

354771

Plat Cabinet B-351

GENERAL NOTES:

- This plat includes 25' x 25' visibility triangles, measured at the right-of-way boundary, at all public street intersections. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in these areas.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.

STATE OF TEXAS  
COUNTY OF PARKER

Whereas, Pilot Corporation, acting by and through the undersigned, their duly authorized officers, are the sole owners of a tract of land situated in the C. A. Lovejoy Survey, Abstract No. 837, and the J. A. Yeomans Survey, Abstract No. 1682, according to the deed recorded in Vol. Pg. Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a found 3/4 inch iron rod at the intersection of the south right-of-way line of Interstate Highway No. 20 (a variable width right-of-way), with the northwesterly right-of-way line of Old Dennis Road (a variable width right-of-way);

- THENCE South 47° 50' 06" West, along said northwesterly line, for a distance of 115.03 feet, to a found 100D nail for corner;
- THENCE South 41° 58' 49" East, continuing along said line, for a distance of 10.73 feet to a found 100D nail for corner;
- THENCE South 48° 44' 16" West, continuing along said line, for a distance of 771.51 feet, to a found 1/2 inch iron rod for corner;
- THENCE South 53° 13' 01" West, continuing along said line, for a distance of 564.42 feet, to a found 100D nail for corner;
- THENCE South 79° 00' 34" West, continuing along said line, for a distance of 26.33 feet to a found 100D nail for corner;
- THENCE North 00° 45' 00" East, leaving said line, for a distance of 1049.60 feet to a 6 inch fence post found for corner in the south line of said Interstate Highway No. 20;
- THENCE North 89° 28' 49" East, along said south line, for a distance of 950.21 feet to a found 100D nail for corner;
- THENCE South 56° 51' 33" East, continuing along said south line, for a distance of 118.73 feet to a found 100D nail for corner;
- THENCE South 48° 47' 10" East, continuing along said south line, for a distance of 111.68 feet to the POINT OF BEGINNING and CONTAINING 702,498 square feet, or 16.13 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Pilot Corporation, by and through the undersigned, their duly authorized officers, do hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, Pilot Addition, an addition to the city of Weatherford, Texas, and do hereby dedicate to the public's use the streets, and easements shown thereon.

WITNESS, MY HAND THIS 10th DAY OF Jan, 1999.

OAKLEY PROPERTIES

By: James A. Haslam III  
JAMES A. HASLAM III  
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared James A. Haslam III 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF Jan, 1999.

Hinda S. Gae  
Notary Public in and for the State of Texas  
Tennessee  
My Commission Expires May 6, 2001.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Charles F. Stark, a Registered Professional Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground; and all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Charles F. Stark  
Charles F. Stark, RPLS 5084  
1-14-99



