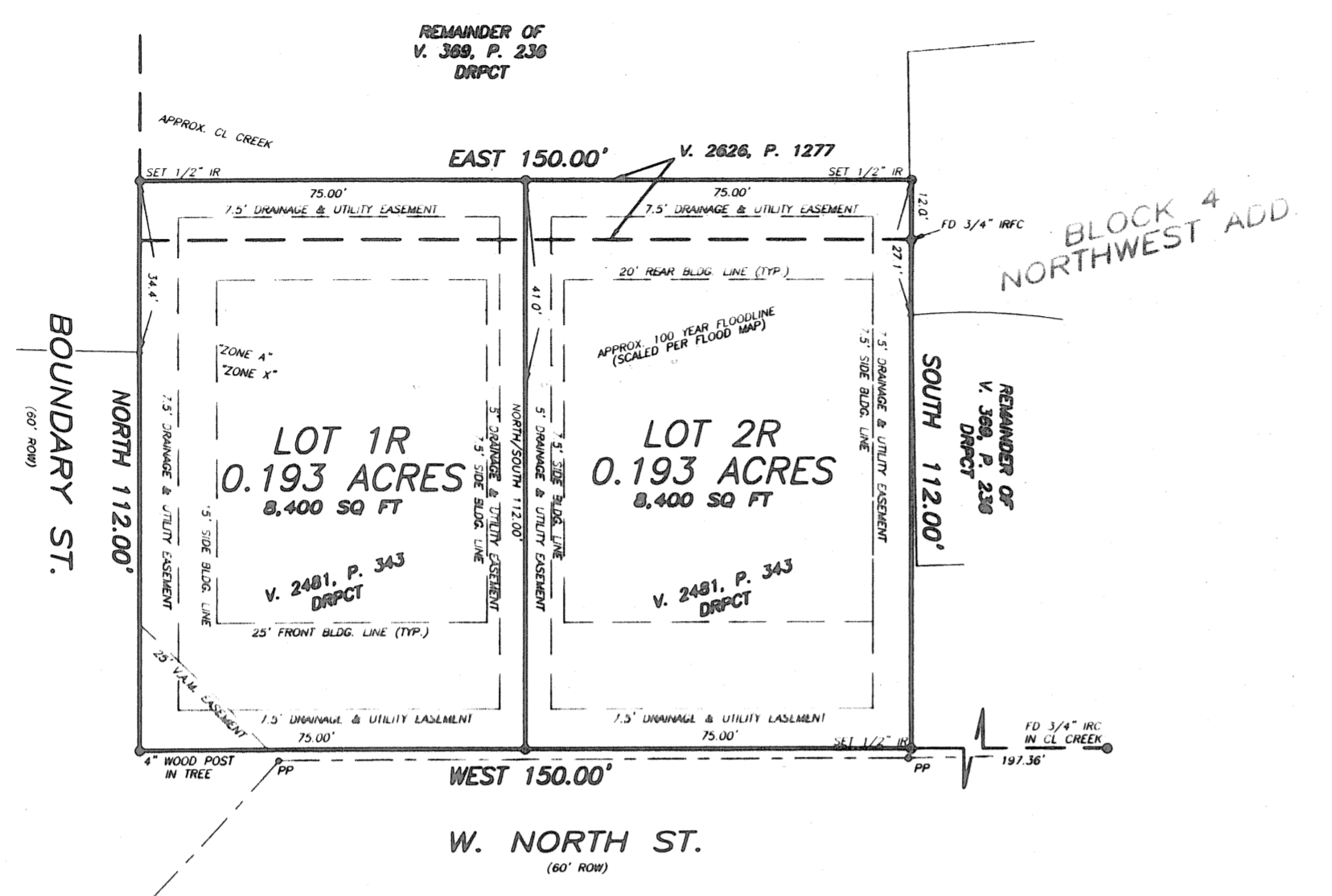


C718



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Tom Carr, being the sole owner of a 0.386 acre (16,800 SQ FT) tract of land out of BLOCK 4, NORTHWEST ADDITION, to the City of Weatherford, Parker County, Texas as recorded in Volume 29, Page 638, Deed Records, Parker County, Texas; being all of that certain tract as described in Volume 2481, Page 343, Real Records, Parker County, Texas and all of that certain tract of land as recorded in Volume 2626, Page 1277, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 4" wood fence post in tree, at the intersection of the east right of way of Boundary Street (a paved surface) and the north right of way line of West North Street (a paved surface), for the southwest and beginning corner of this tract. Said post also being at the southwest corner of said Block 4, Northwest Addition to the City of Weatherford.

THENCE North 112.00 feet along the east right of way of Boundary Street to a set 1/2" iron rod for the northwest corner of this tract.

THENCE East 150.00 feet to a set 1/2" iron rod for the northeast corner of this tract.

THENCE South, at 12.00 feet passing a found 3/4" iron rod for an ell corner of that certain Bonner tract (369/236), in all a total distance of 112.00 feet to a set 1/2" iron rod in the north right of way line of said West North Street, for the southeast corner of this tract.

