

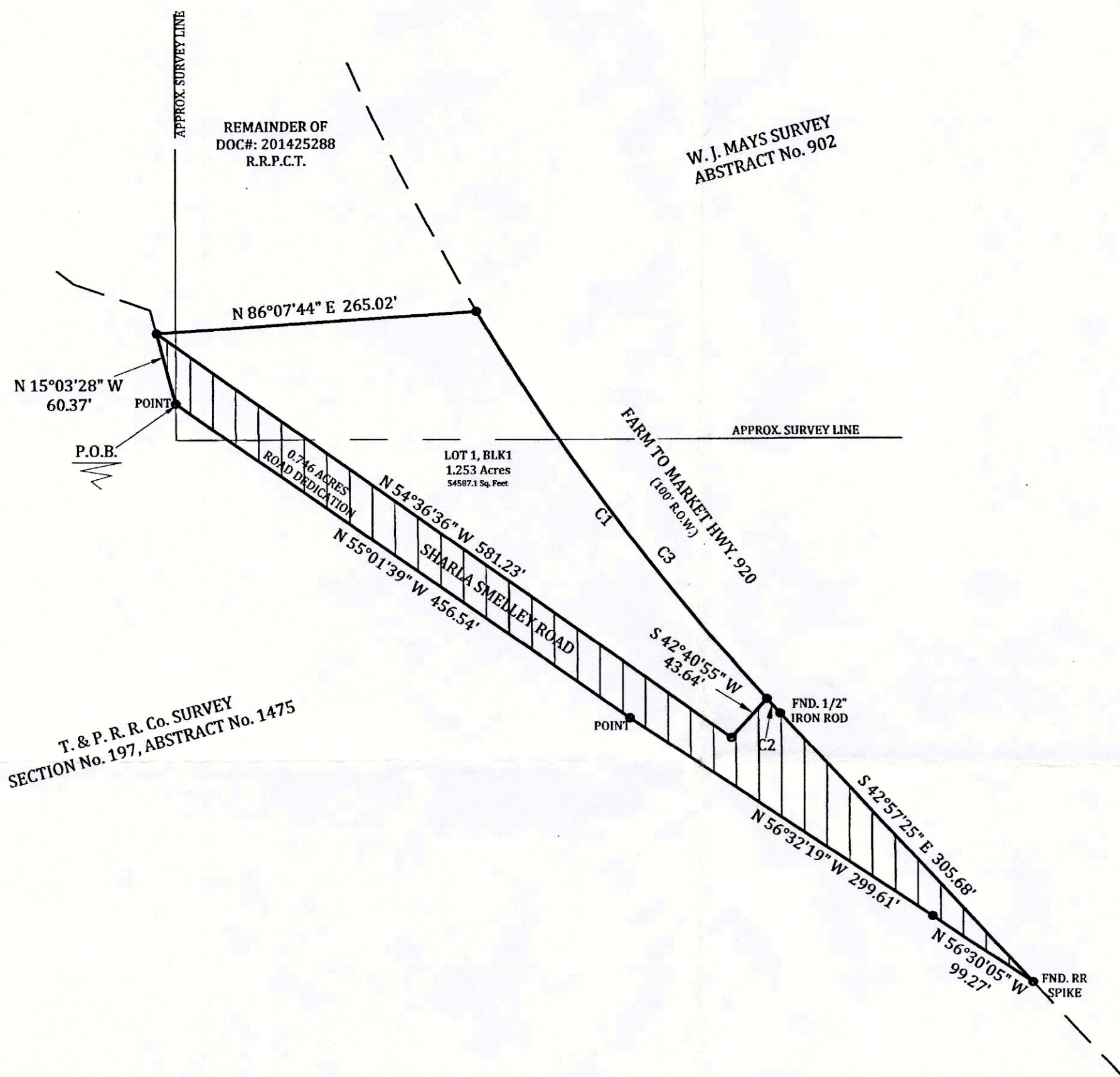
D-683

201703735 PLAT Total Pages: 1

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
C1	1959.85'	402.05'	S 36°32'55" E	401.35'	11°45'14"
C2	1959.85'	15.93'	S 42°39'30" E	15.93'	0°27'56"
C3	1959.85'	417.98'	N 36°46'53" W	417.19'	12°13'10"

