

Doc# 633418 Fees: \$66.00
03/28/2007 9:12AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TICOM REVISION COUNTY PLAT

CITY APPROVAL OF CONSTRUCTION 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
Bob Glenn 3-14-07
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas
Jim M. Jason 3-14-07
Signature of Mayor Date of Approval

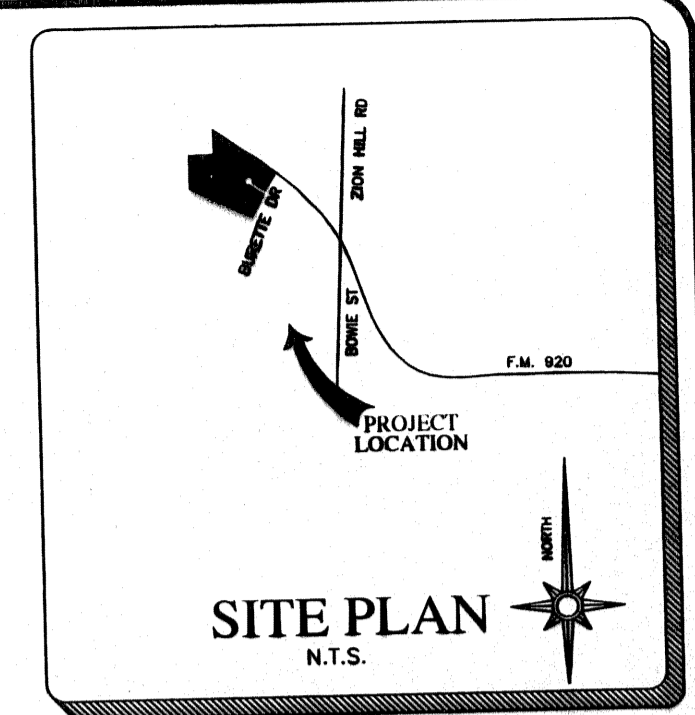
ATTEST: Angela Winkler 3-14-07
City Secretary Date

ACCT. NO.: 13583
SCH. DIST.: WE
CITY: WE
MAP NO.: G-14

FINAL PLAT
LOT 1-A AND LOT 1-B, BLOCK B
HOBSON INDUSTRIAL PARK, SECTION II
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

Being a replat of Lot 1, Block B, Hobson Industrial Park
Section II, to the City of Weatherford, Parker County, Texas

C 544



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."

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.

Bob Glenn, President
Notary Public in and for the State of Texas

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.

None
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing 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 ____ day of _____, 2007.
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, WEATHERFORD / PARKER COUNTY ECONOMIC DEVELOPMENT CORP., INC., acting by and through its duly authorized agent, being the sole owners of 36.552 Acres situated in and being all of Lot 1, Block B, HOBSON INDUSTRIAL PARK, SECTION II, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 796, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the northeast corner of said Lot 1 at the intersection of the south right of way line of Farm to Market Highway No. 920 and the west right of way line of Burette Drive;
THENCE with the west right of way line of said Burette Drive the following courses and distances:

