

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1290.57'	130.87'	130.81'	N 03°25'30" E	5°48'36"
C2	623.82'	1.23'	1.23'	N 16°52'12" E	0°06'48"

**STATEMENT ACKNOWLEDGING EASEMENTS:**

WE DO HEREBY WAIVER 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.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE 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 BUILDING, 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 EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

**SPECIAL NOTICE:**

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

**ZONING NOTE:**

ALL TRACTS SHOWN ON THIS PLAT ARE CURRENTLY ZONED C1-COMMERCIAL.

**FLOOD HAZARD ZONE:**

THE CREEK PORTION OF THIS TRACT DOES APPEAR TO BE IN FLOOD HAZARD ZONE "A", ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0385E, DATED SEPTEMBER 26, 2008.

**SPECIAL NOTES:**

BEARINGS AND DISTANCES DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED.

STATE OF TEXAS

COUNTY OF PARKER

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

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS

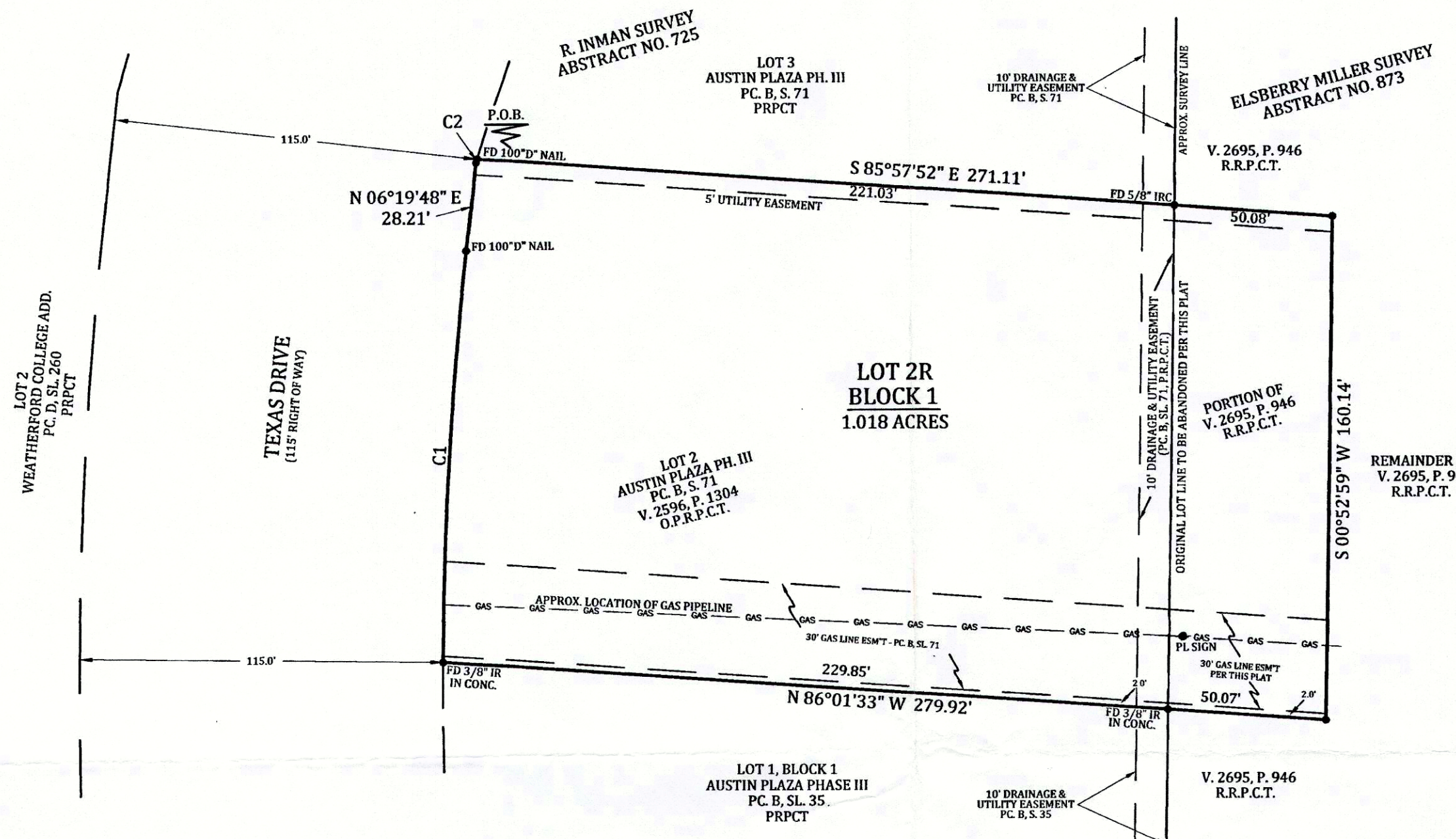
*[Signature]* 9-21-16  
CITY PLANNER DATE OF RECOMMENDATION

APPROVED BY: CITY OF WEATHERFORD, TEXAS

*[Signature]* 9-21-16  
CITY MANAGER / MAYOR DATE OF APPROVAL

ATTEST:

