

**LEGEND**

CIRF.....Found 5/8 Inch Capped Iron Rod Marked "BHB INC"  
 D & U.E.....Utility, Utility Construction, Drainage, and Maintenance Easement  
 D.R.P.C.T.....Deed Records Parker County, Texas  
 IRS.....Set 5/8 Inch Capped Iron Rod Marked "BHB INC"  
 P.R.P.C.T.....Plat Records Parker county, Texas  
 U.E.....Utility Easement  
 CMS.....Concrete Monument with Aluminum Cap Set "BHB INC"  
 VAM.....Vehicle Access and Maintenance Easement

**NOTES:**

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. All distances shown are at ground.
3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
4. The land use is designated as commercial sites unless otherwise noted.
5. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
6. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
7. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
8. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this replat in Parker County, Texas. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.

**FLOODPLAIN STATEMENT**  
 This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Community Panel Number 48367C0380E, Map Revised September, 2008.

**Statement Acknowledging Visibility Triangles**  
 "There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

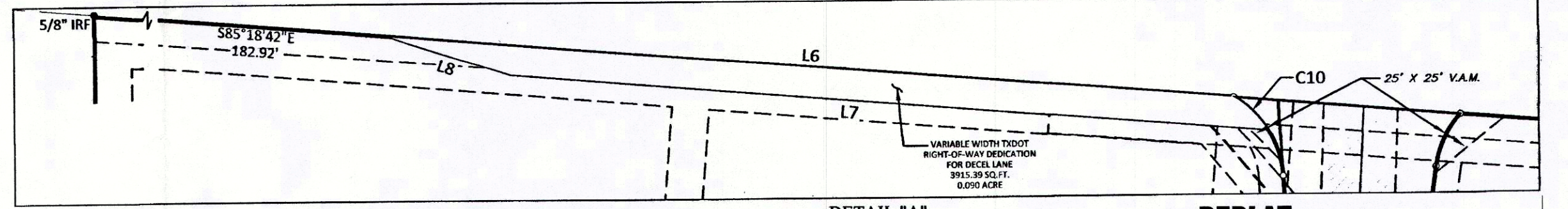
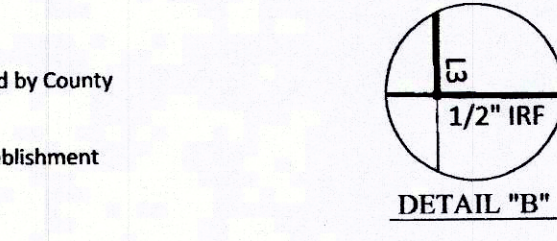
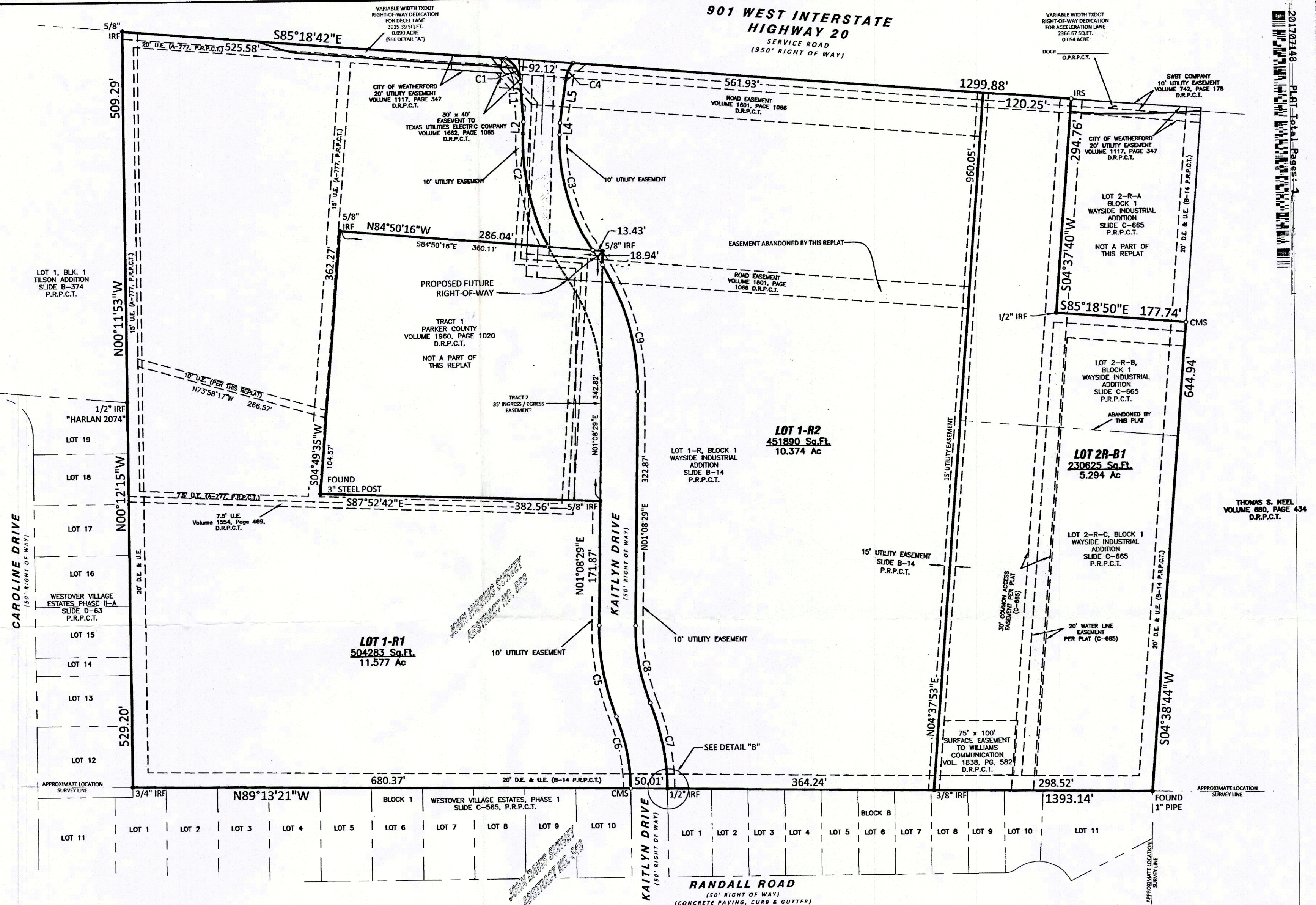
**NOTE:** We do hereby waiver all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grads established in the subdivision.