S 34°25'30" W, 200.0 feet to an iron rod set at the beginning of a curve to the left with a radius of 1535.0 feet and whose chord bears S 31°45'05" W, 143.21 feet;
With said curve to the left through a central angle of 05°20'51" and a distance of 143.26 feet to an iron rod set;
S 29°04'39" W, 75.0 feet to an iron rod set in the north right of way line of Pogue Branch Court;
THENCE with the right of way line of said Pogue Branch Court the following courses and distances:
N 60°55'21" W, 167.06 feet to an iron rod set at the beginning of a curve to the right with a radius of 465.0 feet and whose chord bears N 52°46'18" W, 131.86 feet;
With said curve to the right through a central angle of 16°18'06" and a distance of 132.30 feet to an iron rod set at the beginning of a curve to the left (cul-de-sac) with a radius of 87.5 feet and whose chord bears S 50°18'57" W, 70.23 feet;
With said curve to the left through a central angle of 312°40'56" and a distance of 477.52 feet to an iron rod set at the beginning of a curve to the left with a radius of 535.0 feet and whose chord bears S 52°26'53" E, 157.69 feet;
With said curve to the left through a central angle of 16°56'56" and a distance of 158.26 feet to an iron rod set;
S 60°55'21" E, 167.06 feet to an iron rod set in the west right of way line of said Burette Drive;
THENCE S 29°04'39" W, with the west right of way line of said Burette Drive, 510.62 feet to an iron rod found;
THENCE N 65°09'52" W, 1346.89 feet to an iron rod found;
THENCE N 00°44'48" W, 676.72 feet to an iron rod set;
THENCE N 89°01'49" E, 492.36 feet to an iron rod set;
THENCE N 01°10'45" W, 463.55 feet to an iron rod set in the south right of way line of said Farm to Market Highway No. 920 in a non-tangent curve to the right with a radius of 5679.47 feet and whose chord bears S 56°46'19" E, 237.25 feet;
THENCE with the south right of way line of said Farm to Market Highway No. 920 the following courses and distances:
With said curve to the right through a central angle of 02°23'37" and a distance of 237.27 feet to an iron rod set;
S 55°34'30" E, 1281.40 feet to the POINT OF BEGINNING and containing 36.552 acres (1592201 square feet) of land.

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 _____, 2007.
Bob Glenn
Notary Public in and for the State of Texas

SABRINA B JOHNSON
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-20-2010

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 _____ 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 _____, 2007.
Charlie Gilchrist
Notary Public in and for the State of Texas

TAMBRA GRIFFIN
Notary Public, State of Texas
My Commission Expires
February 17, 2010