THENCE West, along the north line of said West North Street, 150.00 to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOM CARR, does hereby adopt this plat designating the herein above described real property as LOT 1R & 2R, BLOCK 4, NORTHWEST ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 24 day of July, 2008.

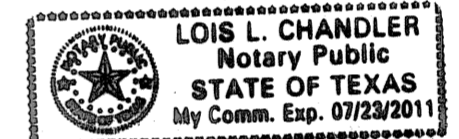
Tom Carr
TOM CARR

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tom Carr, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of July, 2008.

Lois L. Chandler
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.

N/A

Title

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2008.

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:

Bud Leh
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
7-25-08
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
7-25-08
DATE OF APPROVAL

ATTEST:

[Signature]
CITY SECRETARY

7-25-08
DATE

STATEMENT ACKNOWLEDGING EASEMENTS:

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.

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 public's and the 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 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) 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 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:

Bearings for this survey are correlated to the plat of Northwest Addition as recorded in V. 29, P. 638, DRPCT

FLOOD HAZARD ZONE:

A portion of this tract is located within a 100 year flood zone according to FEMA map 480522 0U05 D, January 3, 1997.

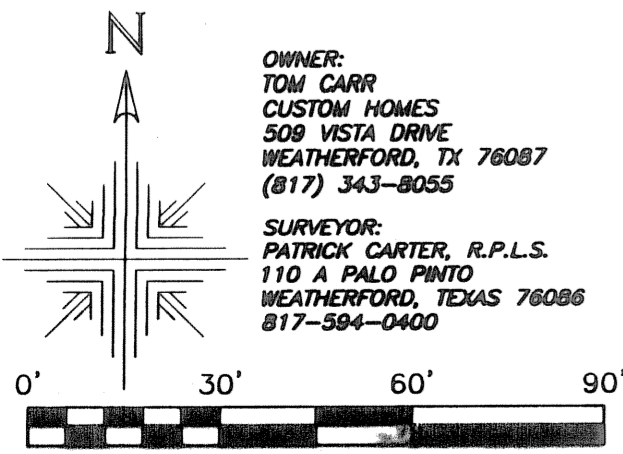
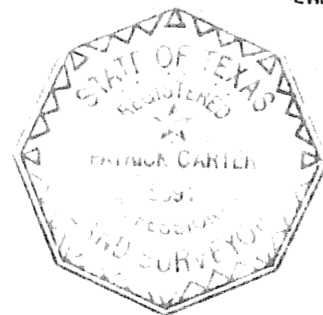
SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Doc# 686992
Book 2651 Page 1474

Doc# 686992 Fees: \$66.00
07/29/2008 2:38PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
PARKER COUNTY CLERK

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5891.
817-594-0400 - JNO71214P - JANUARY 2008.

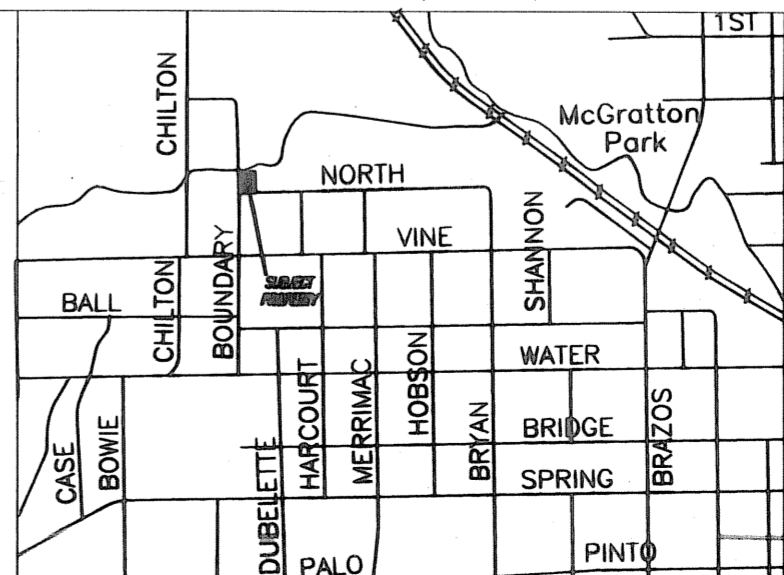


OWNER:
TOM CARR
CUSTOM HOMES
509 VISTA DRIVE
WEATHERFORD, TX 76087
(817) 343-8055

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

FOR DEPARTMENTAL USE ONLY

PROJECT #: _____
 SUBMITTAL DATE: _____
 ACCEPTED BY: _____
 FILED BY: _____
 FILED DATE: _____
 VOLUME & PAGE: _____
 DOC# & PLAT CABINET: _____



LOTS 1R & 2R, BLOCK 4
NORTHWEST ADDITION
BEING A REPLAT OF A PORTION OF
BLOCK 4, NORTHWEST ADDITION
TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
JANUARY 2008

CARTER SURVEYING
& MAPPING
Weatherford, TX 76086
110 A Palo Pinto Street
817-594-0400 FAX: 817-594-0403

ACCT. NO.: 15640
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15