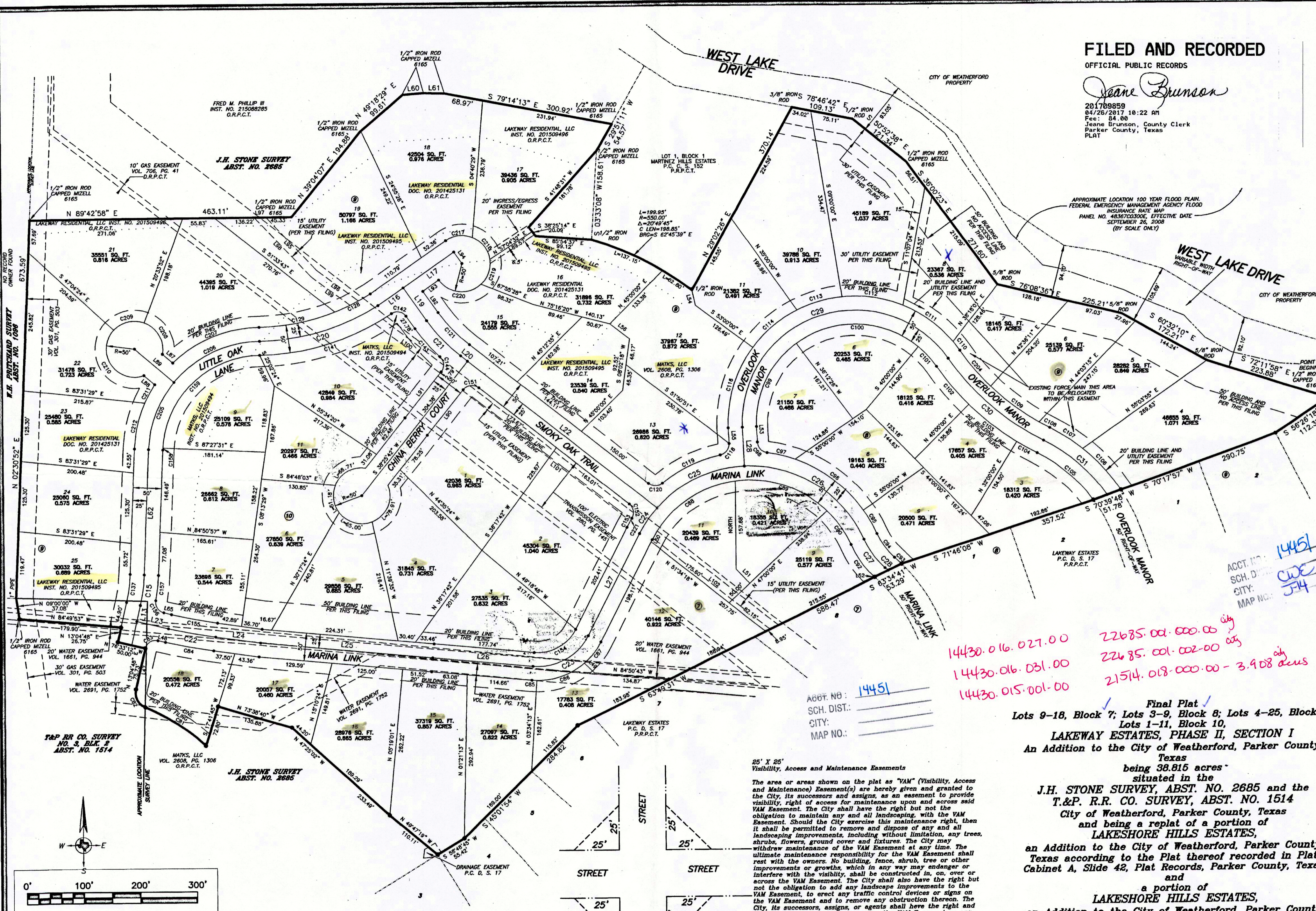


Jeanne Brunson

201709859
04/26/2017 10:22 AM
Fee: 84.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



APPROXIMATE LOCATION 100 YEAR FLOOD PLAIN
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP
PANEL NO. 4836700300E, EFFECTIVE DATE
SEPTEMBER 26, 2008
(BY SCALE ONLY)

ACCT. NO. 14451
SCH. DIST. CDE
CITY: J14
MAP NO.

14430.016.027.00
14430.016.031.00
14430.015.001.00
22685.001.000.00 city
22685.001.002-00 city
21514.018.000.00 - 3.908 acrs

Final Plat
Lots 9-18, Block 7; Lots 3-9, Block 8; Lots 4-25, Block 6
Lots 1-11, Block 10,
LAKEWAY ESTATES, PHASE II, SECTION I
An Addition to the City of Weatherford, Parker County,
Texas
being 38.815 acres
situated in the
J.H. STONE SURVEY, ABST. NO. 2685 and the
T.&P. R.R. CO. SURVEY, ABST. NO. 1514
City of Weatherford, Parker County, Texas
and being a replat of a portion of
LAKESHORE HILLS ESTATES,
an Addition to the City of Weatherford, Parker County,
Texas according to the Plat thereof recorded in Plat
Cabinet A, Slide 42, Plat Records, Parker County, Texas
and
a portion of
LAKESHORE HILLS ESTATES,
an Addition to the City of Weatherford, Parker County,
Texas according to the Plat thereof recorded in Plat
Cabinet A, Slide 305, Plat Records, Parker County, Texas

50 Lots

Final Plat prepared March 10, 2017

25' X 25'
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, with 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.

TEXAS GEOSPATIAL
WWW.TXGEO.COM
4918 BEN DAY MURRIN RD.
FT. WORTH, TX 76126
817-441-6199
FAX: 817-441-6805
TRIP'S FIRM NO. 10083300

OWNER/DEVELOPER
LAKEWAY DEVELOPMENT
800 F.M. RD. 5
ALEDO, TX 76008
PH. 817-992-6338
FAX 817-441-2094

OWNER/DEVELOPER
MATKS, L.L.C.
800 F.M. RD. 5
ALEDO, TX 76008
PH. 817-992-6338
FAX 817-441-2094

VISIBILITY ACCESS AND
MAINTENANCE EASEMENT (TYP)

ABST. NO: 14451
SCH. DIST.:
CITY:
MAP NO.:

D-714