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

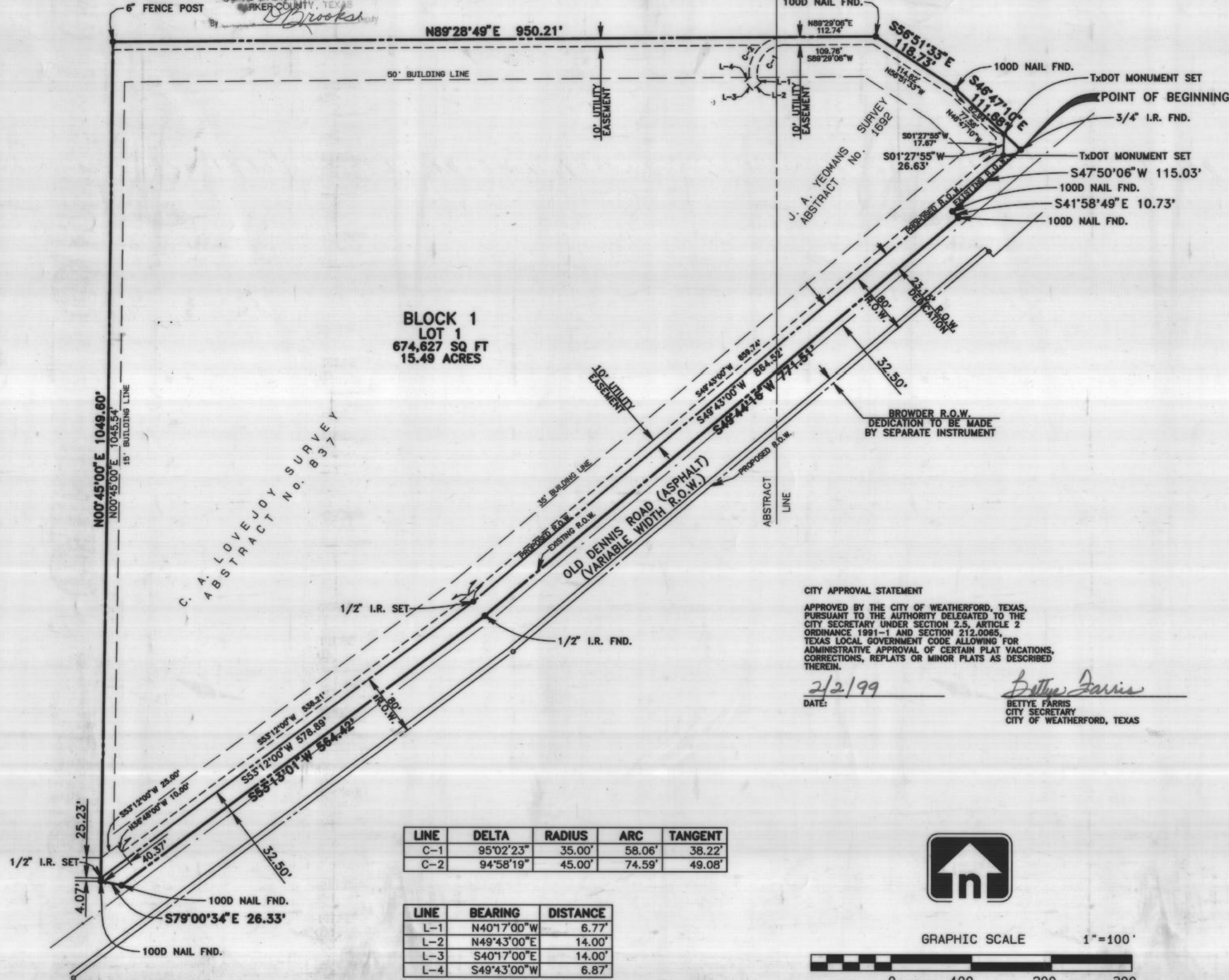
2/2/99  
DATE: 2/2/99  
Betty Farris  
BETTY FARRIS  
CITY SECRETARY  
CITY OF WEATHERFORD, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

RECEIVED AND FILED FOR RECORD INTERSTATE HIGHWAY No. 20 (VARIABLE WIDTH R.O.W.)

FEB - 9 1999

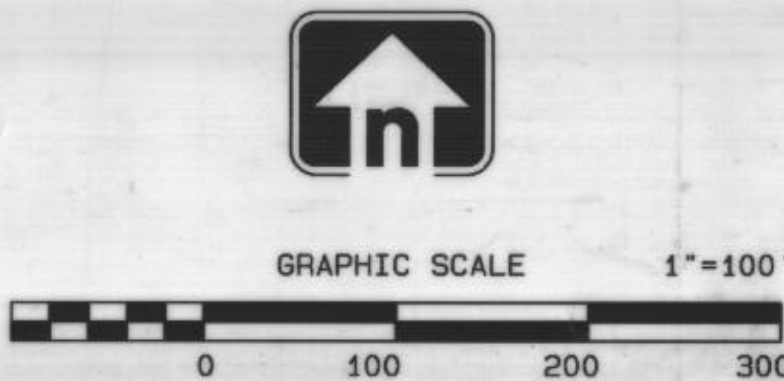
Jayne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS



BLOCK 1  
LOT 1  
674,627 SQ FT  
15.49 ACRES

LINE	DELTA	RADIUS	ARC	TANGENT
C-1	95°02'23"	35.00'	58.06'	38.22'
C-2	94°58'19"	45.00'	74.59'	49.08'

LINE	BEARING	DISTANCE
L-1	N40°17'00"W	6.77'
L-2	N49°43'00"E	14.00'
L-3	S40°17'00"E	14.00'
L-4	S49°43'00"W	6.87'



FINAL PLAT

LOT 1, BLOCK 1  
PILOT ADDITION

C.A. LOVEJOY SURVEY, ABSTRACT No. 837 & J.A. YEOMANS SURVEY, ABSTRACT No. 1692

CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
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