

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Savoy Weatherford Properties, LLC, owner of Lot 2-R-A, Block 1, Wayside Industrial Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Slide C-665, Plat Records, Parker County, Texas (P.R.P.C.T.), and being more particularly described by metes and bounds as follows (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 2010.00):

BEGINNING at a 5/8 inch capped iron rod marked "BHB INC" found for the Northwest corner of said Lot 2-R-A, the Northernmost Northeast corner of Lot 2-R-B1, Block 1, Wayside Industrial Addition, according to the replat recorded in Slide D-697, P.R.P.C.T. and being on the South Right-of-Way line of U.S. Interstate Highway 20 (Interstate 20), a 350 feet wide Right-of-Way, said beginning point having a Northing of 6948229.90 feet and an Easting of 2179741.62 feet, Texas State Plane Grid-Texas North Central Zone 4202, NAD83, from said point the City of Weatherford Control Monument No. 3 bears South 50°10'51" East, a distance of 6,351.71 feet;

THENCE South 85°18'42" East, along the North line of said Lot 2-R-A and the South Right-of-Way line of said Interstate 20, a distance of 177.83 feet to a 5/8 inch capped iron rod marked "BHB INC" set for the Northeast corner of said Lot 2-R-A;

THENCE South 04°38'44" West, with the East line of said Lot 2-R-A, passing a TXDOT Concrete Right-of-Way Monument with Aluminum Cap set at a distance of 4.51 feet, and continue with the East line of said Lot 2-R-A and the West line of a tract of land described in the deed to Thomas S. Neel as recorded in Volume 680, Page 434, Deed Records, Parker County, Texas (D.R.P.C.T.), a total distance of 294.75 feet to an Aluminum Capped Concrete Monument marked "BHB INC" found for the Southeast corner of said Lot 2-R-A and the Easternmost Northeast corner of said Lot 2-R-B1, from which a 1 inch pipe found for the Southeast corner of said Lot 2-R-B1 and the Northeast corner of Westover Village Estates, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Slide C-565 of said Plat Records bears South 04°38'44" West, a distance of 644.94 feet;

THENCE North 85°18'50" West, with the common line of said Lot 2-R-A and said Lot 2-R-B1, a distance of 177.74 feet to a 1/2 inch rod found for a common corner of said Lot 2-R-A and said Lot 2-R-B1;

THENCE North 04°37'40" East, continuing with the common line of said Lot 2-R-A and Lot 2-R-B1, passing a TXDOT Concrete Right-of-Way Monument with Aluminum Cap set at a distance of 276.76 feet, and continue for a total distance of 294.76 feet to the **POINT OF BEGINNING** and containing 52,403 Square Feet or 1.203 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Savoy Weatherford Properties, LLC, acting through its duly authorized agent, Stephen Savoy, owner, does hereby adopt this replat designating the herein described property as **LOT 2-R-A1, BLOCK 1, WAYSIDE INDUSTRIAL ADDITION**, City of Weatherford, Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown hereon. 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 the same unless the easement 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 and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, 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 property is located within the City of Weatherford, Parker County, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

