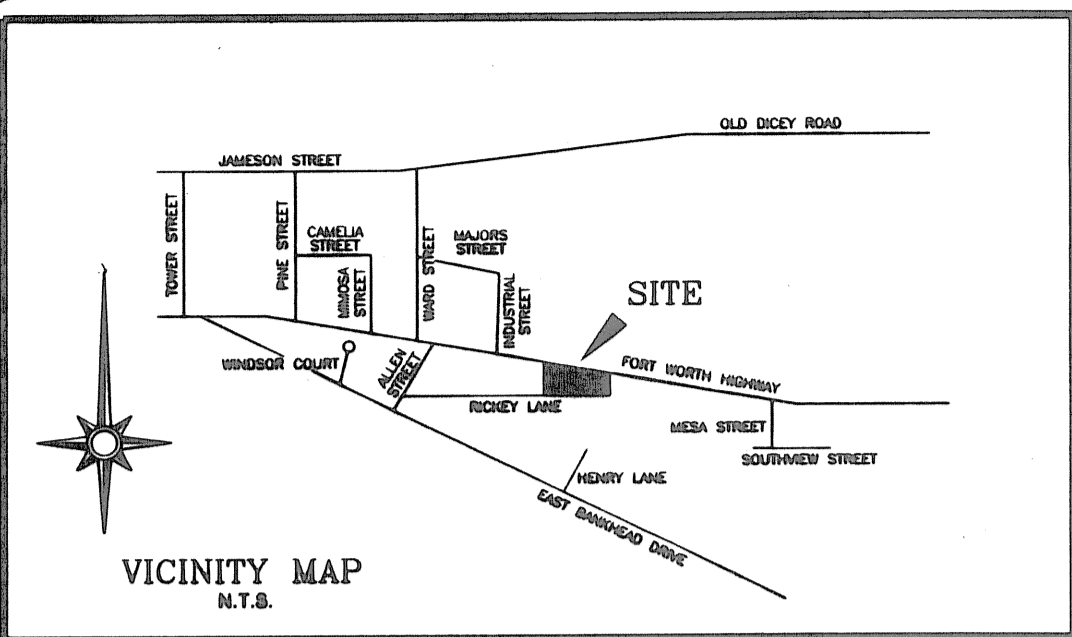


C702



Doc# 684874
Book 2647 Page 534

Doc# 684874 Fees: \$66.00
07/08/2008 1:41PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
"SOME ABINSON" COUNTY CLERK

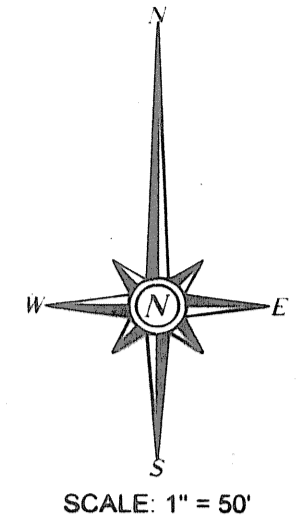
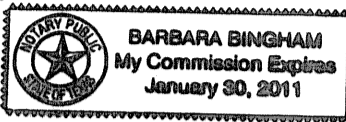
DEED RESTRICTION CERTIFICATION STATEMENT

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.

Louis Howard
Owner

SWORN TO AND SUBSCRIBED before me this 31st day of March, 2008.

Barbara Bingham
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, LOUIS HOWARD, being the sole owner of 3.313 Acres, in three tracts, situated in and being a portion of the SARAH MONK SURVEY, ABSTRACT No. 906, Parker County, Texas and described by deed recorded in Volume 2200, Page 1135, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found in the south right of way of Fort Worth Highway (U. S. Highway No. 80), said pipe being called by deed to be South, 603.80 feet, West, 315.20 feet and S 82°25'00" E, 687.65 feet from the northeast corner of Block 10, of the Larger Subdivision of said Sarah Monk Survey;
THENCE S 00°25'45" E, 313.50 feet to an iron rod set in the north line of Ricky Lane (unimproved) as it exist;
THENCE S 89°55'39" W, with the north line of said Ricky Lane, 429.23 feet to an iron rod found;
THENCE N 01°46'29" E, 369.62 feet to an iron rod found in the south right of way line of said Fort Worth Highway;
THENCE S 82°25'00" E, with the south right of way line of said Fort Worth Highway, 419.10 feet to the POINT OF BEGINNING and containing 3.313 acres (144316 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LOUIS HOWARD, does hereby adopt this plat designating the herein above described property as TRACT I, TRACT II AND TRACT III, HOWARD TRACTS, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Begin 3.313 Acres situated in and being a portion of the Sarah Monk Survey, Abstract No. 906, 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 31 day of March, 2008.
Louis Howard
Louis Howard

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.

