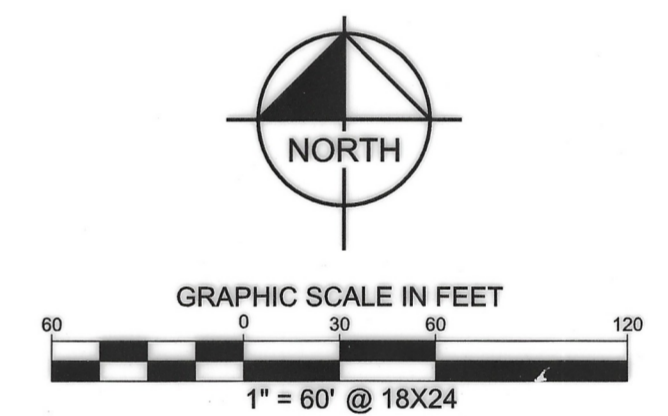


NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°41'54"	2909.48'	238.58'	N88°42'29"W	238.52'
C2	2°51'12"	1862.18'	92.73'	S85°18'02"E	92.72'
C3	4°00'00"	1242.26'	86.73'	S86°47'26"E	86.71'
C4	1°34'06"	2909.48'	79.64'	S85°34'29"E	79.64'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N86°25'06"E	10.00'	L5	N88°01'54"W	34.00'
L2	N88°01'57"W	24.94'	L6	N01°58'06"E	10.00'
L3	N01°58'06"E	17.99'	L7	S88°01'54"E	24.00'
L4	S88°01'56"E	34.94'			

