

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

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.

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
JANUARY, 2017

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 17 day of February, 2017.

Laura Enlow
Notary Public in and for the State of Texas
June 8, 2018
My Commission Expires on:



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, WEATHERFORD/PARKER COUNTY ECONOMIC DEVELOPMENT CORP., INC., acting by and through its duly authorized agent, is the Owner of a tract of land being all of LOT 1-A-2, 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 C, Slide 721, and LOT B-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 C, Slide 544, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found at the southeast corner of said Lot 1-B at the northeast corner of Lot 6, Block C, Hobson Industrial Park, according to the plat recorded in Plat Cabinet B, Slide 63, Plat Records, Parker County, Texas in the west right of way line of Burette Drive;
THENCE N 65°09'52" W, with the south line of said Lot 1-B, 1346.89 feet to a point in the new Weatherford Western Loop Road;
THENCE N 00°44'48" W, at 59.85 feet passing an iron rod found in the west right of way line of said Weatherford Western Loop Road and in all 676.72 feet to an iron rod found;
THENCE N 89°01'49" E, 492.36 feet to a post;
THENCE N 01°10'45" W, 463.55 feet to an iron rod found in the south right of way line of Farm to Market Highway No. 920 in a non-tangent curve to the left 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:
S 25°44'16" W, 398.36 feet to an iron rod found;
S 58°05'22" E, 157.66 feet to an iron rod found in the right of way of Pogue Branch Court (cul-de-sac) in a non-tangent curve to the left with a radius of 87.5 feet and whose chord bears S 17°38'54" E, 174.93 feet;
THENCE with the right of way of said Pogue Branch Court the following courses and distance:
With said curve to the left through a central angle of 02°23'37" and a distance of 237.27 feet to an iron rod found;
S 55°34'30" E, at 262.07 feet passing an iron rod set in the west right of way line of said Weatherford Loop Road and at 533.59 feet passing an iron rod set in the east right of way line of said Weatherford Loop Road and in all 622.14 feet to an iron rod found at the northwest corner of Lot 1-A-1, Block B of said Hobson Industrial Park (C-721);
THENCE with the west line of said Lot 1-A-1 the following courses and distances:
S 25°44'16" W, 398.36 feet to an iron rod found;
S 58°05'22" E, 157.66 feet to an iron rod found in the right of way of Pogue Branch Court (cul-de-sac) in a non-tangent curve to the left with a radius of 87.5 feet and whose chord bears S 17°38'54" E, 174.93 feet;
THENCE with the right of way of said Pogue Branch Court the following courses and distance:
With said curve to the left through a central angle of 176°45'09" and a distance of 269.93 feet to an iron rod found in a non-tangent curve to the left with a radius of 535.0 feet and whose chord bears S 52°26'53" E, 157.68 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 found;
S 60°55'21" E, 167.06 feet to an iron rod found at the intersection of the south right of way line of said Pogue Branch Court and 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 the POINT OF BEGINNING and containing 30.719 acres (1338129 square feet) of which 8.328 acres lies in said new Weatherford Western Loop Road.

201704590 PLAT Total Pages: 1

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 LOTS 1-AR; 1-AR1; 1-BR AND 1-BR1, BLOCK B, HOBSON INDUSTRIAL PARK, SECTION II, an addition to the City of Weatherford, Parker County, Texas, Being a replat of Lot 1-A-2, 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 C, Slide 721, and Lot B-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 C, Slide 544, Plat Records, 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 21 day of February, 2017.

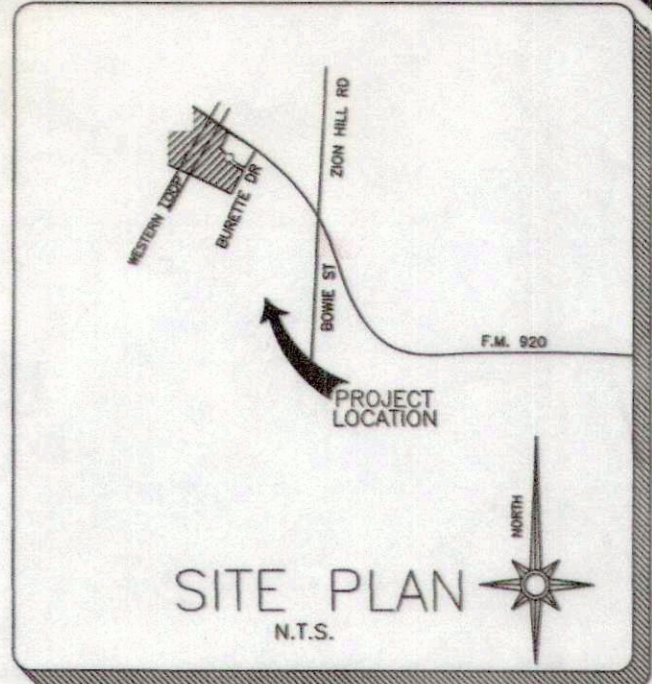
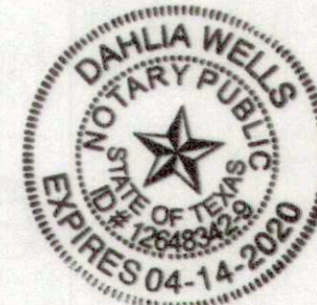
James R. Dickson
James R. Dickson, President

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 James R. Dickson, 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 21 day of February, 2017.

Dahlia Wells
Notary Public in and for the State of Texas
My Commission Expires On: 04-14-2020



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201704590
02/23/2017 01:54 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

Craig Ormsby 2-21-17
Mayor, City of Weatherford Date
Melinda Nowell 2/21/17
City Secretary, City of Weatherford Date

THE STATE OF TEXAS)
COUNTY OF PARKER)

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

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS
St. John 2-21-17
Signature of City Planner Date of Recommendation

APPROVED BY: CITY OF WEATHERFORD, TEXAS
St. John 2-21-17
Signature of City Manager Date Approval
Craig Ormsby 2-21-17
Signature of Mayor Date Approval

ATTEST:
Melinda Nowell 2/21/17
City Secretary Date

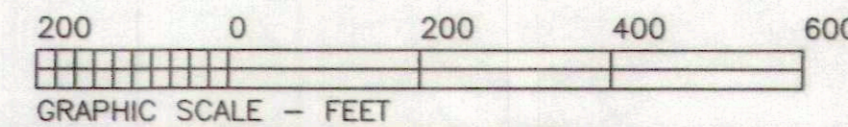
ACCT. NO.: 13583
SCH. DIST.: CWF
CITY: G-14
MAP NO.:

MINOR PLAT
LOTS 1-AR; 1-AR1; 1-BR AND 1-BR1, BLOCK B
HOBSON INDUSTRIAL PARK, SECTION II
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
30.719 Acres Being a replat of Lot 1-A-2, 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 C, Slide 721, and Lot B-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 C, Slide 544, Plat Records, Parker County, Texas

JANUARY, 2017

SCALE: 1" = 200'

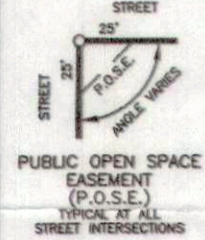
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 (817) 599-0880
FAX: METRO (817) 341-2833
FIRM# 10088500



16438PLAT

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")
CM CONCRETE MONUMENTS SET

*MIN. FF=XXXX
MINIMUM FINISHED FLOOR
DETERMINED AS 2' ABOVE
ELEVATION DISPLAYED ON FEMA
PANEL AS SHOWN



ZONING I INDUSTRIAL

ZONE AE-SPECIAL FLOOD HAZARD AREAS
INUNDED BY 100-YEAR FLOOD, BASE
FLOOD ELEVATION DETERMINED: 1043'-1060'.
ZONE X-AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOOD PLAIN. AREAS SCALED FROM
FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL No. 48387 C 0286 R
EFFECTIVE DATE: 09-26-2008

OWNERS/DEVELOPER:
Weatherford/Parker County
Economic Development Corp.
Contact: Dennis Clayton, CECD, AIA
202 W. Oak Street
Weatherford, TX 76086
817-598-4302

CURVE	R=	CH=	L=
C1	5670.47	S56°46'19"E	L=237.27
C2	87.50	S37°59'19"W	L=100.00
C3	87.50	S37°59'19"W	L=100.00
C4	144.46	S50°23'18"E	L=269.93
C5	87.50	S17°38'54"E	L=174.93
C6	535.00	S52°26'53"E	L=157.68

Volume or Cabinet **D** Page or Slide **684**

LINE	LENGTH	BEARING
L-1	268.06	S71°41'18"E
L-2	151.90	S51°40'03"E
L-3	143.83	S12°29'36"E
L-4	136.80	S52°35'53"E
L-5	144.31	S88°44'52"E
L-6	87.32	N78°48'58"E
L-7	68.03	S65°33'47"E
L-8	209.69	S48°20'39"E
L-9	346.97	S59°44'43"E

LINE	LENGTH	BEARING
B1	169.34	N31°49'39"W
B2	251.36	N56°46'04"W
B3	105.45	N84°45'29"W
B4	48.52	S08°24'50"E
B5	55.93	N78°35'13"E
B6	88.59	S55°34'30"E
B7	157.66	S56°02'22"E
L-8	209.69	S48°20'39"E
L-9	346.97	S59°44'43"E

OWNERS:
Weatherford / Parker County
Economic Development Corp., Inc.
Contact: Dennis Clayton, CECD, AIA
1320 Santa Fe Drive, Ste 200
Weatherford, TX 76086
817-594-9429