

VICINITY MAP N.T.S.

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

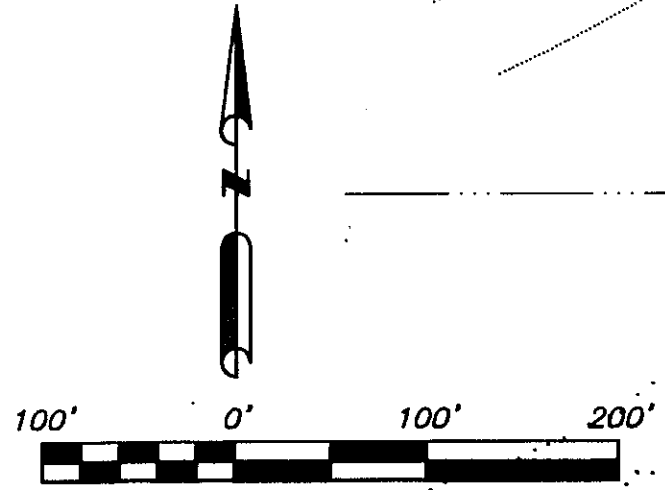
**Visibility, Access and Maintenance Easements**

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.

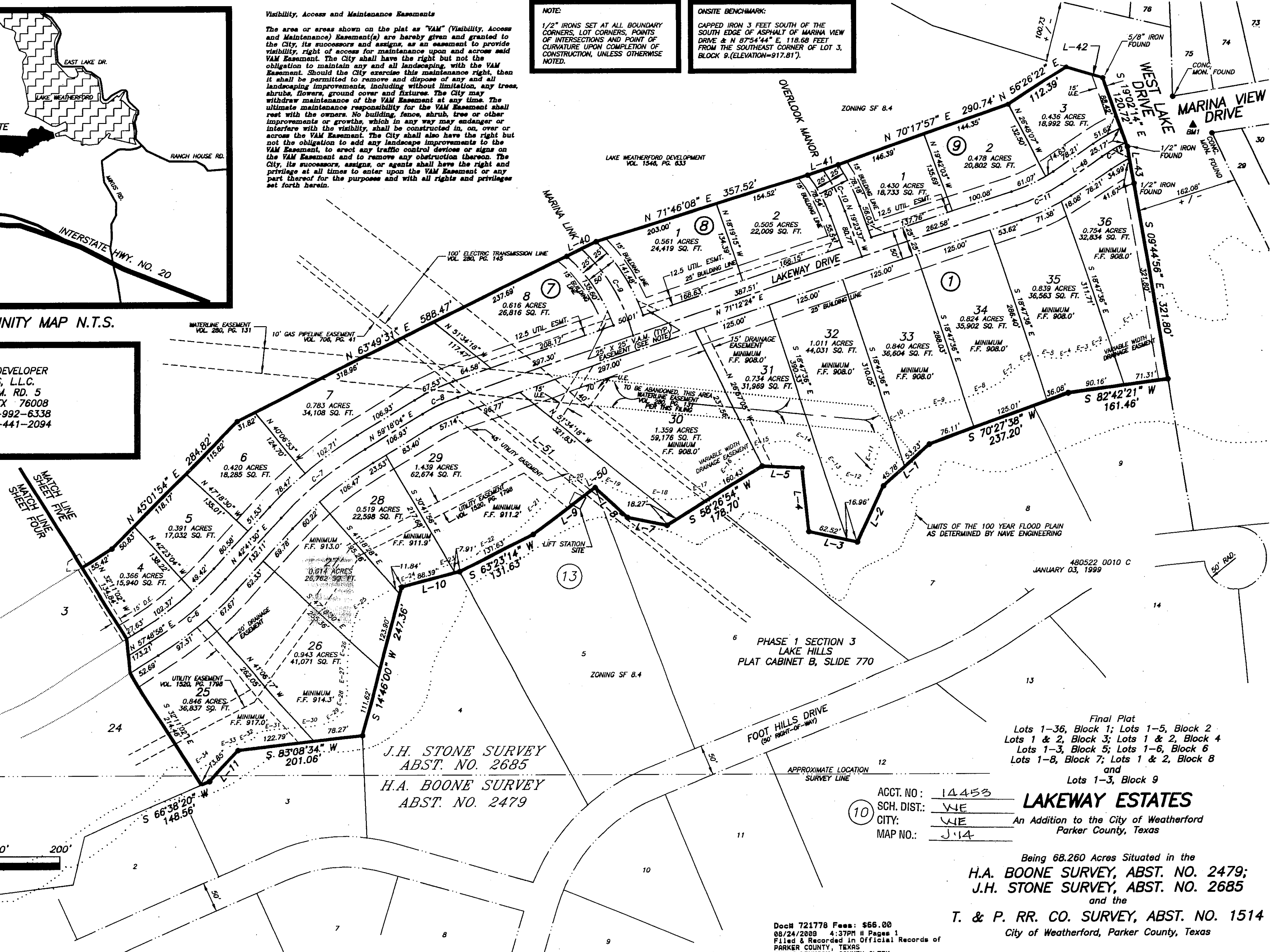
**NOTE:**  
 1/2" IRONS SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINTS OF INTERSECTIONS AND POINT OF CURVATURE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE NOTED.

**ONSITE BENCHMARK:**  
 CAPPED IRON 3 FEET SOUTH OF THE SOUTH EDGE OF ASPHALT OF MARINA VIEW DRIVE & N 87°54'44" E, 118.68 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 9. (ELEVATION=917.81).

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TEXAS GEOSPATIAL  
 117 John Street P.O. Box 1029  
 Aledo, TX 76008  
 817-441-6199 FAX: 817-441-6805



Final Plat  
 Lots 1-36, Block 1; Lots 1-5, Block 2  
 Lots 1 & 2, Block 3; Lots 1 & 2, Block 4  
 Lots 1-3, Block 5; Lots 1-6, Block 6  
 Lots 1-8, Block 7; Lots 1 & 2, Block 8  
 and  
 Lots 1-3, Block 9

**LAKEWAY ESTATES**

An Addition to the City of Weatherford  
 Parker County, Texas

Being 68.260 Acres Situated in the  
**H.A. BOONE SURVEY, ABST. NO. 2479;**  
**J.H. STONE SURVEY, ABST. NO. 2685**  
 and the  
**T. & P. RR. CO. SURVEY, ABST. NO. 1514**  
 City of Weatherford, Parker County, Texas

ACCT. NO.: 14453  
 SCH. DIST.: WIE  
 CITY: WIE  
 MAP NO.: J-14

Doc# 721778 Fees: \$66.00  
 08/24/2009 4:37PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS