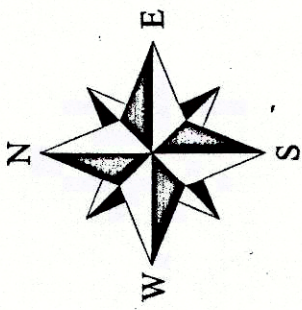


CUPLIN & ASSOCIATES INC. LAND SURVEYORS & PLANNERS

**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ... VOLUME/PAGE
- P.P.C. PLAT RECORDS PARKER CO.
- D.P.C. DEED RECORDS PARKER CO.
- P.P.P.C. PARKER COUNTY RECORDS
- O.P.P.C. OFFICIAL PUBLIC RECORDS
- ( ) RECORD COUNTY SUBJECT
- ( ) RECORD INFO/ADJOURNER



STATE OF TEXAS, COUNTY OF PARKER:

WHEREAS, PUBLIC TRANSIT SERVICES IS THE OWNER OF A 3.815 ACRE TRACT OF LAND, OUT OF THE GEORGE STAGGS SURVEY, ABSTRACT NO. 1196, AND THE A.J. BALL SURVEY 164, ABSTRACT NO. 2288, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, FURTHER BEING THE SAME TRACT OF LAND AS DESCRIBED IN DOCUMENT TO PUBLIC TRANSIT SERVICES, RECORDED IN DOCUMENT NO. 201303760 OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, SAID 3.815 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN WITH 4277 CAP, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 180, AT THE SOUTHWEST CORNER OF A CALLED 1.38 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO YOUNG REAL ESTATE PROPERTIES, LLC, RECORDED IN VOLUME 2876, PAGE 1737 OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 3.815 ACRE TRACT, AND HEREOF;

THENCE NORTH 00°11'59" WEST, ALONG THE EASTERLY LINE OF SAID 1.38 ACRE TRACT, THE WESTERLY LINE OF SAID 3.815 ACRE TRACT, AND HEREOF, A DISTANCE OF 371.95' TO A 1/2" IRON PIN IN CONCRETE, AT THE SOUTHWEST CORNER OF A CALLED 2.0 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO JOSEPH BRUCE BERGMAN, RECORDED IN VOLUME 2516, PAGE 515 OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, AND BEING A WESTERLY CORNER HEREOF;

THENCE NORTH 00°11'06" WEST, ALONG THE EASTERLY LINE OF SAID 2.0 ACRE TRACT, THE WESTERLY LINE OF SAID 3.815 ACRE TRACT, AND HEREOF, PASSING A SET 1/2" IRON PIN WITH 5938 PROPERTY CAP IN CONCRETE AT THE SOUTHWEST CORNER OF A 0.043 ACRE PORTION OF THE HEREIN DESCRIBED TRACT TO BE HEREBY DEDICATED FOR ROADWAY RIGHT-OF-WAY PURPOSES AT A DISTANCES OF 509.21', FOR A TOTAL DISTANCE OF 517.22' TO A 1/2" IRON PIN FOUND, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD MINERAL WELLS HIGHWAY, AT THE NORTHWEST CORNER OF SAID 3.815 ACRE TRACT, AND HEREOF;