WITNESS, my hand, this the 9th day of January, 2018 mv

Stephen Savoy
Stephen Savoy, Owner
Savoy Weatherford Properties, LLC

STATE OF TEXAS §
COUNTY OF Parker §

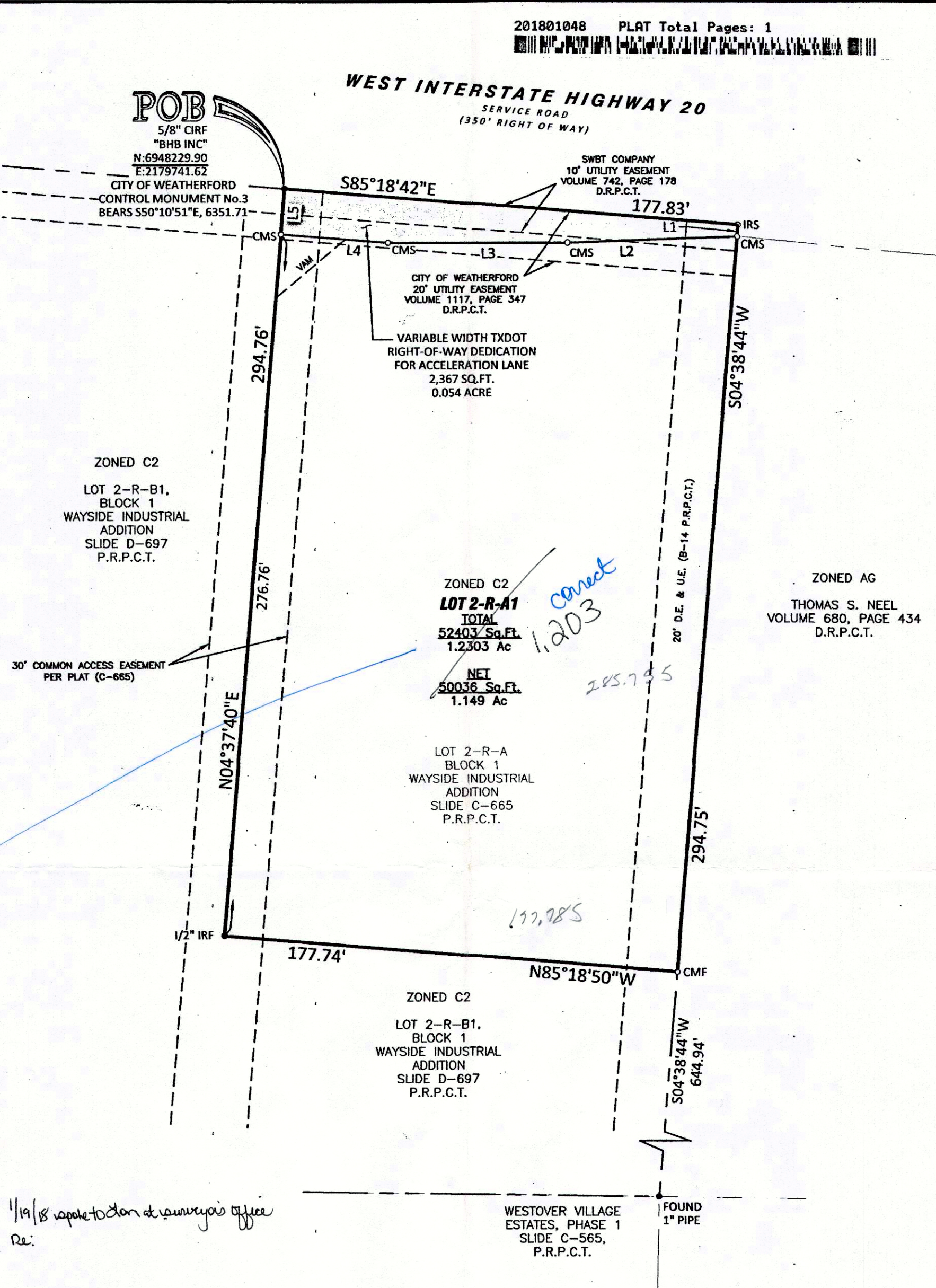
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Stephen Savoy, owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 9th day of January, 2018 mv

Michelle L. Vogel
MICHELLE L. VOGEL
Notary Public, State of Texas
Comm. Expires 11-07-2021
Notary ID 131343456

BHB Baird, Hampton & Brown
Engineering & Surveying
1901 Martin Drive, Ste. 100, Weatherford, TX 76086
mail@bhbinco.com 817-596-7575 www.bhbinco.com
BHB Project # 2016.810.074 TBPE Firm F-44 TBPLS Firm 10194146

OWNER:
Savoy Weatherford Properties, LLC
801 West Interstate 20
Weatherford, Texas 76087



SURVEYOR'S CERTIFICATION

I, Lon E. Whitten, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Weatherford, Texas.

Lon E. Whitten
Lon E. Whitten, RPLS No. 5893
Date: December 18, 2017



STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 9 day of January, 2018 mv

Michelle L. Vogel
MICHELLE L. VOGEL
Notary Public in and for the State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201801048
01/16/2018 03:21 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

MICHELLE L. VOGEL
Notary Public, State of Texas
Comm. Expires 11-07-2021
Notary ID 131343456

LEGEND

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

Line #	Direction	Length
L1	S4°38'44"W	4.51
L2	S87°58'38"W	66.51
L3	N89°58'35"W	70.26
L4	N85°18'42"W	41.73
L5	N4°37'40"E	18.00

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 2010.00.
2. All distances shown are at ground.
3. The land use is designated as commercial sites unless otherwise noted.
4. 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.
5. 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.
6. 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 waive 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 grades established in the subdivision.

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

The area or areas shown on the plat as "VAM" (25' x 25' 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.

GROUNDWATER:

The public water supplier is Parker County Special Utility District.

CITY APPROVAL STATEMENT

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

RECOMMENDED BY: CITY OF WEATHERFORD

City Planner
CITY PLANNER
APPROVED BY:

1-10-18
DATE OF RECOMMENDATION

City Manager
CITY MANAGER
ATTEST:

1-16-18
DATE OF APPROVAL

Michelle L. Vogel
CITY SECRETARY

1/16/18
DATE

ACCT. NO.: 19010
SCH. DIST.: WE
CITY: CWE
MAP NO.: 644

REPLAT
LOT 2-R-A1, BLOCK 1
WAYSIDE INDUSTRIAL ADDITION
BEING A REPLAT OF
LOTS 2-R-A, BLOCK 1
WAYSIDE ADDITION, RECORDED IN CABINET C-665
PLAT RECORDS, PARKER COUNTY, TEXAS
SHEET 1 OF 1