

WEATHERFORD HIGH SCHOOL

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS,
IN THE JOHN HIBBINS SURVEY, A-558 AND THE ALFRED T. OBERCHAIN SURVEY A-1033

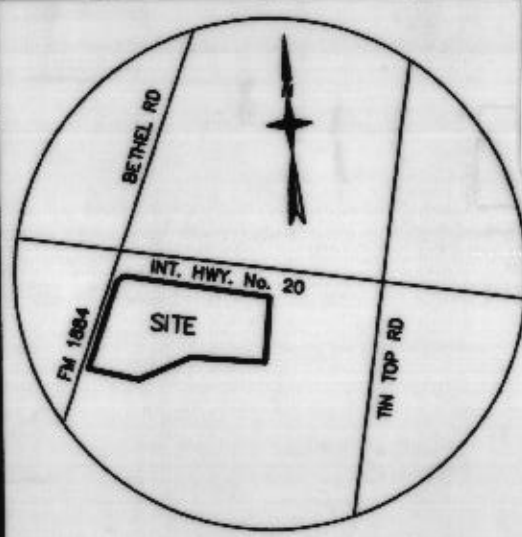
CITY APPROVAL STATEMENT

APPROVED: Planning and Zoning Board, City of Weatherford, Texas

January 23 2002

By: *Debra J. Garis*
City Secretary

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by section 8.7 of the Subdivision Ordinance of the City.



VICINITY MAP
WEATHERFORD, TEXAS
N.T.S.

NOTE: We do hereby waive 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.

Field Notes:

Being a 64.64 acre tract of land being a part of the JOHN HIBBINS SURVEY, Abstract 558 and also being a part of the ALFRED T. OBERCHAIN SURVEY, Abstract 1033, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found concrete monument in the south right-of-way line of Interstate Highway 20, said point being (by deed as to S 01°56' W, 562.67 ft from the NW Corner of the A.T. Oberchain Survey, Abstract 1024;

THENCE South 01°01'37" West, with the general line of a fence, for a distance of 595.14 feet to a found 5/8" iron rod;

THENCE South 01°01'31" West, continuing with said fence, for a distance of 511.26 feet to a fence post corner, from which a found 3/8" iron rod bears S 19°08'33" West, 0.71 ft;

THENCE South 81°40'32" West, for a distance of 12.21 feet to a 5/8" capped iron rod set near a fence post;

THENCE North 89°40'57" West, with the general line of a fence, for a distance of 966.33 feet to a found 3/8" iron rod;

THENCE North 88°15'54" West, continuing with said fence, for a distance of 52.71 feet to a fence post;

THENCE North 88°48'22" West, with a newer fence, for a distance of 233.91 feet to a steel fence post;

THENCE South 50°03'56" West, continuing with said fence, for a distance of 561.77 feet to a steel fence post in the apparent north right-of-way line of Narry Road;

THENCE South 89°40'20" West, with the apparent north right-of-way line of Narry Road, for a distance of 847.49 feet to a 5/8" capped iron rod set;

THENCE North 40°46'04" West for a distance of 53.56 feet to a 1/2" iron rod found in the east right-of-way line of Bethel Road (also known as FM 1884);

THENCE with the east right-of-way line of Bethel Road the following calls:

North 39°47'12" East for a distance of 67.84 feet to a 5/8" capped iron rod set at the beginning of a 1949.79 ft radius curve to the left;

Along the arc of said curve to the left for a distance of 642.04 feet, said arc having a chord of North 30°21'12" East, 639.14 ft. to a 5/8" capped iron rod set;

North 21°07'34" East for a distance of 90.64 feet to a 5/8" capped iron rod set;

North 21°04'28" East for a distance of 885.89 feet to a 5/8" capped iron rod set in the south right-of-way line of Interstate Highway 20;

THENCE, departing Bethel Road and with the south right-of-way line of Interstate 20, for the following calls:

South 88°42'37" East for a distance of 43.16 feet to a found 1/2" iron rod;

North 56°09'56" East for a distance of 117.51 feet to a found TxDOT monument in concrete;

South 85°15'31" East for a distance of 695.43 feet to a found 5/8" iron rod;

South 85°17'08" East for a distance of 857.08 feet to a found TxDOT monument in concrete at the beginning of a 4609.66 ft radius curve to the left;

Along the arc of said curve to the left for a distance of 185.72 feet; said arc having a chord of S 86°27'08" East, 185.71 ft. to the Point of Beginning, and containing 64.64 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE WEATHERFORD INDEPENDENT SCHOOL DISTRICT, by and through its duly authorized officer, does hereby adopt this plat designating the heretofore described real property as WEATHERFORD HIGH SCHOOL, an addition to the City of Weatherford, Parker County, Texas, and does hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

WITNESS my hand this 6th day of February, 2002.

Weatherford Independent School District

By: *Debra Schultz*

DEED RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area of this plot does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Weatherford I.S.D. (Owner)

By: *Debra Schultz*

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared *Debra Schultz* known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of February, 2002.

Maudie Lionberger
Notary Public, State of Texas
My Commission Expires
JUNE 29, 2005

Notary Public in and for the State of Texas
Print Name: *Maudie Lionberger*
Commission Expires: *6-29-2005*

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Mar 12, 2002 at 11:25A
Document Number: 00440476
Amount: .08
By: *Leslie Coufal*
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.
Mar 12, 2002
Jeane Brunson, County Clerk
Parker County

Thomas S. Neel
Volume 680 Page 434

NOTES:

1. BEARINGS ARE BASED ON METROPOLITAN AERIAL SURVEYS MAP, DATED JANUARY 4, 2000.
2. UTILITIES AND OTHER IMPROVEMENTS ARE NOT SHOWN ON THIS PLAT. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR THE EXACT LOCATION PRIOR TO COMMENCING WORK.
3. THE INFORMATION REFLECTED BY THIS SURVEY SHOULD NOT BE CONSIDERED VALID UNLESS THE PRINT OF SAID SURVEY BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA, PER FEMA FIRM PANEL # 480520 0200B, DATED SEPTEMBER 27, 1991.

This is to certify that I, Charles Robert McIlroy, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision, on November 1, 2000.
CR McIlroy
Charles Robert McIlroy
Registered Professional Land Surveyor No. 5136

- REVISIONS:
1. 11-9-00 Added "complex" Util. Esmt.
 2. 11-10-00 Minor drafting details
 3. 1-7-02 added notary certiff.; rev. city approval stmt.; corr. spelling of "C.L. Roper"; added u.e. along Narry Rd.; rev. & renumbered notes; rev. adjoiner info on SE side
 4. 1-30-02 added 25' Util. & Drain. esmt. along Bethel Rd.; added 15' Drain. & Util. esmt. along s. & e. sides of tract.
 5. 2-5-02 added 15' U.E. for on-site underground electric.

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