NOTES:

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 483670275E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) WATER IS TO BE PROVIDED BY PRIVATE WATER WELL.
- 5) SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEWER FACILITIES.
- 6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS (CARTER - W'FORD) UNLESS OTHERWISE NOTED.
- 7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- 8) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
- 9) THIS PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF WEATHERFORD. PER ETJ AGREEMENT SIGNED 6/7/2011 AND FILED IN BOOK 2911, PAGE 1570, PARKER COUNTY COMMISSIONER COURT SIGNATURES ARE NOT REQUIRED.
- 10) 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.
- 11) THE HEREIN STATED OWNER(S) AND SUBSEQUENT OWNER(S) DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND WAIVE ALL CLAIMS FOR ANY DAMAGES.



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, PARKER COUNTY HOSPITAL DISTRICT, BEING THE OWNER OF A 2.000 ACRES TRACT OUT OF THE T & P RR Co. SURVEY, SECTION No. 197, ABSTRACT No. 1475 AND THE W. J. MAYS SURVEY, ABSTRACT No. 902, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC#: 201519723, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN SHARLA SMELLY ROAD FOR THE SOUTHWEST AND BEGINNING POINT OF THIS TRACT. WHENCE THE SOUTHWEST CORNER OF THE J.W. MAYS SURVEY, ABSTRACT No. 902 IS CALLED BY DEED TO BEAR S 01°01'00" W 30.0 FEET.

THENCE N 15°03'28" W 60.37 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 86°07'44" E 265.02 FEET TO A SET 1/2" CAPPED IRON ROD IN THE SOUTHWEST LINE OF FARM TO MARKET HIGHWAY No. 920 FOR THE NORTHEAST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 1959.85 FEET AND WITH A CHORD WHICH BEARS S 36°46'53" E 417.19 FEET.

THENCE ALONG THE SOUTHWEST LINE OF SAID F.M. HWY. No. 920 AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 417.98 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 42°57'25" E 305.68 FEET ALONG THE SOUTHWEST LINE OF SAID F.M. HWY. No. 950 TO A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF SAID TRACT (DOC#: 201519723) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 56°30'05" W 99.27 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 56°32'19" W 299.61 FEET TO A POINT IN SHARLA SMELLY ROAD FOR A CORNER OF THIS TRACT.

THENCE N 55°01'39" W 456.54 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PARKER COUNTY HOSPITAL DISTRICT; RANDALL YOUNG, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, SMELLY PCHD ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND, PARKER COUNTY, TEXAS  
THIS THE 9<sup>th</sup> DAY OF FEB, 2017.

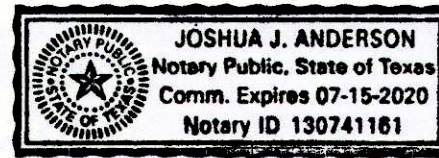
*[Signature]*  
REPRESENTATIVE / TRUSTEE

STATE OF TEXAS

COUNTY OF Parker

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9<sup>th</sup> DAY OF FEB, 2017 BY *[Signature]* TRUSTEE OF PARKER COUNTY HOSPITAL DISTRICT.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

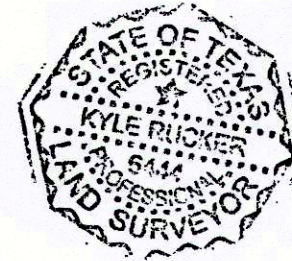


SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD, PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

*[Signature]*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086  
OCTOBER 2016 - JN090618R11-P

ACCT. NO: 16123  
SCH. DIST: PE  
CITY: F-12  
MAP NO:



STATE OF TEXAS

COUNTY OF PARKER

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

RECOMMENDED BY:

*[Signature]*  
CITY PLANNER  
2-9-17  
DATE OF RECOMMENDATION

APPROVED BY:

