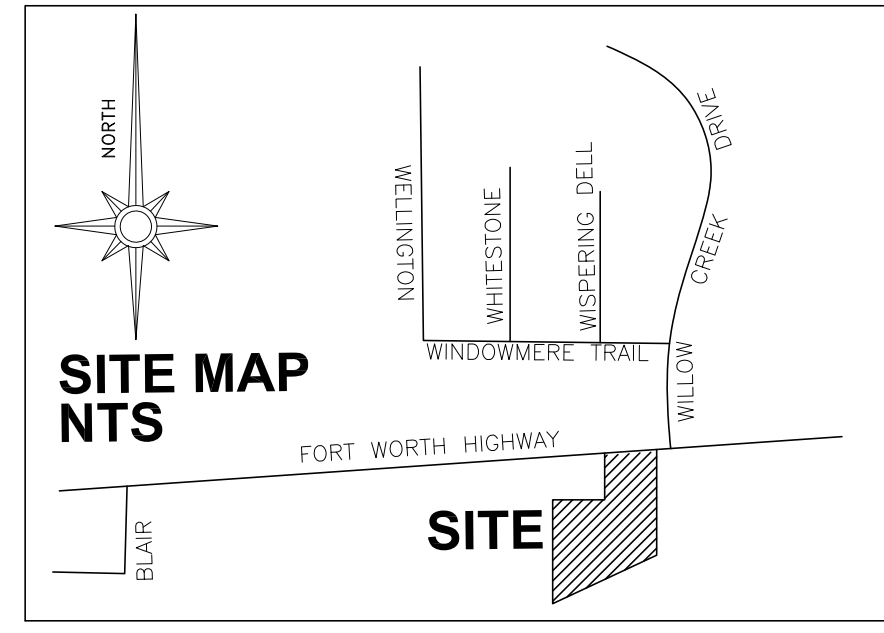


F:_JOB\2013\10\088 EAST POINTE PLAZA\CAD\10234BHD.DWG 10/28/2013 9:58 AM



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 improvements 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.

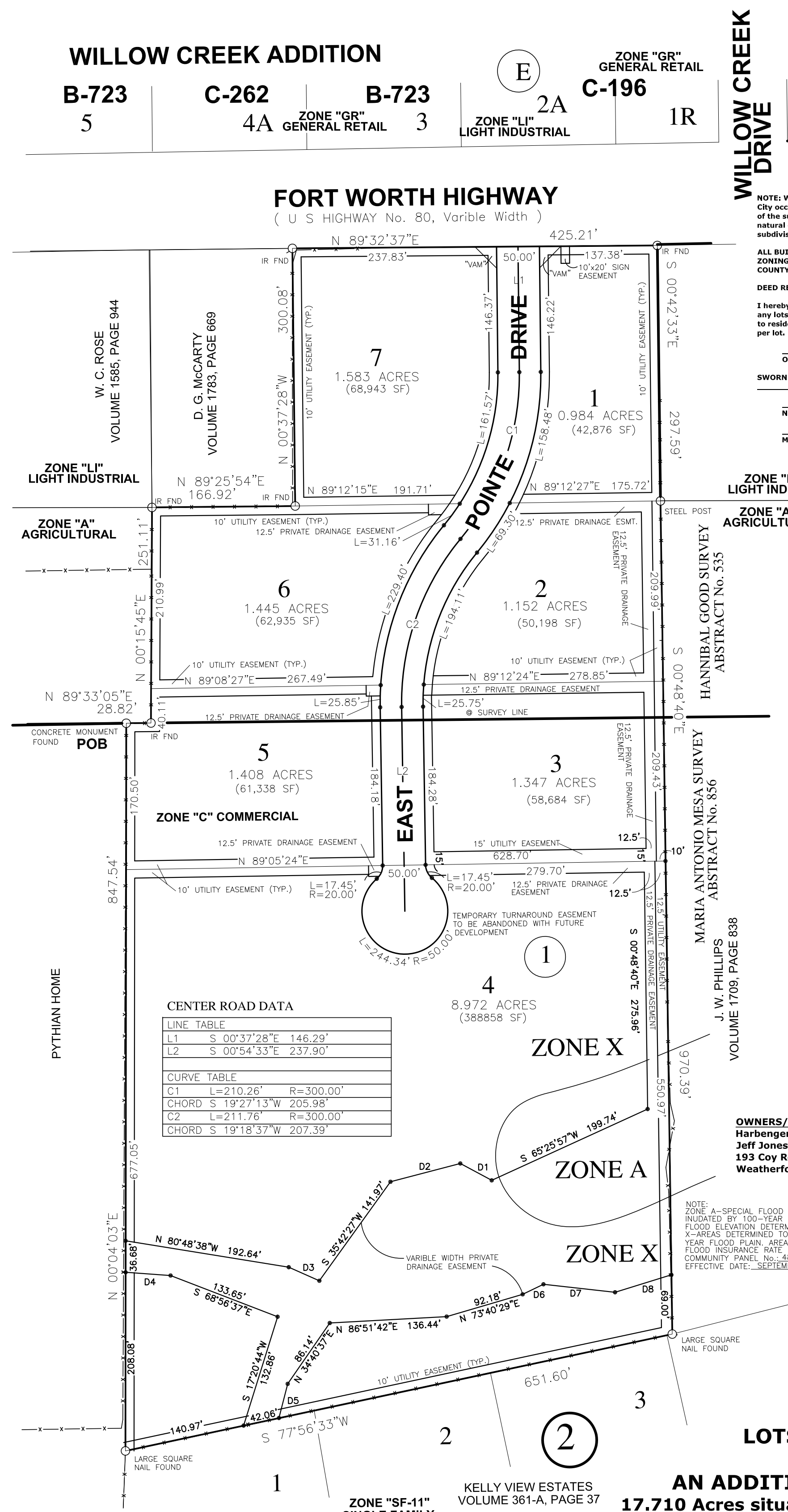
This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.
TABLE INSET:
 Mayor, City of Weatherford _____ Date _____
 ATTEST:
 City Secretary, City of Weatherford _____ Date _____

