

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: 5/8" IRON RODS SET AT ALL INTERIOR LOT CORNERS

ALL LOTS HAVE ACCESS TO A PUBLIC RIGHT OF WAY BY HILLTOP ROAD AND OR CLEAR LAKE ROAD

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.

Access Easement

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to their real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

C-792

CITY APPROVAL OF PLAT
Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Weatherford, Texas
[Signature] 4-23-09
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas
[Signature] 4-23-09
Signature of Mayor Date of Approval

ATTEST: *[Signature]* 4-23-09
City Secretary Date

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, TIMOT, L.P., A TEXAS LIMITED PARTNERSHIP, acting by and through its duly authorized agent, is the Owner of a tract of land situated in the JOEL WALKER SURVEY, ABSTRACT NO. 1589, PARKER COUNTY, TEXAS and being out of a 1.567 Acre tract conveyed to Timot, L.P. recorded in Volume 2122, Page 477, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the west right of way line of Clear Lake Road at the southeast corner of said Timot, L.P. Tract, said iron rod being called by deed to be North, 559.59 feet West, 584.02 feet and N 89°21'25" E, 560.0 feet from the southeast corner of said Joel Walker Survey;
THENCE N 89°24'00" W, 213.60 feet to an iron rod found at the southeast corner of all that certain Lot, Tract or Parcel of land described by deed to CSE Alamo, LLC., recorded in Volume 2552, Page 387, Real Records, Parker County, Texas;
THENCE N 01°14'35" E, with the east line of said CSE Alamo Tract, 356.25 feet to an iron rod found in the south right of way line of Hilltop Road;
THENCE with the south right of way line of said Hilltop Road the following courses and distances:
S 89°24'00" 76.59 feet to an iron rod found;
S 58°23'21" E, 82.19 feet to an iron rod found;
S 35°44'38" E, 101.76 feet to an iron rod found in the west right of way line of said Clear Lake Road;
THENCE S 00°11'08" W, with the west right of way line of said Clear Lake Road, 222.68 feet to an iron rod set at the beginning of a curve to the left with a radius of 1030.0 feet and whose chord bears S 03°28'07" E, 9.26 feet;
THENCE with said curve to the left through a central angle of 00°30'55" and a distance of 9.26 feet to the POINT OF BEGINNING and containing 1.567 acres (68252 square feet) of land.

Doc# 711008
Book 2707 Page 1154

Doc# 711008 Fees: \$68.00
04/24/2009 2:17PM # 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]
Owner
SWORN TO AND SUBSCRIBED before me this 21 day of March, 2009
[Signature]
Notary Public in and for the State of Texas
My Commission Expires On: May 10, 2011

CHARITA HUGGINS-GARNER
Notary Public
STATE OF TEXAS
My Comm. Exp. May 10, 2011

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.

[Signature]
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 *[Signature]* 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of March, 2009.
[Signature]
Notary Public in and for the State of Texas
4-26-12
My Commission Expires On:

NANCY CARGILL
Notary Public
State of Texas
My Comm. Expires 04-28-2012

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TIMOT, L.P., A TEXAS LIMITED PARTNERSHIP, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOTS 1, 2, AND 3, BLOCK 1, TIMOT ADDITION, PHASE II, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 1.567 Acres situated in the Joel Walker Survey, Abstract No. 1589, 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 21 day of March, 2009.
TIMOT, L.P., a Texas Limited Partnership

By: GINS ENTERPRISES, INC., a Texas corporation,
General Partner
[Signature]
Timothy L. Huggins, President

STATE OF TEXAS)
COUNTY OF PARKER)
This instrument was acknowledged before me on the 21 day of March, 2009, by Timothy L. Huggins, President of GINS Enterprises, Inc., a Texas corporation, in its capacity as General Partner of TIMOT, L.P., a Texas limited partnership, on behalf of same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of March, 2009.
[Signature]
Notary Public in and for the State of Texas
May 10, 2011
My Commission Expires On:

CHARITA HUGGINS-GARNER
Notary Public
STATE OF TEXAS
My Comm. Exp. May 10, 2011

ACT. NO.: 18448
SCH. DIST.: WUE
CITY: WUE
MAP NO.: H-115

FOR DEPARTMENT USE ONLY
PROJECT #:
SUBMITTAL DATE:
ACCEPTED BY:
FILED BY:
FILED DATE:
VOLUME & PAGE:
DOC# & PLAT CABINET:

FIRE LANE LINE TABLE

RADIUS	LENGTH	CHORD / BEARING
C1 179.0'	155.37'	N 46°45'36"W 150.54'
C2 44.0'	55.47'	N 35°30'47"W 51.87'
L1		N 00°36'00"E 5.00'
L2		S 00°36'00"W 5.00'
C3 20.0'	25.21'	S 35°30'47"E 23.58'
C4 203.0'	181.03'	S 46°04'45"E 175.09'

FIRE LANES
That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0385 F EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

KNOW ALL MEN BY THESE PRESENTS:
That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, 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.