THENCE ALONG THE SOUTHERLY LINE OF SAID OLD MINERAL WELLS HIGHWAY, THE NORTHERLY LINE OF SAID 3.815 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 84°01'17" EAST, A DISTANCE OF 155.64', A DISTANCE OF 26.39' TO A 5/8" IRON PIN FOUND, AT THE NORTHWEST CORNER OF A CALLED 6.00 ACRE TRACT AS DESCRIBED IN DOCUMENT TO RICAL, LLC, RECORDED IN VOLUME 2837, PAGE 743 OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 3.815 ACRE TRACT, AND HEREOF;
- THENCE SOUTH 00°10'57" EAST, ALONG THE WESTERLY LINE OF SAID 6.00 ACRE TRACT, THE EASTERLY LINE OF SAID 3.815 ACRE TRACT, AND HEREOF, PASSING A SET 1/2" IRON PIN WITH 5938 PROPERTY CAP AT THE SOUTHWEST CORNER OF A 0.043 ACRE PORTION OF THE HEREIN DESCRIBED TRACT TO BE HEREBY DEDICATED FOR ROADWAY RIGHT-OF-WAY PURPOSES AT A DISTANCES OF 8.63', FOR A TOTAL DISTANCE OF 942.65' TO A 1/2" IRON PIN FOUND, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY NO. 180, AND BEING THE SOUTHWEST CORNER HEREOF;
- THENCE NORTH 77°33'07" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY NO. 180, THE SOUTHERLY LINE OF SAID 3.815 ACRE TRACT, AND HEREOF, A DISTANCE OF 185.50' TO THE POINT OF BEGINNING, AND CONTAINING 3.815 ACRES, MORE OR LESS, WITH THE NORTHERLY 0.043 ACRES HEREBY TO BE DEDICATED FOR ROADWAY RIGHT-OF-WAY PURPOSES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PUBLIC TRANSIT SERVICES, ACTING HEREIN AND THROUGH BY ITS DULY AUTHORIZED OFFICER(S) OR OWNER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "P.T.S. ADDITION, 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 SUCH EASEMENTS. THE EASEMENTS 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 HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WEATHERFORD, TEXAS, AND ITS OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS, AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, REPAIRING, MAINTAINING, 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.

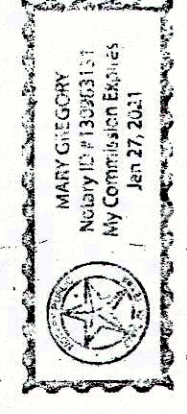
WITNESS MY HAND THIS 17<sup>th</sup> DAY OF January, 2018.

*Reta Brooks*  
 Reta Brooks, Executive Director  
 PUBLIC TRANSIT SERVICES

STATE OF TEXAS: Palo Pinto  
 COUNTY OF \_\_\_\_\_

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Reta Brooks, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17<sup>th</sup> DAY OF January, 2018.



*Mary Gregory*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 COUNTY OF PARKER:  
 CITY OF WEATHERFORD:

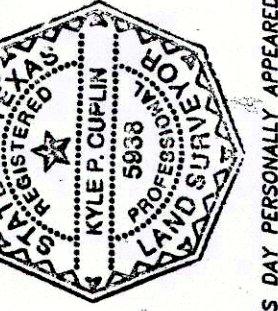
APPROVED BY THE CITY OF WEATHERFORD FOR THE CITY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY THE CITY PLANNER: *[Signature]* DATE: 1-19-18

APPROVED BY CITY MANAGER: *[Signature]* DATE: 1-16-18

STATE OF TEXAS:  
 COUNTY OF BURNET:  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "P.T.S. ADDITION, LOT 1, BLOCK 1" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

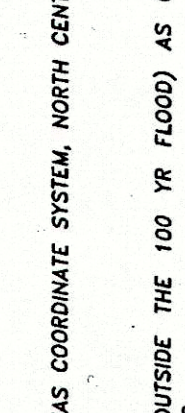
WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF JANUARY, 2018.