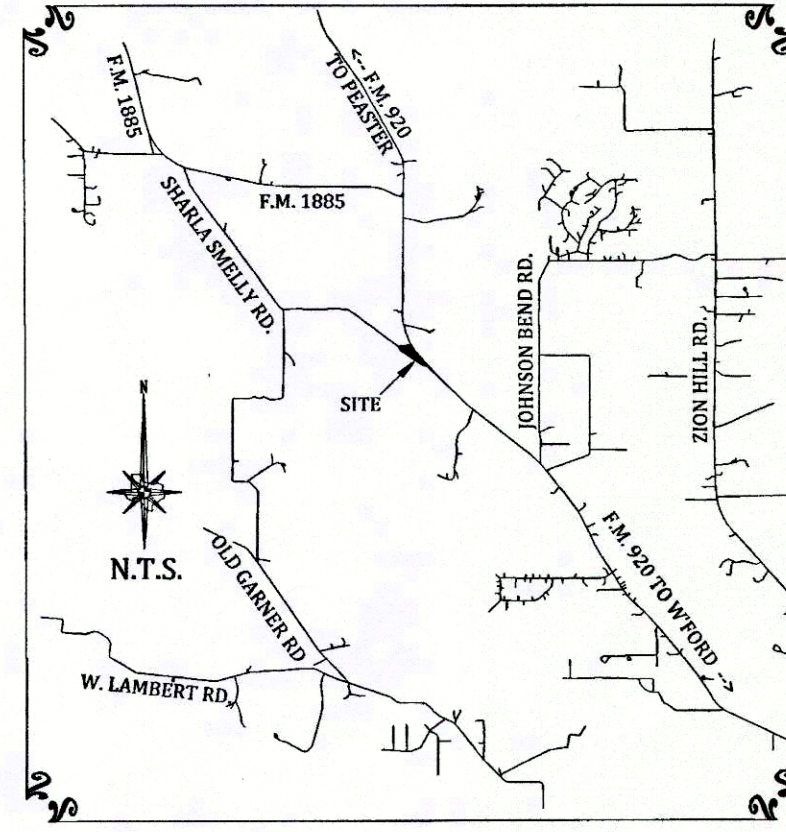
*[Signature]*  
CITY MANAGER  
2-13-17  
DATE OF APPROVAL

ATTEST:

*[Signature]*  
CITY SECRETARY  
2/13/17  
DATE

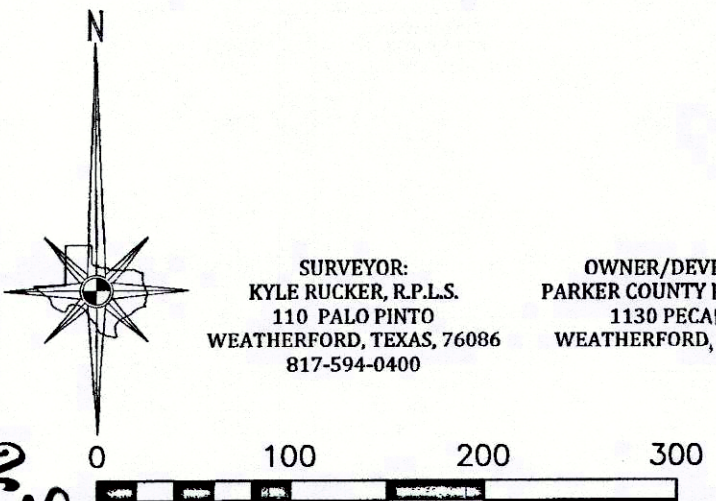
T. & P. R. Co. SURVEY  
SECTION No. 197, ABSTRACT No. 1475

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*[Signature]*  
201703735  
02/13/2017 03:06 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT



MINOR PLAT OF  
LOT 1, BLOCK 1  
PCHD AMBULATORY NORTH  
AN ADDITION TO THE E.T.J. OF  
THE CITY OF WEATHERFORD,  
PARKER COUNTY, TEXAS.  
BEING A 2.000 ACRES TRACT OF LAND  
OUT OF THE T & P RR Co. SURVEY, SECTION No. 197,  
ABSTRACT No. 1475 AND THE  
W.J. MAYS SURVEY, ABSTRACT No. 902,  
PARKER COUNTY, TEXAS  
OCTOBER 2016

**CARTER SURVEYING**  
& MAPPING, INC.  
110 A PALO PINTO STREET - WEATHERFORD, TEXAS  
(P) 817-594-0400 - (F) 817-594-0403



20902.003.025.00