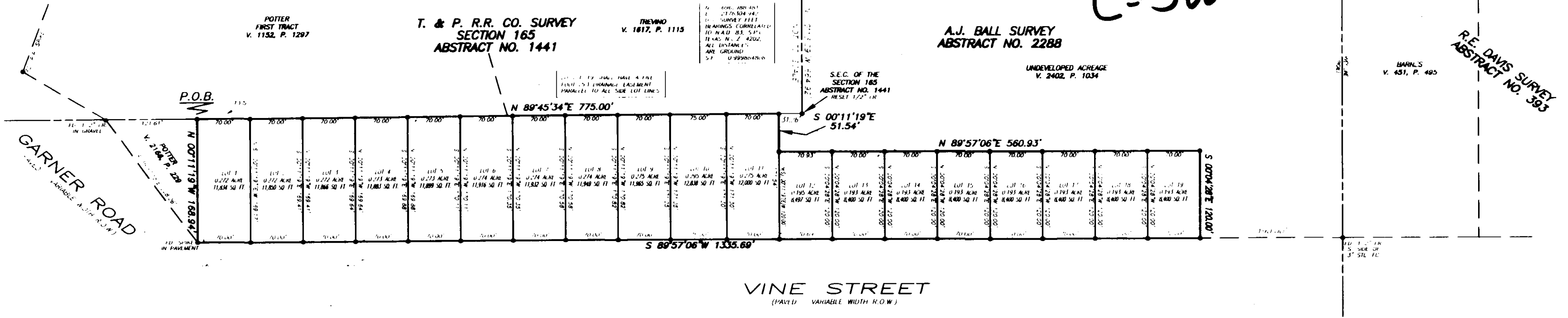


C-500



LOT SIZES:
MAXIMUM - 0.295 ACRE - 12,838 SQ. FT.
MINIMUM - 0.193 ACRE - 8,400 SQ. FT.

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...

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.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:
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.

SPECIAL 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.

CITY APPROVAL STATEMENT
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
11-16-06
DATE OF RECOMMENDATION

APPROVED BY:
CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
11-14-06
DATE OF APPROVAL

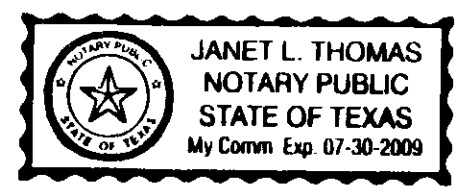
ATTEST:
CITY SECRETARY
11-14-06
DATE

STATE OF TEXAS
COUNTY OF PARKER
WHEREAS, Todd A. Phillips, being the sole owner of a 4.574 acres tract of land out of the A.J. BALL SURVEY, ABSTRACT NO. 2288, Parker County, Texas; being a portion of that certain 17.007 acres tract of land being described in Volume 2402, Page 1034, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

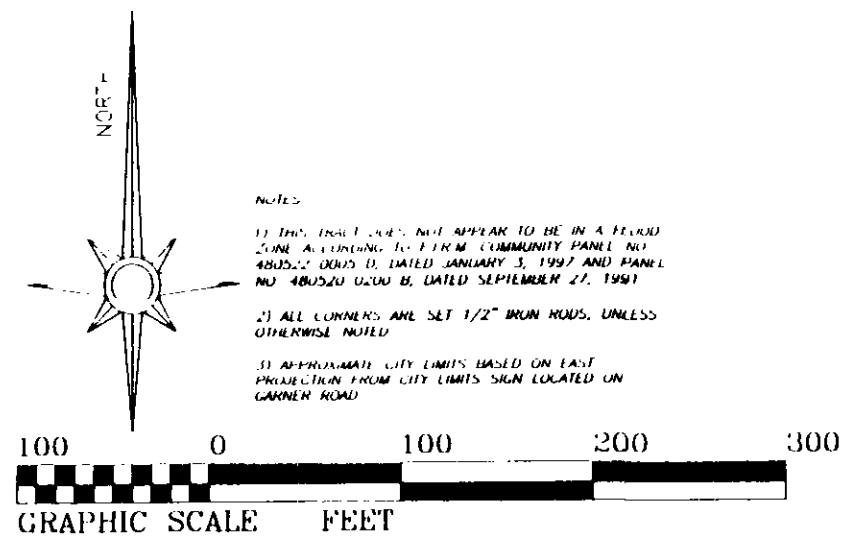
BEGINNING at a set 1/2" iron rod at the most westerly northwest corner of said 17.007 acres tract of land, for the northwest and beginning corner of this tract. WHENCE the called southeast corner of the T. & P. R.R. CO. SURVEY, SECTION 165, ABSTRACT NO. 1441 bears N 89°45'34" E 806.26 feet.
THENCE N 89°45'34" E 775.00 feet along a north line of said 17.007 acres tract to a set 1/2" iron rod, for a corner of this tract.
THENCE S 00°11'19" E 51.54 feet to a set 1/2" iron rod, for a corner of this tract.
THENCE N 89°57'06" E 560.93 feet to a set 1/2" iron rod, for the northeast corner of this tract.
THENCE S 00°04'28" E 120.00 feet to a set 1/2" iron rod in the north right of way line of Vine Street (a paved surface) and the south line of said 17.007 acres tract, for the southeast corner of this tract.
THENCE S 89°57'06" W 1335.69 feet along north right of way line of said Vine Street and the south line of said 17.007 acres tract, to a found spike within Garner Road (a paved surface) at the southwest corner of said 17.007 acres tract, for the southwest corner of this tract.
THENCE N 00°11'19" W 168.94 feet along the west line of said 17.007 acres tract to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, TODD A. PHILLIPS (OWNER) do hereby adopt this plat designating the herein above described real property as LOTS 1 THROUGH 19, VINE WEST, 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 30th day of October, 2006.
Todd A. Phillips

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Todd A. Phillips known to me by the person whose name is subscribed to the above and forging 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 30th day of October 2006.
Janet Thomas
Notary Public in and for the State of Texas



DEVELOPER:
TODD A. PHILLIPS
109 OAKWOOD DRIVE
WEATHERFORD, TEXAS 76086
817-341-4849
SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086



Doc# 619913
Book 2489 Page 1808



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: Patrick Carter
Title: President

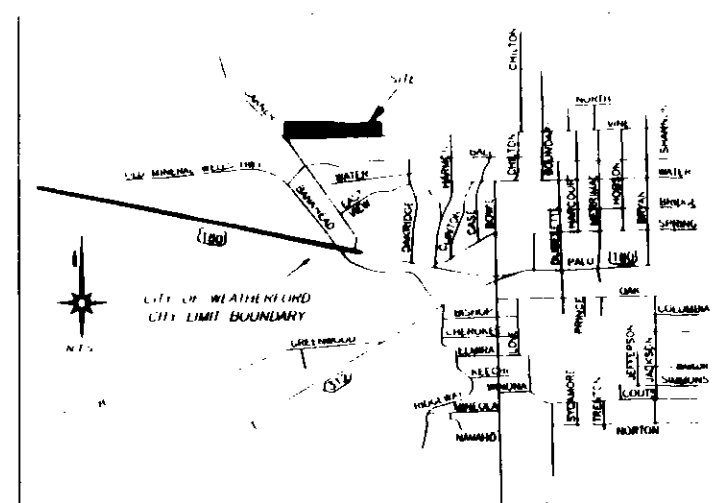
Doc# 619913 Fees: \$66.00
11/22/2006 10:33AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TARRANT COUNTY CLERK

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.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 JN051150PT03-29-06, 051150S.CRD, 051150T.CRP
APRIL 2006.

ACCT. NO.: 18975
SCH. DIST.: WF
CITY: WFE
MAP NO.: G-15



FINAL PLAT
VINE WEST
LOTS 1 THROUGH 19
AN ADDITION TO THE CITY OF WEATHERFORD
BEING A 4.574 ACRES SUBDIVISION OF
THE A.J. BALL SURVEY, ABSTRACT NO. 2288
PARKER COUNTY, TEXAS
JANUARY 2006

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