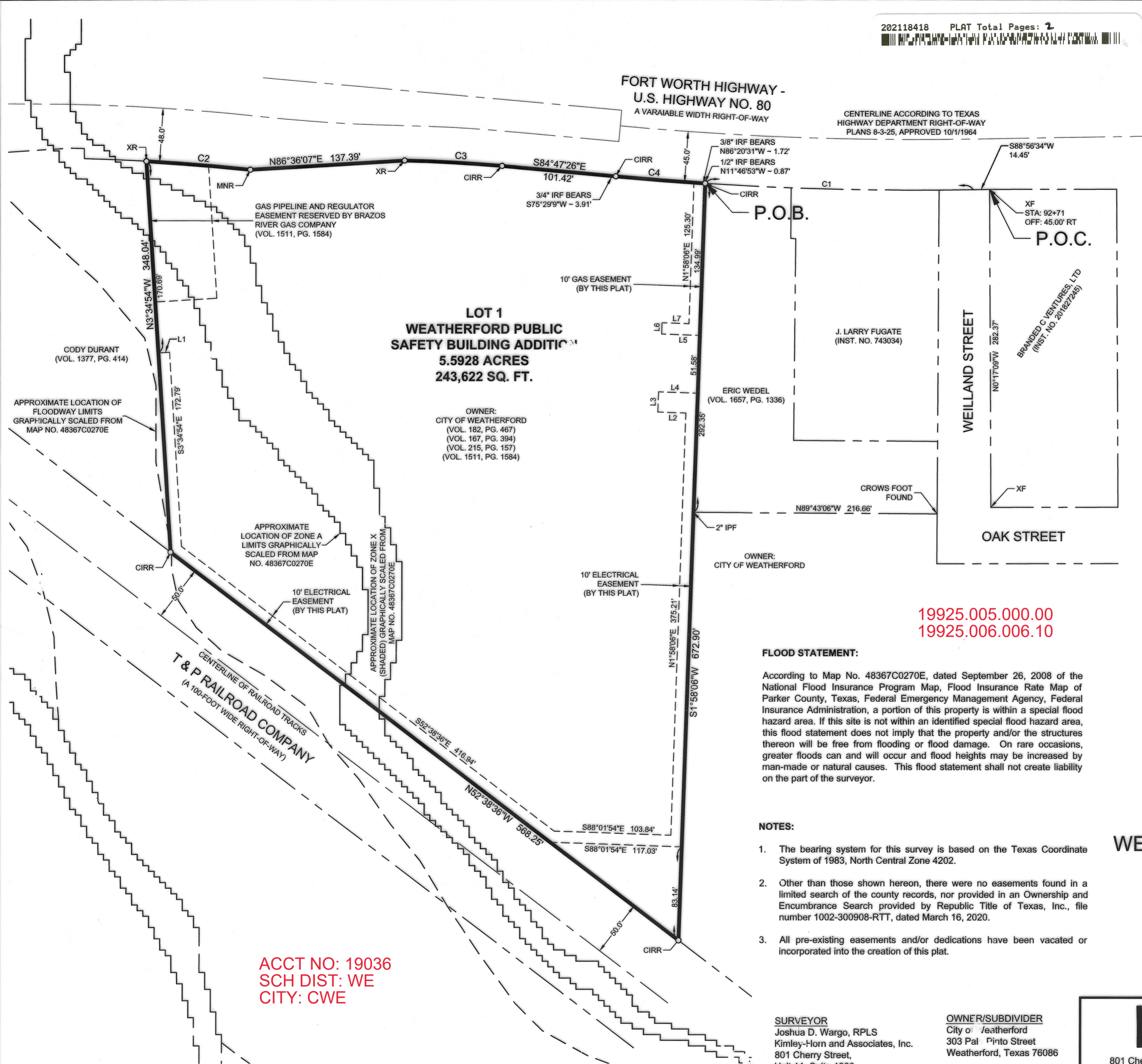


LEGEND  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 CIRR = 5/8" IRON ROD W/ "KHA" CAP RECOVERED  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 MNR = MAG NAIL RECOVERED  
 XR = "X" CUT IN CONCRETE RECOVERED  
 XF = "X" CUT IN CONCRETE FOUND

**FINAL PLAT**  
**LOT 1**  
**WEATHERFORD PUBLIC SAFETY**  
**BUILDING ADDITION**  
**5.5928 ACRES**  
**JAMES A. YEOMANS SURVEY**  
**ABSTRACT NO. 1693**  
**CITY OF WEATHERFORD**  
**PARKER COUNTY, TEXAS**

**Kimley»Horn**  
 801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102 FIRM # 10194040  
 Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DMD	JDW	4/20/2021	061269308	1 OF 2



ACCT NO: 19036  
 SCH DIST: WE  
 CITY: CWE

19925.005.000.00  
 19925.006.006.10

**FLOOD STATEMENT:**  
 According to Map No. 48367C0270E, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- NOTES:**
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
  - Other than those shown hereon, there were no easements found in a limited search of the county records, nor provided in an Ownership and Encumbrance Search provided by Republic Title of Texas, Inc., file number 1002-300908-RTT, dated March 16, 2020.
  - All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

**SURVEYOR**  
 Joshua D. Wargo, RPLS  
 Kimley-Horn and Associates, Inc.  
 801 Cherry Street,  
 Unit 11, Suite 1300  
 Fort Worth, Texas 76102  
 Ph. 817-335-6511

**OWNER/SUBDIVIDER**  
 City of Weatherford  
 303 Pal Pinto Street  
 Weatherford, Texas 76086

E-752

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS the City of Weatherford is the owner of a 5.5928 acre tract of land situated in the James A. Yeomans Survey, Abstract No. 1693, City of Weatherford, Parker County, Texas, and being part of a tract of land described in the deed to the City of Weatherford recorded in Volume 167, Page 394, and being part of a tract of land described in the deed to the City of Weatherford recorded in Volume 215, Page 157, and being part of a tract of land (First Tract) described in the deed to the City of Weatherford recorded in Volume 182, Page 467, and being part of Tract 1, and all of Tract 2 described in the deed to the City of Weatherford recorded in Volume 1511, Page 1584, all in the Deed Records of Parker County, Texas, said 5.5928 acre tract of land being more particularly described as follows:

COMMENCING at a "+" found at the northwest corner of a called 0.732 acre tract of land described in the Special Warranty Deed to Branded C Ventures, LTD. recorded in Instrument No. 201827245, Official Public Records, Parker County, Texas, and being at the intersection of the east right-of-way line of Weiland Street and the south right-of-way line of U.S. Highway No. 80 (Fort Worth Highway) at centerline station 92+71 as shown on the U.S. Hwy. 80 Final Right-of-Way Map No. 8-3-25, approved on 10/01/1964;

THENCE South 88°56'34" West, along the said south right-of-way line, a distance of 14.45 feet to a point at the beginning of a tangent curve to the right having a central angle of 4°41'54", a radius of 2909.48 feet, a chord bearing and distance of North 88°42'29" West, 238.52 feet;

THENCE in a westerly direction, along the said south right-of-way line, and with said curve to the right, an arc distance of 238.58 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner, being on the east line of the said City of Weatherford tract (Vol. 215, Pg. 157), and being the POINT OF BEGINNING of the herein described tract of land, from which a 1/2-inch iron rod found for the northwest corner of a called 0.75 acre tract of land as described in the Warranty Deed to Eric Wedel recorded in Volume 1657, Page 1336, said Deed Records, bears North 11°46'53" West a distance of 0.87 feet;

THENCE South 1°58'06" West, with the east line of the said City of Weatherford tract (Vol. 215, Pg. 157), at a distance of 78.69 feet passing the southeast corner of the said City of Weatherford tract, same being the easternmost northeast corner of the said City of Weatherford tract (Vol. 167, Pg. 394), and continuing with the east line of the said City of Weatherford tract (Vol. 167, Pg. 394), at a distance of 292.35 feet passing a 2-inch iron pipe found for the southwest corner of the said called 0.75 acre tract of land, and continuing in all a total distance of 672.90 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner, being at the southeast corner of the said City of Weatherford tract (Vol. 167, Pg. 394), and being on the northeast line of a 100-foot T & P Railroad right-of-way;