*K.P. Cuplin*  
 KYLE P. CUPLIN, TEXAS R.P.L.S. NO. 5938

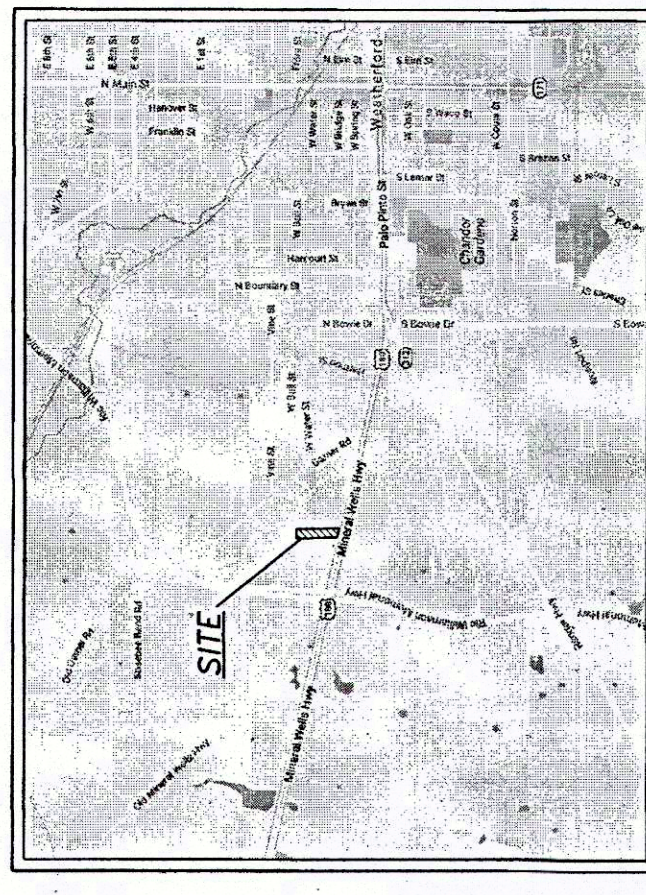
STATE OF TEXAS:  
 COUNTY OF BURNET:  
 BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KYLE P. CUPLIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>th</sup> DAY OF JANUARY, 2018.



*Sherry K. Birck*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- NOTES:
- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE.
  - 2) ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.
  - 3) ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48367C0265E, EFFECTIVE 9/26/2008.
  - 4) CURRENT ZONING IS C-1 COMMERCIAL PER CITY ORDINANCE NO.511-2010-49 THE BUILDING SETBACKS ARE 25 FT FRONT SETBACK, 5 FT SIDEYARD SETBACKS AND 10 FT. REAR SETBACK.
  - 5) WASTEWATER SERVICE FOR THE LOT IS PROVIDED BY AN EXISTING OSSF APPROVED UNDER PARKER COUNTY APPLICATION NO. 20506. THE CITY OF WEATHERFORD HEREBY GRANTS A WAIVER TO ALLOW FOR THE PROPOSED SUBDIVISION IMPROVEMENTS TO UTILIZE THE EXISTING OSSF SYSTEM.
  - 6) THE TIA REQUIREMENT HAS BEEN WAIVED BY CITY STAFF DUE TO THE FACT THAT IMPROVEMENTS ALONG US HIGHWAY NO 180 ADJACENT TO THE DEVELOPMENT HAVE BEEN CONSTRUCTED AT THE TIME OF APPLICATION.
  - 7) 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 FUTURE UTILITIES AND BUILDING PERMITS.
  - 8) WE DO HEREBY WAIVER 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.
  - 9) OWNER: PUBLIC TRANSIT SERVICES, 7611 HIGHWAY 180 EAST, MINERAL WELLS, TEXAS 76068.
  - 10) FIELD WORK PERFORMED ON NOVEMBER 10TH, 2016, AND MAY, 2017.