DRAINAGE LINE TABLE

D1	N 61°44'09"W	41.48'
D2	S 75°19'15"W	84.09'
D3	N 66°08'38"W	38.99'
D4	S 85°52'04"E	52.83'
D5	N 14°22'42"E	43.21'
D6	N 64°12'49"E	26.89'
D7	S 83°38'03"E	83.97'
D8	N 72°47'22"E	68.64'

CENTER ROAD DATA

LINE TABLE		
L1	S 00°37'28"E	146.29'
L2	S 00°54'33"E	237.90'
CURVE TABLE		
C1	L=210.26'	R=300.00'
CHORD	S 19°27'13"W	205.98'
C2	L=211.76'	R=300.00'
CHORD	S 19°18'37"W	207.39'



**FINAL PLAT
 LOTS 1 THROUGH 7, BLOCK 1
 EAST POINTE PLAZA
 AN ADDITION TO PARKER COUNTY, TEXAS
 17.710 Acres situated in and being a portion of the Hannibal Good Survey, Abstract No. 535 and the Maria Antonio Mesa Survey, Abstract No. 856, Parker County, Texas**

OWNERS/DEVELOPER:
 Harbinger Enterprises, Inc.
 Jeff Jones, President
 193 Coy Road
 Weatherford, TX 76087

RECOMMENDED BY: City of Weatherford, Texas
 Signature of City Planner _____ Date of Recommendation _____
APPROVED BY: City of Weatherford, Texas
 Signature of City Manager _____ Date of Approval _____
 Signature of Mayor _____ Date of Approval _____
ATTEST:
 City Secretary _____ Date _____

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.

Volume or Cabinet _____ Page or Slide _____

WILLOW CREEK ADDITION
 B-723 5 C-262 4A ZONE "GR" GENERAL RETAIL 3 ZONE "LI" LIGHT INDUSTRIAL 2A ZONE "GR" GENERAL RETAIL C-196 1R

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
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.
 Owner _____
SWORN TO AND SUBSCRIBED before me this ____ day of _____ 2011.
 Notary Public in and for the State of Texas _____
 My Commission Expires On: _____

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.
 PRELIMINARY, NOT TO BE FILED
 David Harlan, Jr.
 Registration No. 2074
 NOVEMBER, 2010
 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 David Harlan, Jr., 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 ____ day of _____ 2011.
 Notary Public in and for the State of Texas _____
 My Commission Expires on: _____

STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as item holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

 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 _____, 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 purpose and considerations therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 2011.
 Notary Public in and for the State of Texas _____
 My Commission Expires On: _____

HARBINGER ENTERPRISES
 193 COY ROAD, WEATHERFORD, TX. 76086
 SHIPPING ADDRESS: P.O. BOX 967, WEATHERFORD, TX 76082
 Phone (817) 341-8886, Fax (817) 341-0191
 CONTACT: MR. JEFF JONES Email: jljones@imperial-construction.com

Baird, Hampton & Brown, Inc.
Engineering & Planning
 1320 South F.W. Rd., Suite 200, Weatherford, TX 76086 Ph. (817) 696-9758 Fax (817) 696-9759
 www.bairdhampton.com E-Mail: bairdhampton.com

NO.	REVISIONS	DATE
DESIGNED:	SLN	10/28/13
DRAWN:	DP/LC	
CHECKED:	SLN	

EAST POINTE PLAZA
 WEATHERFORD, TEXAS

NOT FOR CONSTRUCTION
 THIS DOCUMENT IS INTENDED FOR REVIEW ONLY, AND IS NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.
 BBB, INC.
 TX. REGISTERED FIRM F-00044
 ENGINEER: SHANNON L. NAVE, P.E., CFM
 TEXAS LICENSE NO: 89415
 DATE: OCTOBER 28, 2013

BHB PROJECT NO:
2013.810.088
SHEET NO: