



Vicinity Map
Not to Scale

JPH Land Surveying, Inc.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
Tel (817)431-4971 www.jphls.com
TBPLS Firm #100195-00

North
0 50 100
Scale: 1" = 50'
JPH Job No. 2014.022.010 Bankhead Weatherford - PLAT.dwg
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State of Texas §
County of Tarrant §
KNOW ALL MEN BY THESE PRESENTS:
That I, Jewel Chadd, 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.
Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com

STATE OF TEXAS
REGISTERED
JEWEL CHADD
5754
PROFESSIONAL
LAND SURVEYOR

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jewel Chadd, Registered Professional 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 8 day of January, 2015.
Notary Public in and for the State of Texas, My Board Expires On: _____

Glenda Jaynes
Notary Public
STATE OF TEXAS
10/26/19

Surveyor's Notes
1. Monuments are found, unless marked CRS or MNS.
2. According to the Flood Insurance Rate Map (FIRM) for Parker County, Texas and Incorporated Areas, Panel 265 of 575, Map Number 48367C0265E, dated September 26, 2008 as published by the Federal Emergency Management Agency (FEMA), the subject tract lies within Zone X (unshaded), areas outside the 0.2-percent-annual-chance floodplain.
3. Bearings are, Grid North, based on the Texas Coordinate System of 1983, North Central Zone.
4. Elevations shown, if any, are based on the North American Vertical Datum of 1988. TBM is magnum with metal washer stamped "JPH Land Surveying" set on top of curb on traffic light island (bottom right of this drawing). NAVD'88 elevation 1188.12'
5. Easements and right-of-way dedications shown within the bounds of this plat, without recording information, are hereby dedicated by this plat.

Legend of Abbreviations
CRS-1/2" capped rebar stamped "JPH Land Surveying" set
FK-fence corner or fence post
D.R.P.C.T.-Deed Records, Parker County, Texas
O.P.R.P.C.T.-Official Public Records, Parker County, Texas
P.O.B.-Place of Beginning
Vol.-Volume
Bk.-Book
Pg.-Page
S.S.E.-Sanitary Sewer Easement
O.H.E.-Overhead Electric Easement

State of Texas §
County of Parker §
WHEREAS, Vaquero Weatherford 2 Partners, LP is the Owner of that certain tract of land situated in the A. J. Ball Survey, Abstract No. 2288, City of Weatherford, Parker County, Texas, as evidenced by the deed recorded in Volume 2322, Page 876 of the Deed Records of Parker County, Texas, the subject tract being more particularly described as follows:
Beginning at a wood fence post found on the south side of W. Bankhead Highway at the northeast corner of the tract described in the deed to Phillip Hobson and Linda Hobson recorded in Volume 2322, Page 876, Deed Records Parker County, Texas, from which a 1/2 inch capped rebar stamped "CSM 5691" found at the northeast corner of the tract described in the deed to Richard Kim Brimhall recorded in Book 1852, Page 1379 of the said Deed Records bears NORTH 38 degrees 39 minutes 59 seconds WEST a distance of 210 feet;
THENCE SOUTH 38 degrees 39 minutes 59 seconds EAST, with the east line of the said Hobson tract, along said W. Bankhead Highway, a distance of 418.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most easterly southeast corner of the Hobson tract;
THENCE SOUTH 50 degrees 55 minutes 00 seconds WEST, with the perimeter of the Hobson tract, a distance of 50.42 feet (deed call 52.29 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the north right of way of Mineral Wells Highway (Highway 180) as extended from monuments found at the southwest and southeast corners of the tract described in the quitclaim deed from State of Texas to Truman Nix recorded in Volume 2012, Page 1316 in the said Deed Records;
THENCE NORTH 77 degrees 30 minutes 02 seconds WEST, with the said north right of way of Mineral Wells Highway (described in deeds to State of Texas recorded in Volume 164, Page 6; Volume 163, Page 370; and Volume 163, Pages 374 & 375 all of the said Deed Records and shown on the U.S. 180 map dated 6/1/1934), a distance of 252.56 feet (deed call 251.40 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of the Hobson tract, from which an "L" cut found at the southeast corner of the said quitclaim deed to Truman Nix bears NORTH 77 degrees 30 minutes 02 seconds WEST, a distance of 182.55 feet, and a 100D nail found at the said southwest corner bears NORTH 77 degrees 30 minutes 02 seconds WEST an additional 600.00 feet;
THENCE NORTH 38 degrees 39 minutes 59 seconds WEST, with the west line of the Hobson tract, a distance of 220.11 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of the Hobson tract;
THENCE NORTH 50 degrees 55 minutes 00 seconds EAST, with the north line of the Hobson tract, a distance of 208.79 feet returning to the Place of Beginning and enclosing 1.644 acres (71,603± square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Vaquero Weatherford 2 Partners, LP, acting through the undersigned, its duly authorized representative, does hereby adopt this plat designating the herein above described property as **Hobson's Corner, Lot 1, Block 1**, an addition to the City of Weatherford, 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.

Plat Notes
1. **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 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.
2. **Fire lanes:** That the undersigned do hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
3. **Access easements:** The undersigned do covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
4. **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 of Weatherford Approval Block
Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas:
Recommended by City Planner: *[Signature]* Date: 1-22-15
Approved by Mayor/City Manager: *[Signature]* Date: 7/29/15

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
201502683
02/10/2015 02:40 PM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

WITNESS, my hand, this 8 day of January, 2015
Vaquero Weatherford 2 Partners, LP's authorized representative
Signature: *[Signature]* Printed Name: W.A. LANDRETH
State of Texas
County of Tarrant
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared W.A. Landreth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this 8 day of January, 2015.
Notary Public in and for the State of Texas, My Board Expires On: _____

Minor Plat
Hobson's Corner
Lot 1, Block 1
1.644 Acres
A. J. Ball Survey
Abstract No. 2288
City of Weatherford
Parker County, Texas
Project # SBD20104-0012
222.88.040.000 Cabinet Slide PR.P.C.T.

D-385