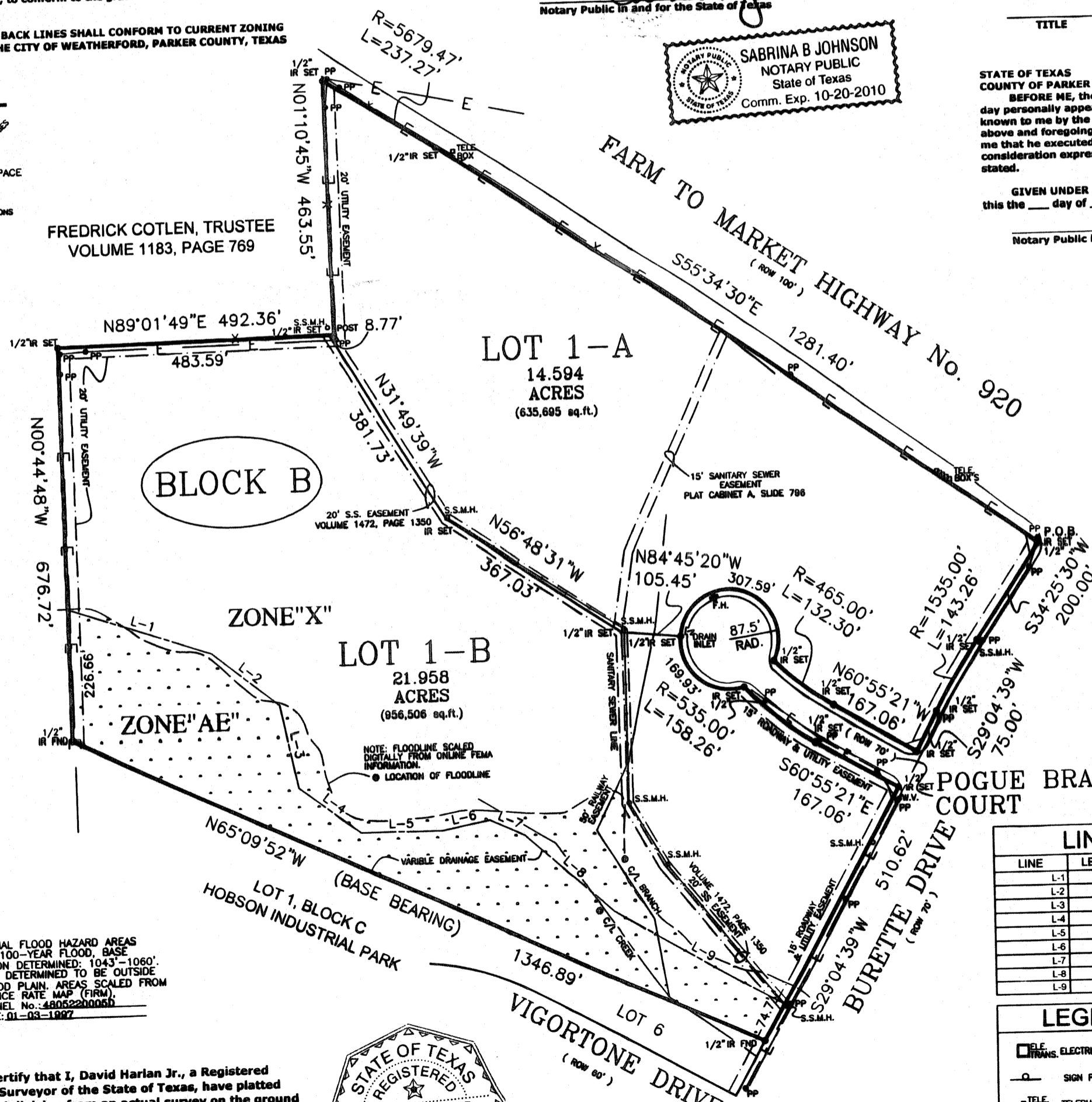
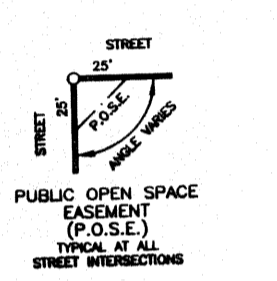
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WEATHERFORD/PARKER COUNTY ECONOMIC DEVELOPMENT CORP., INC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 1-A AND LOT 1-B, BLOCK B, HOBSON INDUSTRIAL PARK, SECTION II, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being a replat of Lot 1, Block B, Hobson Industrial Park, Section II, to the City of Weatherford, 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 20th day of February, 2007.

BY: Bob Glenn Bob Glenn, President
Charlie Gilchrist Charlie Gilchrist, Secretary

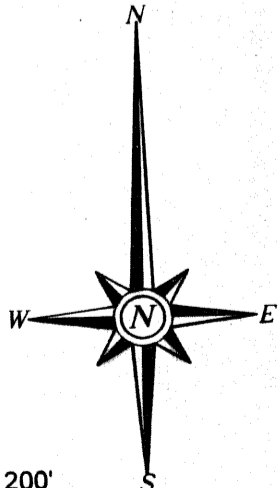


LINE	LENGTH	BEARING
L-1	268.06	S71°41'18"E
L-2	151.50	S51°40'03"E
L-3	143.83	S12°25'35"E
L-4	136.80	S52°55'53"E
L-5	144.31	S89°44'52"E
L-6	87.32	N79°49'58"E
L-7	88.03	S65°33'47"E
L-8	209.68	S48°23'39"E
L-9	346.97	S59°44'43"E

LEGEND	
	ELECTRIC METER
	POWER POLE
	SANITARY SEWER/ MANHOLE COVER
	WATER METER
	WATER VALVE

ZONE AE-SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATION DETERMINED: 1043'-1060'. ZONE X-AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN. AREAS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL No. 48052200000. EFFECTIVE DATE: 01-03-1997

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
November, 2006



SCALE: 1" = 200'
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833