

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	35°24'48"	315.00	194.69	S07°28'30"W	191.61
C2	24°36'13"	285.00	122.38	S12°52'48"W	121.44

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Oct 04, 2005 at 11:00AM

Instrument Number: 06/2005

Amount: 66.00

By: Henry Castro

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 record books of Parker County as stamped herein by me.

DATE: 09/20/05

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 more than two residential units per lot.

*Henry Rahmani*  
Henry Rahmani

SWORN TO AND SUBSCRIBED before me this 16th day of September, 2005.

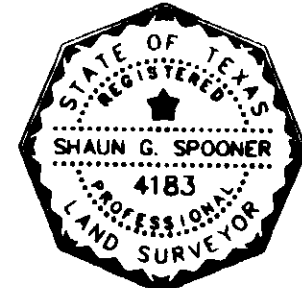
*Robert R. Kreipe, Patricia Kreipe, Thomas S. Neel and Ediltrude Neel*  
Notary Public, State of Texas  
My Commission Expires 10/31/2007

ROBERT R. KREIPE, PATRICIA KREIPE  
THOMAS S. NEEL AND EDILTRUDE NEEL  
VOL. 1053, PG. 1307  
D.R.P.C.T.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Shaun G. Spooner, R.P.L.S. 4183, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

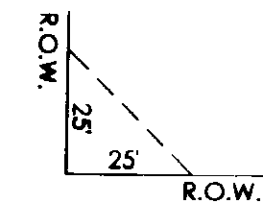
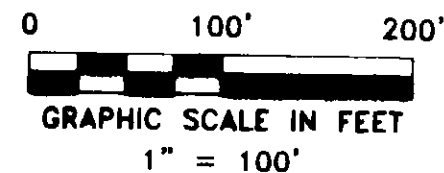
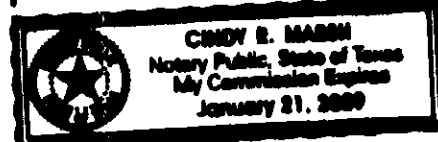


*Shaun G. Spooner*  
Shaun G. Spooner, R.P.L.S. 4183

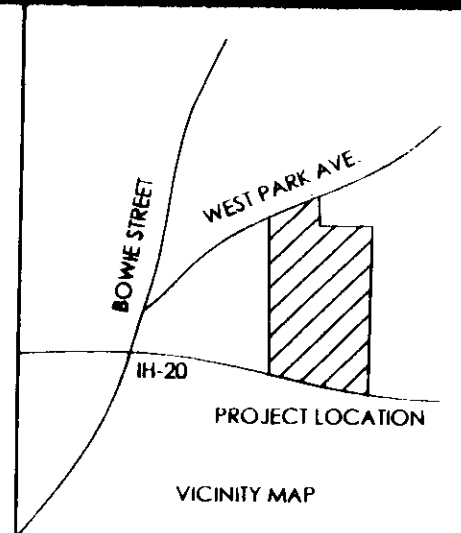
STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Shaun G. Spooner, R.P.L.S., Registered Public Land Surveyor, known to me to be 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, this 15th day of September, 2005.

*Cindy R. Marsh*  
Notary Public and for the State of Texas  
1-21-09  
My Commission Expires On:



V.A.M. EASEMENT DETAIL  
TYPICAL AT ALL INTERSECTIONS



VISIBILITY, ACCESS AND MAINTENANCE EASEMENT

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 limitations, 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 landscaping 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 the rights and privileges set forth herein.

FINAL PLAT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY: PLANNING AND ZONING BOARD  
CITY OF WEATHERFORD, TEXAS

*Janis Saunders*  
SIGNATURE OF CHAIRPERSON

9-19-05  
DATE OF RECOMMENDATION

APPROVED BY:

CITY COUNCIL  
CITY OF WEATHERFORD, TEXAS

*John P. ...*  
SIGNATURE OF MAYOR

9-20-05  
DATE OF APPROVAL

ATTEST

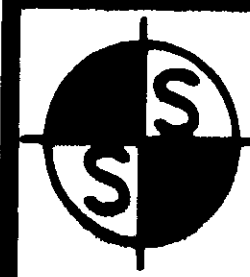
*Carol Walker*  
CITY SECRETARY

9-20-05  
DATE

ACCT. NO.:  
SCH. DIST.:  
CITY:  
MAP NO.:

SHEET 1 OF 3

**SPOONER & ASSOC.**  
REGISTERED PROFESSIONAL  
LAND SURVEYORS



JOB NO. 1332-8-05  
DATE 9-01-05  
ACAD FILE:  
1332-PARK OAKS  
DRAWN BY E.S.S.  
COMPUTED BY E.S.S.  
CHECKED BY: S.G.S.

