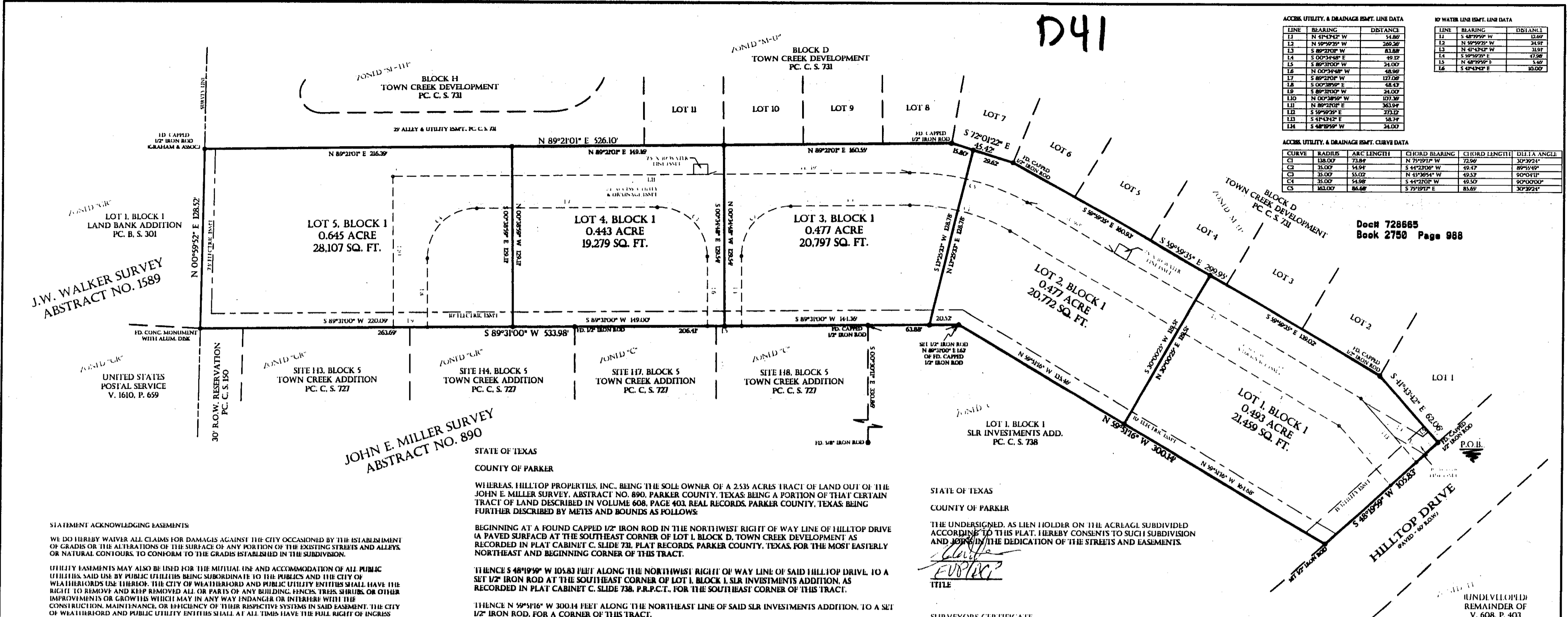


D41

LINE	BEARING	DISTANCE
L1	N 41°42' W	54.80
L2	N 89°20' W	266.20
L3	S 89°20' E	43.88
L4	S 00°59'52" E	49.12
L5	S 89°20' W	34.00
L6	N 00°59'52" W	48.00
L7	S 89°20' W	127.06
L8	S 00°59'52" E	48.43
L9	S 89°20' W	24.00
L10	N 00°59'52" W	101.30
L11	N 89°20' E	363.94
L12	S 89°20' E	373.12
L13	N 89°20' W	58.74
L14	S 89°20' E	24.00

LINE	BEARING	DISTANCE
L1	S 48°19'59" W	105.83
L2	N 89°20' W	24.93
L3	N 44°22'01" W	49.52
L4	S 44°22'01" E	49.52
L5	S 75°19'17" E	85.65
L6	S 75°19'17" E	30°39'24"