David Harlan, Jr.
Registration No. 2074
OCTOBER, 2008
REVISED FEBRUARY, 2009

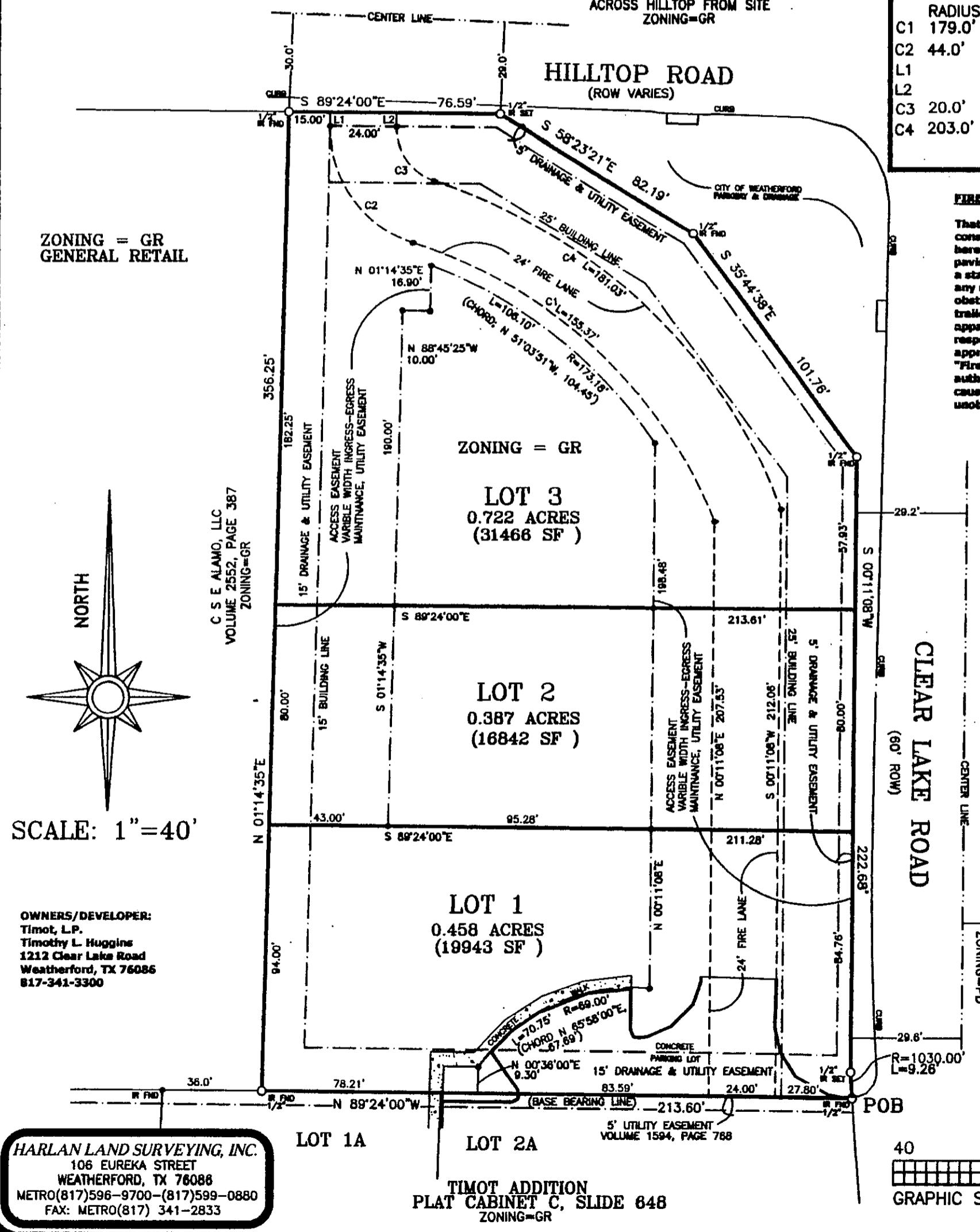


STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City."

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



OWNERS/DEVELOPER:
Timot, L.P.
Timothy L. Huggins
1212 Clear Lake Road
Weatherford, TX 76086
817-341-3300

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

FINAL PLAT
LOTS 1, 2, AND 3, BLOCK 1
TIMOT ADDITION, PHASE II
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
Being 1.567 Acres situated in the Joel Walker Survey
Abstract No. 1589, Parker County, Texas