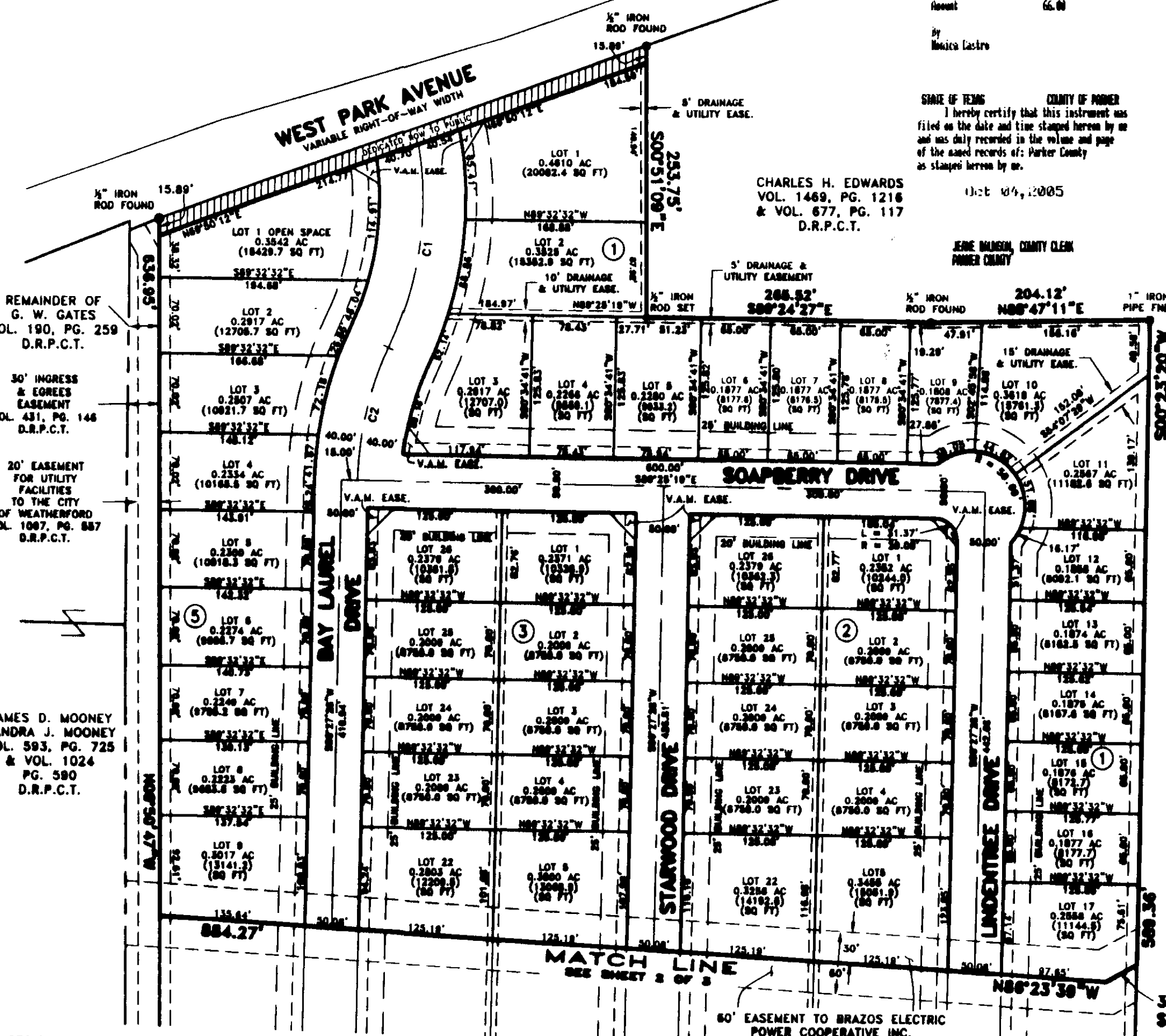
7417 CONTINENTAL TR  
N. RICHLAND HILLS, TX  
76180 (817) 281-2355

FINAL PLAT  
OF  
**PARK OAKS ADDITION**  
BLOCKS 1-5  
31.3095 ACRES IN THE  
JAMES A. YEOMAN SURVEY, ABSTRACT 1692  
AN ADDITION TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

CABINET C SLIDE 322  
DATE: \_\_\_\_\_  
PARKER COUNTY, PLAT RECORDS

PLAT NOTES

- 5' Utility & Drainage Easements are along the rear of interior lots, and all side lot lines. Side lot line easements are not shown herein for clarity.
- 10' Utility, Drainage and Sidewalk easements are along and parallel to all public street right-of-ways.
- 10' Utility and Drainage easements are along the rear of all outer boundary lots.
- Bearings based on deed call bearing along north boundary line of Interstate Highway 20 as recorded in Volume 390, Page 249 of the D.R.P.C.T.
- All lot corners shall be set with 1/2-inch iron rods with cap stamped "SPOONER RPLS 4183" unless otherwise noted.
- All lots have a 5' side building setback unless otherwise noted on the plat.



SPECIAL NOTICES

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

NOTICE: Henry Rahmani, acting as an authorized agent in and for Shadow Wolf, L.L.C., does hereby waive 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 the grade established in the subdivision.

ENGINEER:

**CIVILworks Engineering**  
Commercial • Residential • Sitework • Planning

1192 Boling Ranch Rd.  
Azle, Texas 76020  
Ph: (817) 448-9595  
Fax: (817) 448-6390  
Offis Lee, III, P.E.

SURVEYOR:

**SPOONER AND ASSOCIATES, INC.**  
7417 Continental Trail  
North Richland Hills, Texas 76180  
Ph: (817)281-2355  
Fax: (817)281-1389  
Shaun G. Spooner, R.P.L.S. 4183

OWNER/DEVELOPER/SUBDIVIDER:

**SHADOW WOLF, LLC**  
3704 HULEN PARK DRIVE  
FORT WORTH, TEXAS 76109  
Ph: (817)640-9555  
Fax: (817)640-9554  
Henry Rahmani