THENCE North 52°38'36" West, with the said northeast right-of-way line, a distance of 568.25 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner, being at the southwest corner of the said City of Weatherford Tract 2 (Vol. 1511, Pg. 1584);

THENCE North 3°34'54" West, departing the said northeast right-of-way line, and with the west line of said Tract 2, at a distance of 222.81 feet passing the northwest corner of said Tract 2, same being the southwest corner of the said City of Weatherford Tract 1 (Vol. 1511, Pg. 1584), and continuing with the west line of said Tract 1 in all a total distance of 348.04 feet to a "+" in concrete recovered for corner on the aforementioned south right-of-way line of U.S. Highway No. 80 (Fort Worth Highway), and being at the beginning of a non-tangent curve to the right having a central angle of 2°51'12", a radius of 1862.18 feet, a chord bearing and distance of South 85°18'02" East, 92.72 feet;

THENCE with the said south right-of-way line the following five (5) calls:

in a southeasterly direction, with said curve to the right, an arc distance of 92.73 feet to a mag nail recovered for corner;

North 86°36'07" East, a distance of 137.39 feet to a "+" in concrete recovered for corner at the beginning of a non-tangent curve to the right having a central angle of 4°00'00", a radius of 1242.26 feet, a chord bearing and distance of South 86°47'26" East, 86.71 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 86.73 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner;

South 84°47'26" East, a distance of 101.42 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner at the beginning of a tangent curve to the left having a central angle of 1°34'06", a radius of 2909.48 feet, a chord bearing and distance of South 85°34'29" East, 79.64 feet;

in a southeasterly direction with said curve to the left, an arc distance of 79.64 feet to the POINT OF BEGINNING and containing 5.5928 acres or 243,622 square feet of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF PARKER

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as LOT 1, WEATHERFORD PUBLIC SAFETY BUILDING ADDITION, a subdivision to the City of Weatherford, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Executed this the 21<sup>st</sup> day of April, 2021.

City of Weatherford

By: James Hobb  
Name: James Hobb  
Title: City Manager

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Hobb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 26<sup>th</sup> day of April, 2021.

Krista Peacock  
Notary Public in and for the State of Texas

My Commission expires: June 16, 2023



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Dated this the 10<sup>th</sup> day of May, 2021.

By: cod B...  
Development & Neighborhood Services Staff

ATTEST:  
Malinda Howell  
Secretary

**SURVEYORS CERTIFICATE**

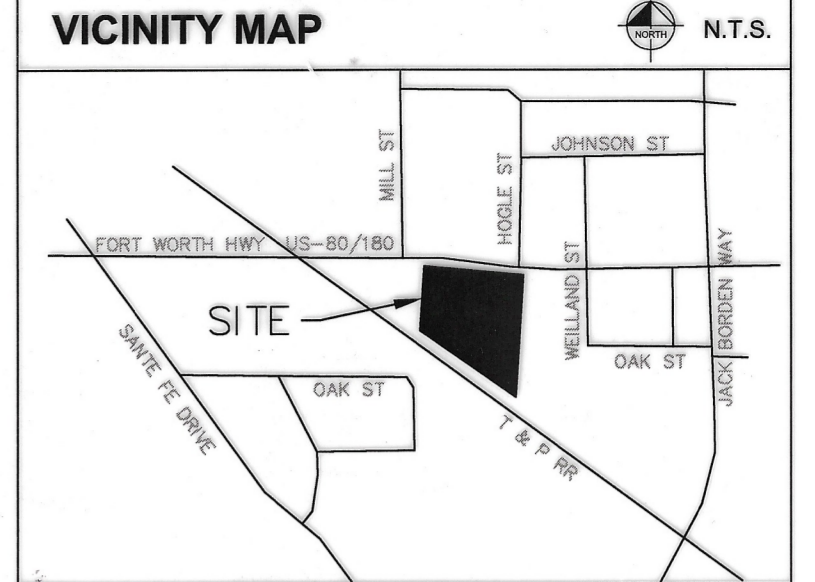
I, Joshua D. Wargo, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

J.D. W.  
Joshua D. Wargo  
Registered Professional Land Surveyor No. 6391



SURVEYOR  
Joshua D. Wargo, RPLS  
Kimley-Horn and Associates, Inc.  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-335-6511

OWNER/SUBDIVIDER  
City of Weatherford  
303 Palo Pinto Street  
Weatherford, Texas 76086



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202118418  
05/10/2021 03:55 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

E-752

FINAL PLAT  
LOT 1  
WEATHERFORD PUBLIC SAFETY  
BUILDING ADDITION  
5.5928 ACRES  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	4/20/2021	061269308	2 OF 2