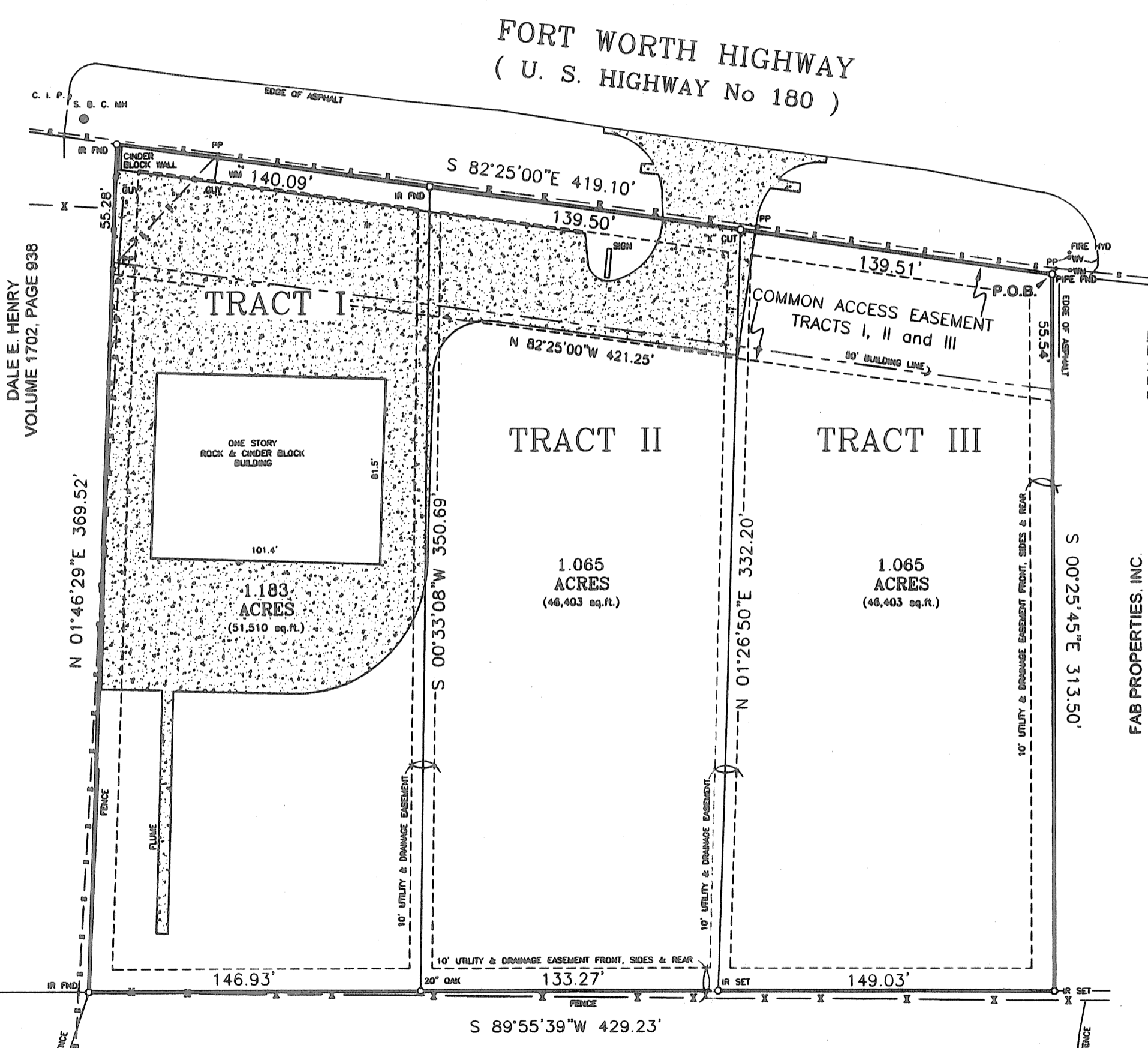
RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas

B. J. J. Signature of Chairperson
6-16-08 Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

M. J. J. Signature of Mayor
6-16-08 Date of Approval

ATTEST:
Laura Simmonds City Secretary
6-16-08 Date



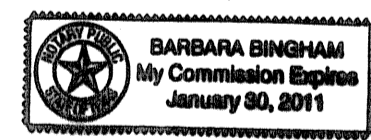
DEVELOPER/OWNER:
Louis Howard
1150 Sidney Baker So.
Kerrville, TX 78028
830-792-4242

FAB PROPERTIES, INC.
VOLUME 2266, PAGE 88
(NAPA AUTOMOTIVE)

STATE OF TEXAS)
COUNTY OF PARKER)

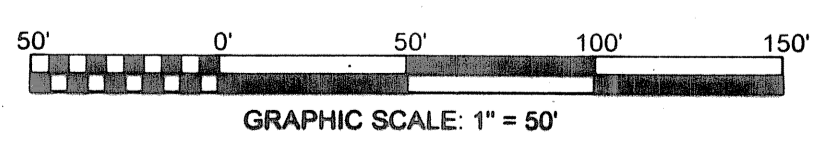
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Louis Howard, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of March, 2008.
Barbara Bingham
Notary Public in and for the State of Texas



FINAL PLAT
TRACT I, TRACT II AND TRACT III
HOWARD TRACTS
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS
BEING 3.313 ACRES SITUATED IN AND BEING A
PORTION OF THE SARAH MONK SURVEY, ABSTRACT
No. 906, PARKER COUNTY, TEXAS

ACCT. NO.: 13735
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 78086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

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 Louis Howard, 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 day of March, 2008.

Notary Public in and for the State of Texas



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.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
January, 2008

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE 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.