

VISIBILITY TRIANGLE:
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City of Weatherford.

J. McCULLOCH SURVEY
AB-911

NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480520 0125 C DATED JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

CURVE C-1
R = 528.04
L = 42.14
I = 4° 33' 52"
T = 21.08
CHORD =
N 07° 25' 18" E
42.13'



OWNER
Y & G, INC.
GEORGE GRISSOM, PRESIDENT
101 YUCHI TRAIL NORTH
FORT WORTH, TEXAS 76108
817-246-7349

SCALE: 1" = 100'

Doc 00477275 Bk OR Vol 2098 Pg 1234

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Apr 17, 2003 at 03:37P
Document Number: 00477275
Amount \$5.00
By Leslie Coufal

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the same records of Parker County as stamped herein by me.

Apr 17, 2003

JEROME BRUNSON, COUNTY CLERK
PARKER COUNTY

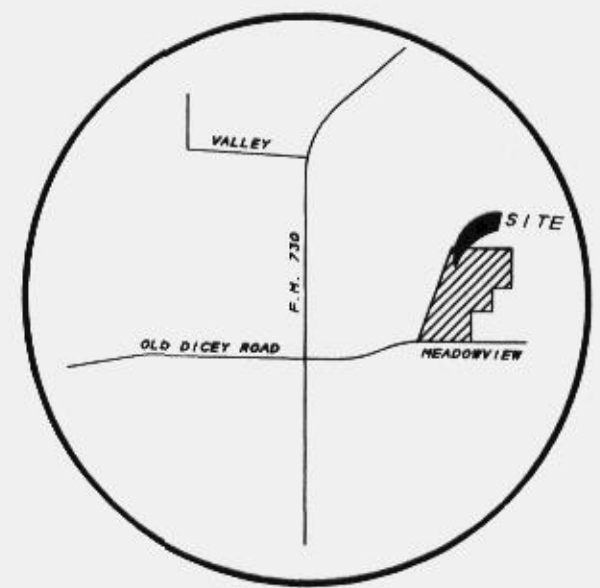
JURISDICTION NOTE:
THIS TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, PARKER COUNTY TEXAS.

SURVEYOR
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76068
940-325-8613
FAX 940-325-8028

SCALE: 1" = 100'



GRAPHIC SCALE
(IN FEET)



VICINITY MAP
NO SCALE

JERRY DEERING
VOL. 1333, PG. 2045

BENEDICK & DEBORAH BOERNER
VOL. 1638, PG. 1290

B-791

THAT I (WE), Y & G, INC. BEING THE OWNERS OF THE LAND DESCRIBED HEREON AS DESCRIBED IN DEED RECORDED IN VOLUME 2028, PAGE 532 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS:
DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WEATHERFORD OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.
George Grissom
Y & G, INC. GEORGE GRISSOM, PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF April, 2003.
Rebecca Stokes
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



EASEMENT NOTE:
THERE SHALL EXIST A 5.0 FOOT UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES AND A 10.0 FOOT UTILITY EASEMENT ALONG ALL STREET LINES AND ALL SUBDIVISION PERIMETER LINES.

SURVEYOR'S CERTIFICATION

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION ON THE GROUND.
B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.

JUNE, 2002
ACCT. NO.: 14982
SCH. DIST.: WE
CITY: WE
MAP NO.: J-15
ALL: 20911-002-002-30



FINAL PLAT
LOTS 1 - 26, BLOCK 1
Meadowview Estates
BEING 11.696 ACRES
SITUATED IN THE
JOHN McCULLOCH SURVEY, ABSTRACT NO. 911
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS