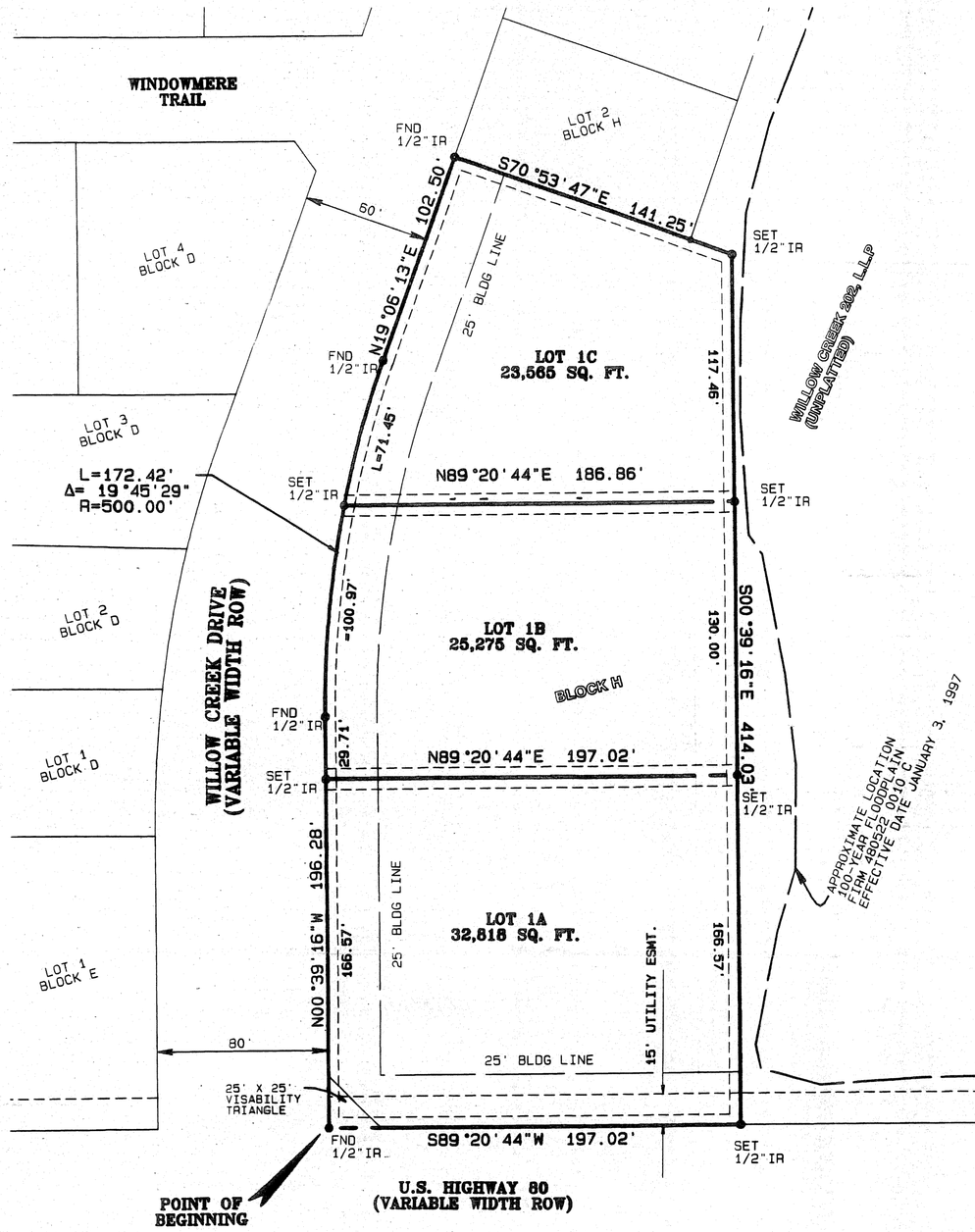
C-524

MINIMUM FINISH FLOOR = 924.00
FOR ALL LOTS IN THIS SUBDIVISION

Doc# 627610
Book 2509 Page 671

Doc# 627610 Fees: $66.00
02/06/2007 11:45AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
IRENE PRUITT, COUNTY CLERK



Being a 1.875 acre tract of land situated in the Hannibal Good Survey, Abstract No. 535, City of Weatherford and including all of Lot 1, Block H, Willow Creek Phase 3, an addition to the City of Weatherford as recorded in Cabinet B, Slide 693, Plat Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod for the intersection of the north line of U.S. Highway 180 and the east line of Willow Creek Drive, said point being the southwest corner of Lot 1, Willow Creek Phase 3 as recorded in Cabinet B, Slide 693, Plat Records Parker County, Texas;

Thence North 00°36'16" West with the Willow Creek Drive east line a distance of 196.28 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 500.00 feet, a central angle of 19°45'29", and a long chord which bears N 09°13'29" East, 171.57 feet;

Thence along said curve to the right an arc distance of 172.42 feet to a found 1/2 inch iron rod;

Thence North 19°06'13" East a distance of 102.50 feet to a found 1/2 inch iron rod for the southwest corner of Lot 2, Block H;

Thence South 70°53'47" East with the south line of Lot 2, Block H, at 120.00 feet passing a 1/2 inch iron rod for the southeast corner of Lot 2, Block H, in total a distance of 141.25 feet to a set 1/2 inch iron rod;

Thence South 00°39'16" East a distance of 414.03 feet to a set 1/2 inch iron rod in the north line of U.S. Highway 180;

Thence South 89°20'44: West with said north line a distance of 197.02 feet to the POINT OF BEGINNING and CONTAINING 81,657 square feet, 1.875 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Weatherford 202, L.L.P., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOTS 1A, 1B, and 1C, BLOCK H, WILLOW CREEK ADDITION, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND this 11TH day of JANUARY 2007

Weatherford 202, L.L.P.

K. Wayne Lee

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared K. Wayne Lee known by me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of JANUARY 2007

Deanna L. Johnson
Notary Public in and for the State of Texas

DEANNA L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 4-14-2008

FINAL PLAT

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY:
Signature of Chairperson

Planning and Zoning Commission
City of Weatherford, Texas
1/24/07
Date of Recommendation

APPROVED BY:
Signature of Mayor

City Council
City of Weatherford, Texas
1-24-07
Date of Approval

ATTEST:
City Secretary

1-24-07
Date

GRAPHIC SCALE 1"=50'
0 30 60 90

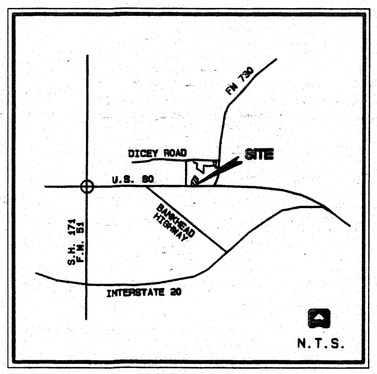
OWNER:

WEATHERFORD 202, LLP
1330 NORTH WHITE CHAPEL
SUITE 200
SOUTHLAKE, TEXAS 76092
817-410-4015

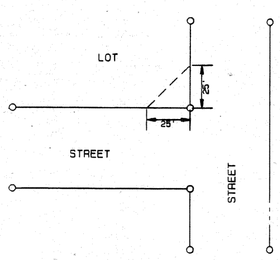
SURVEYOR:

CHARLES F. STARK, R.P.L.S.
3304 OLD DENNIS ROAD
WEATHERFORD, TEXAS 76087
817-907-9550

1. All lot corners are 1/2 inch iron pins unless otherwise noted.
2. Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
3. Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
4. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
5. All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
6. No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.



LOCATION MAP



25' X 25' VISABILITY TRIANGLE
TYPICAL ALL STREET INTERSECTIONS

Surveyor's Certificate

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

Charles F. Stark 1/11/07
Charles F. Stark, R.P.L.S.

STATE OF TEXAS REGISTERED CHARLES F. STARK 5084 PROFESSIONAL LAND SURVEYOR

NOTE: BASIS OF BEARING FOR THIS PLAT IS THE FINAL PLAT OF WILLOW CREEK PHASE 3 RECORDED IN CABINET B, SLIDE 693, PLAT RECORDS PARKER COUNTY, TEXAS

ACCT. NO: 19056
SCH. DIST.: WE
CITY: WE
MAP NO.: I-15

FINAL PLAT
LOTS 1A, 1B, AND 1C; BLOCK H
WILLOW CREEK ADDITION

Including a Replat of Lot 1, Block H Willow Creek Phase 3 as Recorded in Cabinet B, Slide 693, Plat Records Parker County
Hannibal Good Survey, Abstract No.535
City of Weatherford
Parker County, Texas

JANUARY 2007 SHEET 1 OF 1