

C700

Doc# 684146
Book 2645 Page 987

Doc# 684146 Fees: \$66.00
07/01/2008 10:39AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

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]
SWORN TO AND SUBSCRIBED before me this 27 day of March, 2008.
Jerri A. Westbrook
Notary Public in and for the State of Texas

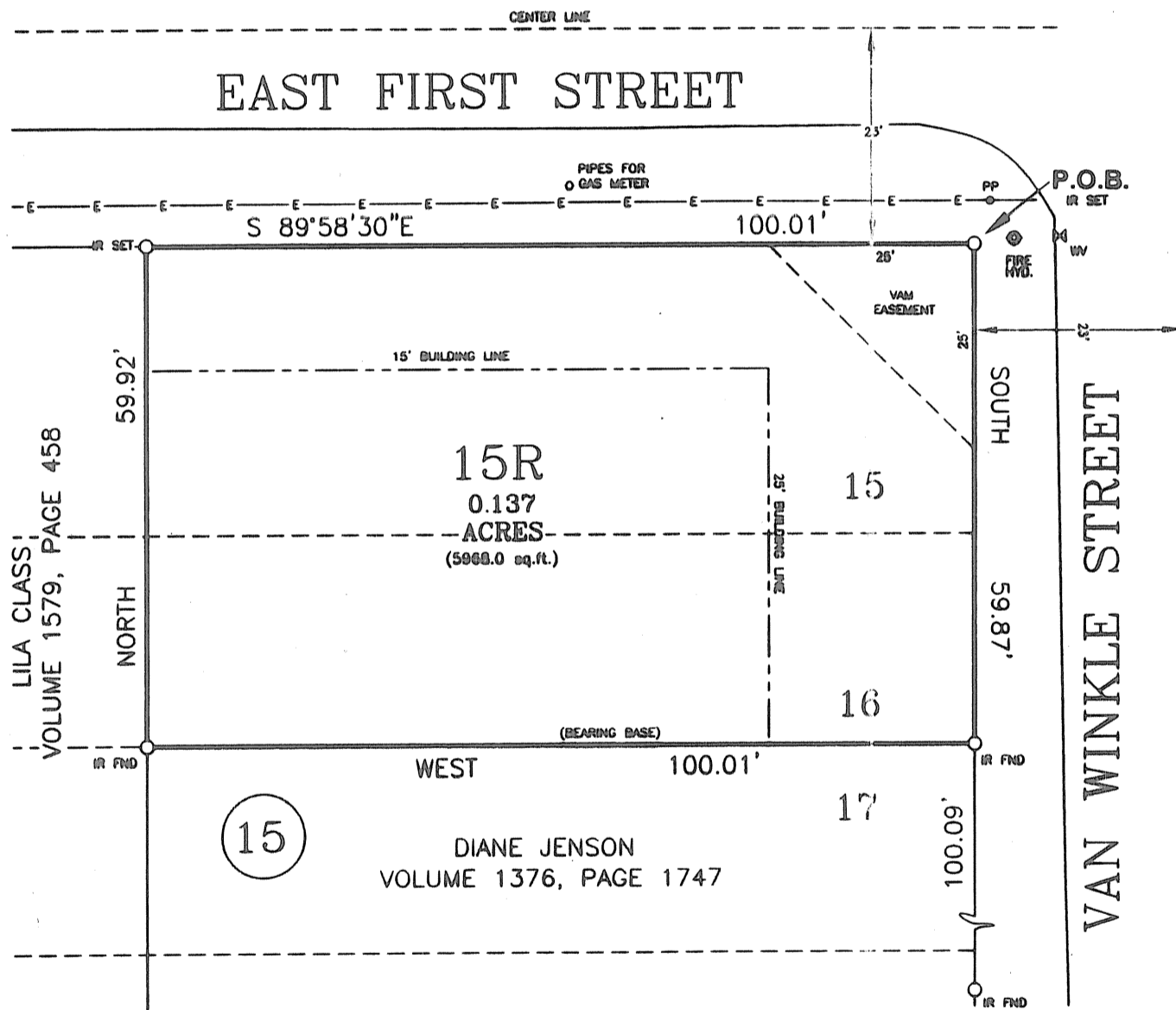
STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

NA
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 Robert New, 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 27 day of March, 2008.
Jerri A. Westbrook
Notary Public in and for the State of Texas

OWNERS/DEVELOPER:
Robert New
815 East 1st Street
Weatherford, TX 76086
817-771-8334



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0215 C EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, ROBERT NEW, being the sole owner of 0.137 Acres situated in and being the east 100 feet of Lots 15 and 16, Block 15, MILLIKEN HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 69, Page 640, Deed Records, Parker County, Texas, and recorded in deed to Robert New in Volume 2575, Page 1125, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the northeast corner of said Block 15 at the intersection of the south right of way line of East First Street and the west right of way line of Van Winkle Street;
THENCE South, with the west right of way line of said Van Winkle Street, 59.87 feet to an iron rod found;
THENCE West, 100.01 feet to an iron rod found;
THENCE North, 59.92 feet to an iron rod set in the south right of way line of said East First Street;
THENCE S 89°58'30" E, with the south right of way line of said East First Street, 100.01 feet to the POINT OF BEGINNING and containing 0.137 acres (5988 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

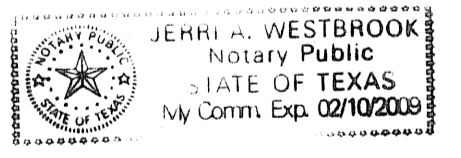
That, ROBERT NEW, does hereby adopt this plat designating the herein above described property as LOT 15R, BLOCK 15, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of Lots 15 and 16, Block 15, Milliken Heights Addition, an addition to the City of 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 platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas

WITNESS my hand, this the 27 day of March, 2008.
[Signature]
Robert New

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 Robert New, 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 27 day of March, 2008.
Jerri A. Westbrook
Notary Public in and for the State of Texas



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] 6-16-08
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

[Signature] 6-16-08
Signature of Mayor Date of Approval

ATTEST: [Signature] 6-16-08
City Secretary Date

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

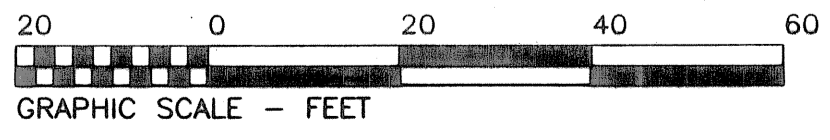


THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.
[Signature]
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MARCH, 2008

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.

FINAL PLAT
LOT 15R, BLOCK 15
MILLIKEN HEIGHTS ADDITION
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being a replat of Lots 15 and 16, Block 15, Milliken Heights Addition, an addition to the City of Weatherford Parker County, Texas

ACCT. NO: 15120
SCH. DIST: WE
CITY: WE
MAP NO.: H-14



SCALE: 1" = 20'
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

