



**BEARING BASIS**  
 BEARINGS shown hereon, are relative to the State Plane Coordinate System, Texas North Central Zone 4202, NAD 83.

**FLOOD PLAIN NOTE:**  
 As determined by the FLOOD INSURANCE RATE MAPS for the Parker County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date Sep. 26, 2008 Community Panel No. 48367C0385E subject Property is located in Zone "X".

URSUS REAL ESTATE INVESTMENTS LP  
 LOT 1 BLOCK 1  
 SLR INVESTMENTS ADDITION  
 R000093695  
 ZONED C1

STEVEN C WOOD  
 LOT 1 BLOCK 1  
 HILLTOP ADDITION PH III  
 R000095676  
 ZONED C1

LOT 1 BLOCK D  
 TOWN CREEK  
 DEVELOPMENT  
 R000094012  
 ZONED PD

**OAK TIMBERS-AL ADDITION**  
 LOT 1, BLOCK 1  
 8.843 ACRES  
 (385,203 SF)  
 ZONED C1

**DESCRIPTION**

BEING a tract of land out of John E. Miller Survey, A-890, in the City of Weatherford, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of Site 1-D, Block 6, Town Creek Addition, Section 1, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 261, P.R.P.C.T., said point being in the South right of way line of Hilltop Drive (60' Right-Of-Way), and being in a curve to the left, having a radius of 913.32 feet, a central angle of 21 degrees 27 minutes 22 seconds and a chord that bears North 58 degrees 53 minutes 08 seconds East, a distance of 340.03 feet;

THENCE Northeasterly along said curve to the left with the South line of Hilltop Drive, a distance of 342.02 feet to a 1/2 inch iron rod at the end of said curve;

THENCE North 48 degrees 09 minutes 27 seconds East, with the South line of Hilltop Drive, a distance of 199.62 feet to a 1/2 inch iron rod at the Northwest corner of Block J of Town Creek Development Addition, for corner;

THENCE South 40 degrees 04 minutes 50 seconds East, with the Southwesterly line of said Block J, a distance of 876.52 feet to a 3/4 inch iron rod found at the Southwest corner of Block J, for a corner;

THENCE South 89 degrees 31 minutes 10 seconds West, a distance of 867.06 feet to a 3/4 inch iron rod found at the Southwest corner of Said Site 1-D, for corner;

THENCE North 20 degrees 23 minutes 09 seconds West, with the East line of said Site 1-D, a distance of 393.72 feet to the POINT OF BEGINNING and containing 8.843 acres (385,203 square feet) of land, more or less.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERNEST HEDGCOTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFIRMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

*Ernest Hedgcoth*  
 Signature Date 2-20-18



**OWNER'S CERTIFICATE:**  
 THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sunny West Investments, Ltd., does hereby adopt this plat as LOT 1, BLOCK 1, OAK TIMBERS-AL ADDITION, to the City of Weatherford, Parker County, Texas and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easement shown on the plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of City of Weatherford, Texas.

Witness my hand this 20th day of FEB., 2018.

*[Signature]*

STATE OF TEXAS:  
 COUNTY OF PARKER:

BEFORE ME, the undersigned Notary Public in and for said county and State, on this day personally appeared *[Signature]*, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF FEB., 2018.

NOTARY PUBLIC IN AND FOR PARKER COUNTY *[Signature]*  
 MY COMMISSION EXPIRES 2/20/18

**UTILITY EASEMENT:**  
 Any public utility, including the City of Weatherford, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Weatherford, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**DRAINAGE EASEMENT RESTRICTION:**  
 No construction or filling, without the written approval of the City of Weatherford shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

**NOTE:**  
 The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

**NOTE:**  
 We do hereby waive all claims for damages against the City occasioned by the establishment of grades or alterations of the surfaces of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

**NOTICE:**  
 Selling a portion of this addition by metes and bounds is a violation of the City ordinance and state law, and is subject to fines and withholding of utilities and building permits.

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  
*[Signature]* 2-20-18  
 Signature of City Planner Date of Recommendation

APPROVED BY:  
 City of Weatherford, Texas  
*[Signature]* 2-23-18  
 Signature of Mayor/City Manager Date of Approval

ATTEST:  
*[Signature]* 2/23/18  
 City Secretary Date

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*[Signature]*  
 201804059  
 02/23/2018 02:13 PM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

**FINAL PLAT**  
 LOT 1, BLOCK 1  
**OAK TIMBERS-AL ADDITION**  
 8.843 ACRES (385,203 SF)  
 WEATHERFORD, PARKER COUNTY, TEXAS  
 John E. Miller Survey  
 ABSTRACT NO. A-890,  
 PARKER COUNTY, TEXAS

PREPARED BY:  
 Ernest Hedgcoth, RPLS  
 Sunny West Investments, Ltd.  
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 Haltom City, Texas  
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 morikhavan@yahoo.com

DATE: FEB. 2018  
 Volume or Cabinet **E**, Page or Slide **41**

ACCT. NO.: 15835  
 SCH. DIST.: WE  
 CITY: CWE  
 MAP NO.: H-15

GUY CARTER  
 R000047279  
 ZONED PD

HOUSING AUTHORITY, INC.  
 VOLUME 1246, PAGE 293  
 DRPCT  
 ZONED PD

20890.001.010.00

ARB 2017  
 DR. [Signature]  
 Chris