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Book 2750 Page 988



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, HILLTOP PROPERTIES, INC., BEING THE SOLE OWNER OF A 2.535 ACRES TRACT OF LAND OUT OF THE JOHN E. MILLER SURVEY, ABSTRACT NO. 890, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 608, PAGE 403, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CAPPED 1/2" IRON ROD IN THE NORTHWEST RIGHT OF WAY LINE OF HILLTOP DRIVE (A PAVED SURFACE) AT THE SOUTHEAST CORNER OF LOT 1, BLOCK D, TOWN CREEK DEVELOPMENT AS RECORDED IN PLAT CABINET C, SLIDE 731, PLAT RECORDS, PARKER COUNTY, TEXAS; FOR THE MOST EASTERLY NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 48°19'59" W 105.83 FEET ALONG THE NORTHWEST RIGHT OF WAY LINE OF SAID HILLTOP DRIVE, TO A SET 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SLR INVESTMENTS ADDITION, AS RECORDED IN PLAT CABINET C, SLIDE 738, P.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°20'10" W 300.14 FEET ALONG THE NORTHEAST LINE OF SAID SLR INVESTMENTS ADDITION, TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE S 89°31'00" W AT 63.88 FEET PASS THE NORTHEAST CORNER OF BLOCK 5, TOWN CREEK ADDITION, AS RECORDED IN PLAT CABINET C, SLIDE 727, P.R.P.C.T., FOR A TOTAL DISTANCE OF 533.98 FEET TO FOUND CONCRETE MONUMENT WITH ALUMINUM DISK AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE UNITED STATES POSTAL SERVICE IN VOLUME 1610, PAGE 659, REAL RECORDS, PARKER COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°59'52" E 128.52 FEET ALONG THE EAST LINE OF LAND BANK ADDITION AS RECORDED IN PLAT CABINET B, SLIDE 301, P.R.P.C.T., TO A FOUND CAPPED 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID TOWN CREEK DEVELOPMENT (P.C. C. S. 731), FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TOWN CREEK DEVELOPMENT THE FOLLOWING:

N 89°21'01" E 526.10 FEET TO A FOUND CAPPED 1/2" IRON ROD, FOR THE NORTHERLY NORTHEAST CORNER OF THIS TRACT.

S 72°01'22" E 45.42 FEET TO A FOUND CAPPED 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 59°59'35" E 299.95 FEET TO A FOUND CAPPED 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 41°43'42" E 62.06 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HILLTOP PROPERTIES, INC., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-5, BLOCK 1, HILLTOP ADDITION, PHASE III, TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON. THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF WEATHERFORD, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS 11th DAY OF NOVEMBER, 2009, PARKER COUNTY, TEXAS

Patrick Carter
NAME: Patrick Carter
TITLE: Surveyor

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 *Patrick Carter*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING 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 11th DAY OF NOVEMBER, 2009.
Andrea Schrick
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF PARKER

THE UNDERSIGNED, AS LIEN HOLDER ON THE ACRLAGL SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND TO THE DEDICATION OF THE STREETS AND EASEMENTS.

Patrick Carter
TITLE

SURVEYORS CERTIFICATE

THAT I, PATRICK CARTER, 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.

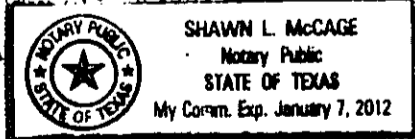
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691, CARTER SURVEYING & MAPPING - JN090643-PLAT-R2

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 *Patrick Carter*, REGISTERED PUBLIC LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING 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 11th DAY OF NOVEMBER, 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY APPROVAL STATEMENT
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY: *Beth* 11/23/2009
CHAIRPERSON DATE

APPROVED BY: *Patrick Carter* 11/24/2009
CITY COUNCIL DATE
CITY OF WEATHERFORD, TEXAS

ATTEST: *Laura Semora* 11/24/2009
CITY SECRETARY DATE



FINAL PLAT
LOTS 1-5, BLOCK 1
HILLTOP ADDITION PHASE III
TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
BEING A 2.535 ACRES SUBDIVISION
OUT OF THE JOHN E. MILLER SURVEY
ABSTRACT NO. 890, PARKER COUNTY
TEXAS
AUGUST 2009

CARTER SURVEYING & MAPPING
110 A PALO PINTO WEATHERFORD, TX 817.594.0400
FAX 817.594.0403

STATEMENT ACKNOWLEDGING EASEMENTS
WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADIS OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTOURS TO CONFORM TO THE GRADIS ESTABLISHED IN THE SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF WEATHERFORDS USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, 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 EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS
"THE AREA OR AREAS SHOWN ON THE PLAT AS "V.A.M." VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS 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 V.A.M. EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE V.A.M. 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 V.A.M. EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE V.A.M. 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 V.A.M. 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 V.A.M. EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN."

SPECIAL 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.

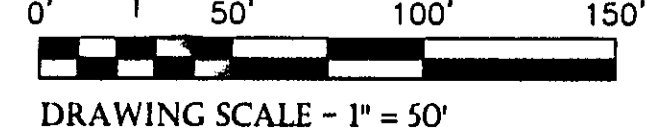
FLOOD HAZARD ZONE
THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE FIRM COMMUNITY PANEL 48367C038E DATED SEPTEMBER 26, 2008.

SPECIAL NOTES
ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
BEARINGS, DISTANCES, AND ELEVATIONS DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 1202. ALL ELEVATIONS ARE RELATIVE TO MEAN SEA LEVEL (NAVD 88).

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

OWNER/DEVELOPER:
HILLTOP PROPERTIES, INC.
3628 KIMBERLY LANE
FORT WORTH, TX 76133
817-233-2054

ENGINEER:
NAVE ENGINEERING, INC.
110 W JOSEPHINE STREET
WEATHERFORD, TX 76086
817-596-7575



DRAWING SCALE - 1" = 50'