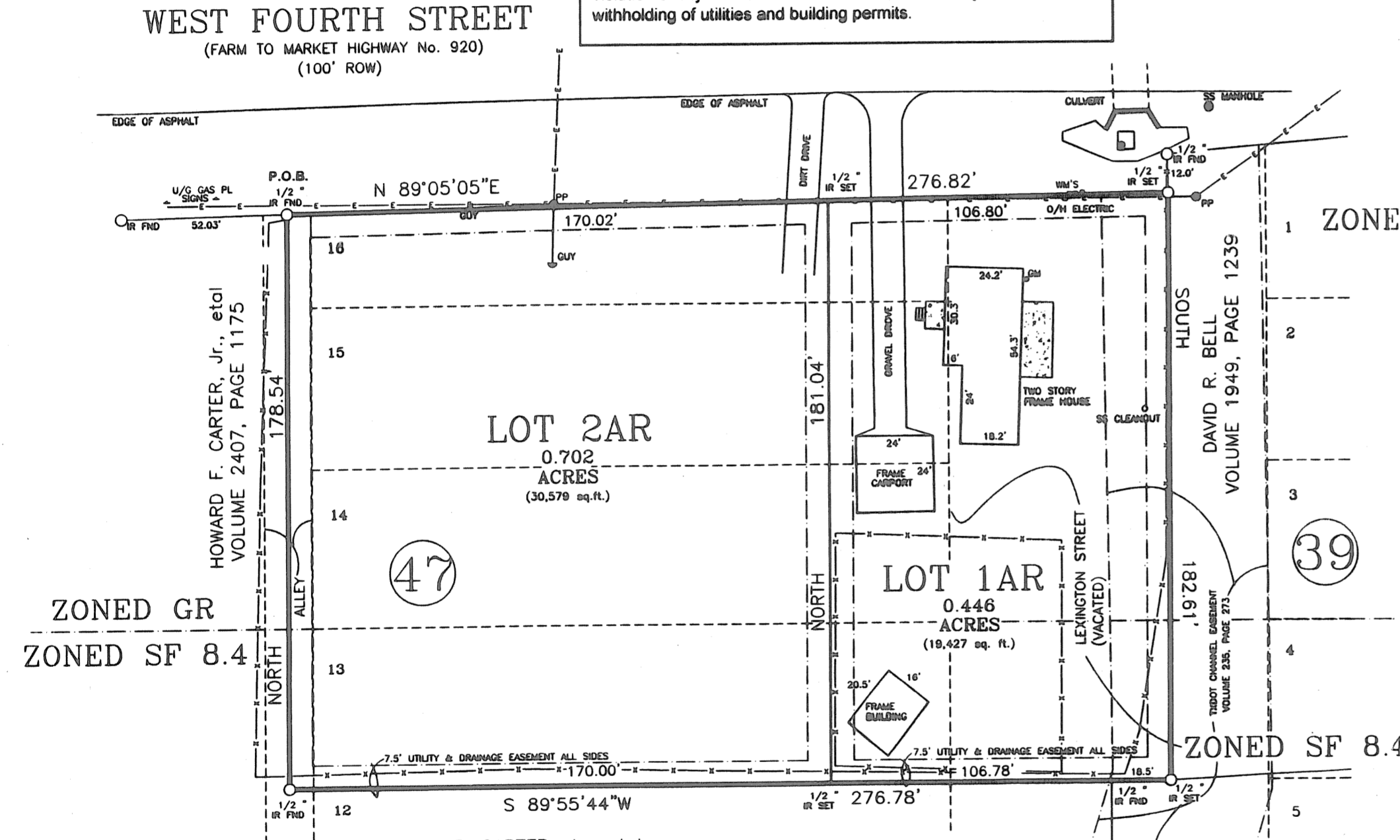
BEGINNING at an iron rod found in the south right of way line of West Fourth Street, said iron being called by deed to be the southeast corner of a tract of land described by deed to Howard F. Carter recorded in Volume 2407, Page 1175, Real Records, Parker County, Texas where the center line of an alley intersects the south right of way line of said West Fourth Street;
 THENCE N 89°05'05" E, with the south right of way line of said West Fourth Street at 8.0 feet passing the west line of said Lot 16 and in all 276.82 feet to an iron rod set;
 THENCE South, 182.61 feet to an iron rod set in the extended south line of said Lot 13;
 THENCE S 89°55'44" W, at 18.5 feet passing the southeast corner of said Lot 13 and continuing with the south line of said Lot 13 and in all 276.78 to an iron rod found in the center of said alley;
 THENCE North, with the center of said alley, 178.54 feet to the POINT OF BEGINNING and containing 1.148 acres (50,006 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, D3 ENTERPRISES, INC., acting herein by and through its duly authorized officer and BARBARA ANN CLINTON, does hereby adopt this plat designating the herein above described property as LOT 1AR and LOT 2AR, BLOCK 47, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of Lots 13, 14, 15 and 16, Block 47 a portion of an alley and a portion of Lexington Street (vacated), CARTER'S ADDITION, 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 planning ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS, my hand, this the 2 day of September, 2008.
[Signature] [Signature]
 Carroll Dawson, Agent Barbara Ann Clinton

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.



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]
 TITLE

STATE OF TEXAS)
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 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.
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 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]
 TITLE

RENEE DOGGETT
 Notary Public, State of Texas
 My Commission Expires
 04-13-2011

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 Carroll Dawson, 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 2 day of September, 2008.
[Signature]
 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 Barbara Ann Clinton, 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 2 day of September, 2008.
[Signature]
 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 Barbara Ann Clinton, 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 2 day of September, 2008.
[Signature]
 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 Carroll Dawson, 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 2 day of September, 2008.
[Signature]
 Notary Public in and for the State of Texas

RENEE DOGGETT
 Notary Public, State of Texas
 My Commission Expires
 04-13-2011

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.
[Signature]
 Owner
 SWORN TO AND SUBSCRIBED before me this 2 day of September, 2008.
[Signature]
 Notary Public in and for the State of Texas

RENEE DOGGETT
 Notary Public, State of Texas
 My Commission Expires
 04-13-2011

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522-0005-D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, 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]
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 JUNE, 2008



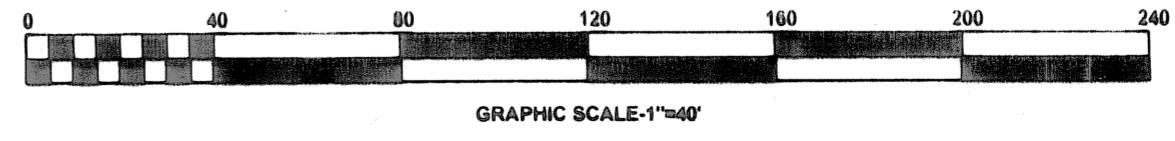
OWNERS/DEVELOPER:
 D3 Enterprises, Inc.
 Carroll Dawson
 170 N. Ridgeoak Court
 Weatherford, TX 76087
 817-598-8838

Barbara Ann Clinton
 1806 Country Brook
 Weatherford, TX 76087
 817-598-4070

REPLAT
LOTS 1AR and 2AR, BLOCK 47
CARTER'S ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
 Being a replat of Lots 13, 14, 15, 16 a portion of an alley, Block 47 and a portion of Lexington Street (Vacated) Carter's Addition, an addition to the City of Weatherford Parker County, Texas

Doc# 692605
 Book 2665 Page 536

Doc# 692605 Fees: \$66.00
 09/25/2008 9:32AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS



SCALE: 1" = 40'
HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833