E 21 SITE MAP NOT TO SCALE

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

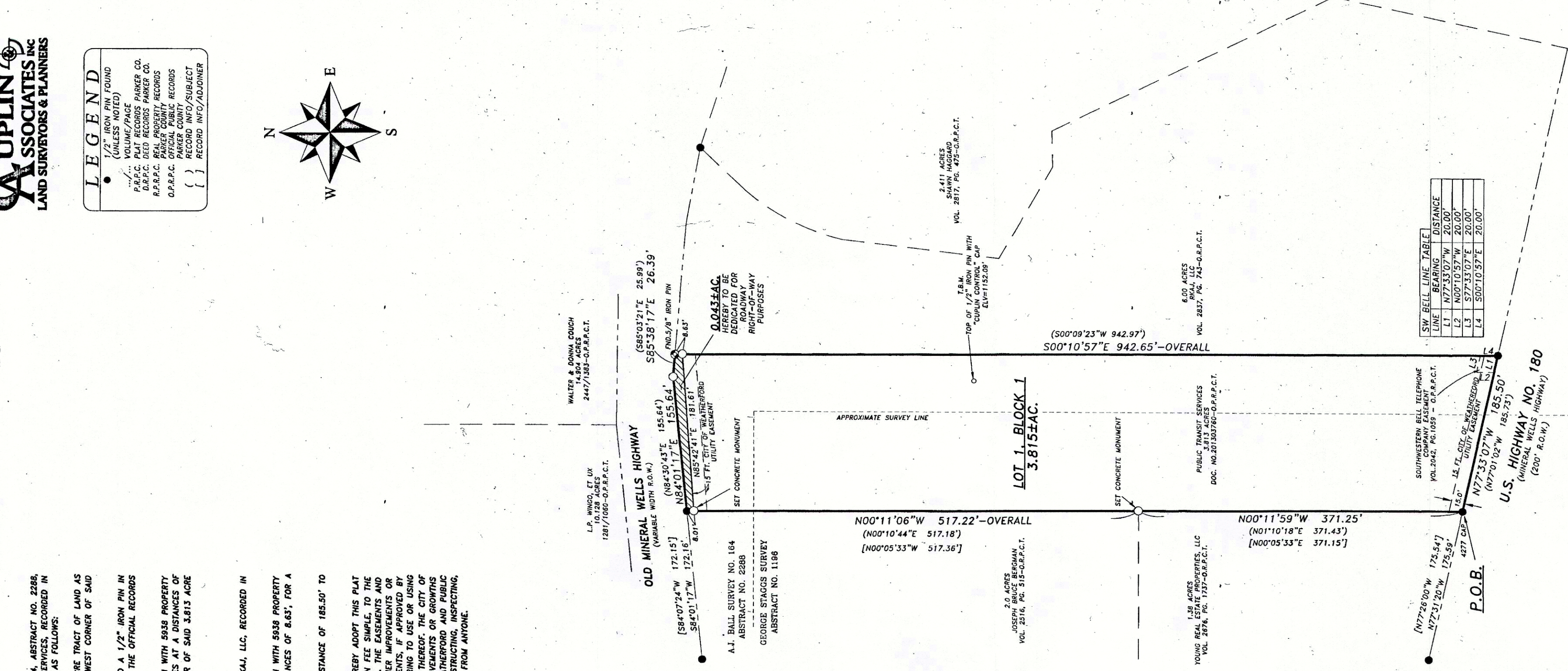
*Jeanne Brunson*  
 Jeanne Brunson, County Clerk  
 Parker County, Texas

201801312  
 01/19/2018 12:43 PM  
 Fee: 76.00  
 Parker County, Texas  
 PLAT

2196.006.000.00

MINOR PLAT  
 P.T.S. ADDITION  
 LOT 1, BLOCK 1

3.815 ACRES OF THE GEORGE STAGGS SURVEY, ABSTRACT NO. 1196, AND THE A.J. BALL SURVEY 164, ABSTRACT NO. 2288, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



SW BELL LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°33'07"W	20.00'
L2	N00°10'57"W	20.00'
L3	S77°33'07"E	20.00'
L4	S00°10'57"E	20.00'

1 OF 1 SHEET

SCALE 1" = 100'

PROJ. NO. 161354  
 PREPARED FOR: PUBLIC TRANSIT SYSTEM  
 TECH: K.CUPLIN  
 APPROVED: K.CUPLIN  
 FIELDWORK PERFORMED ON: 11/10/2016  
 PROFESSIONAL FIRM NO. 10788900

REVISIONS

NO.	DATE	DESCRIPTION
2		
1		