**GROUNDWATER:**  
 This public water supplier is Parker County Special Utility District.

**OWNER LOT 1-R:**  
 D6 Ventures, LLC  
 2022 Woodland Hills Lane  
 Weatherford, Texas 76087

**OWNER LOT 2-R-B & LOT 2-R-C:**  
 RRP DEVELOPMENT, LLC  
 569 Shanes Lane  
 Weatherford, Texas 76087

**SURVEYOR:**  
 BAIRD, HAMPTON & BROWN, INC.  
 ENGINEERING & SURVEYING  
 1901 Martin Drive, Ste. 100, Weatherford, TX 76086  
 817-596-7575  
 www.bhbinc.com  
 Iwhitten@bhbinc.com  
 BHB Project #2016.810.074 TBPE Firm F-44 TBPLS Firm 10194146



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	56°29'05"	40.00'	39.43'	S31°40'55"E	37.86'
C2	22°38'12"	325.00'	128.40'	S9°02'51"E	127.57'
C3	35°00'19"	275.00'	168.01'	N15°13'54"W	165.41'
C4	34°18'25"	40.00'	23.95'	N25°16'51"E	23.59'
C5	22°28'40"	325.00'	127.50'	S10°05'51"E	126.68'
C6	21°09'10"	275.00'	101.53'	S10°45'35"W	100.95'
C7	21°09'11"	325.00'	119.99'	N10°45'35"W	119.31'
C8	22°28'40"	275.00'	107.89'	N10°05'51"W	107.19'
C9	32°12'15"	325.00'	182.67'	N14°57'38"W	180.28'
C10	27°29'48"	40.00'	19.20'	N46°10'34"W	19.01'

Line Table		
Line #	Direction	Length
L1	S3°26'23"E	54.97'
L2	S2°16'16"W	16.08'
L3	S0°10'59"E	0.84'
L4	N2°16'16"E	16.06'
L5	N8°07'38"E	60.83'
L6	N85°18'42"W	342.65'
L7	S85°18'42"E	307.48'
L8	S71°47'38"E	51.34'

**REPLAT**  
**LOTS 1-R1, 1-R2 & 2-R-B1, BLOCK 1**  
**WAYSIDE INDUSTRIAL ADDITION**  
 BEING A REPLAT OF  
**LOTS 1-R, 2-R-B & 2-R-C, BLOCK 1**  
**WAYSIDE ADDITION, RECORDED IN CABINET B-14 & C-665**  
**PLAT RECORDS, PARKER COUNTY, TEXAS**  
**SHEET 1 OF 2**

Visibility, access and maintenance easements (to be used if applicable):  
 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.

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