*[Signature]* 9/21/16  
CITY SECRETARY DATE



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, PARKER COUNTY HOSPITAL DISTRICT, BEING THE SOLE OWNER OF A 1.018 ACRES TRACT OF LAND KNOWN AS LOT 2, BLOCK 1, AUSTIN PLAZA PHASE III, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 71, OUT OF THE R. INMAN SURVEY, ABSTRACT NO. 725 AND A TRACT OF LAND OUT OF THE ELSBERRY MILLER SURVEY, ABSTRACT NO. 873, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 2596, PAGE 1304 AND A PORTION OF VOLUME 2695, PAGE 946, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FOUND 100-D NAIL IN THE EAST LINE OF TEXAS DRIVE (A 115' RIGHT-OF-WAY) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. SAID NAIL BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1, AUSTIN PLAZA, PHASE III AND THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, AUSTIN PLAZA, PHASE III AS RECORDED IN PLAT CABINET B, SLIDE 71, PLAT RECORDS PARKER COUNTY, TEXAS.

THENCE S 85°57'52" E AT 221.03 FEET PASSING A FOUND 5/8" CAPPED IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 3, IN ALL 271.11 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°52'59" W 160.14 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 86°01'33" W AT 50.07 FEET PASSING A FOUND 3/8" IRON ROD IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 AND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, AUSTIN PLAZA PHASE III AS RECORDED IN PLAT CABINET B, SLIDE 35, P.R.P.C.T., IN ALL 279.92 FEET TO A FOUND 3/8" IRON ROD IN CONCRETE AND IN THE EAST LINE OF SAID TEXAS DRIVE FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 1290.57 FEET AND A CHORD WHICH BEARS N 03°25'30" E 130.81 FEET.

THENCE ALONG THE EAST LINE OF SAID TEXAS DRIVE AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 130.87 FEET TO A FOUND 100-D NAIL FOR A CORNER OF THIS TRACT.

THENCE N 06°19'48" E 28.21 FEET ALONG THE EAST LINE OF SAID TEXAS DRIVE TO A POINT FOR A CORNER OF THIS TRACT. SAID POINT BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 623.82 FEET AND A CHORD WHICH BEARS N 16°52'12" E 1.23 FEET.

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST LINE OF SAID TEXAS DRIVE AN ARC DISTANCE OF 1.23 FEET TO THE POINT OF BEGINNING.

BEARINGS AND DISTANCES DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PARKER COUNTY HOSPITAL DISTRICT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 2R, BLOCK 1, AUSTIN PLAZA, PHASE III, 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 AT Weatherford, PARKER COUNTY, TEXAS THIS 22 DAY OF September, 2016.

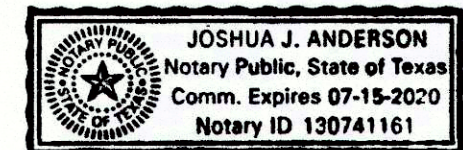
*[Signature]*  
NAME  
STATE OF TEXAS

COUNTY OF PARKER

TITLE  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Randall Young* KNOWN TO ME BY 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 22 DAY OF Sept., 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

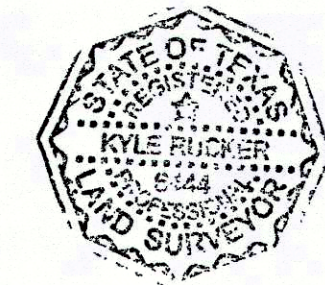


**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

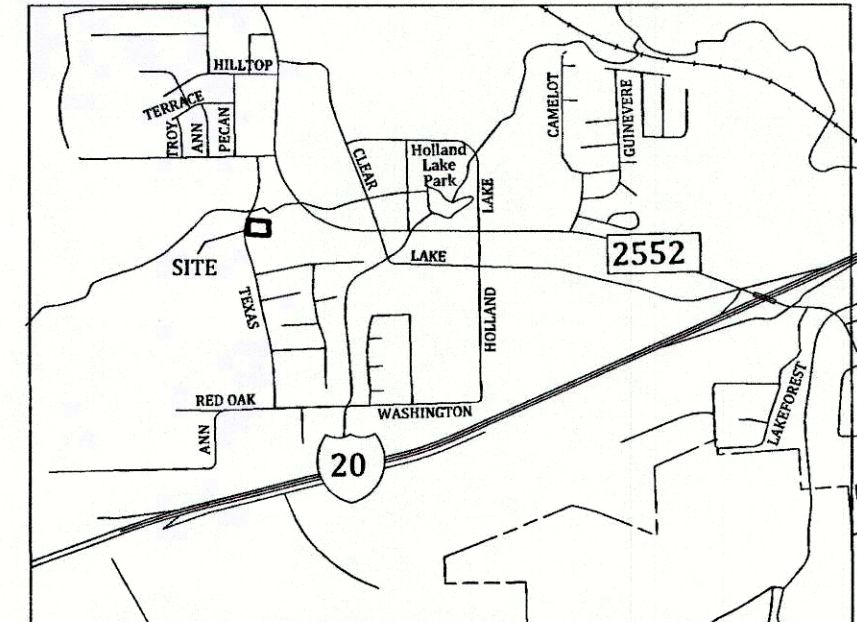
*[Signature]*  
KYLE RUCKER, R.P.L.S. NO. 6444.  
817-594-0400 - JN080612-PLATRS  
SEPTEMBER 2016

AGGT. NO: 10283  
SCH. DIST.: WE  
CITY: H-14  
MAP NO:

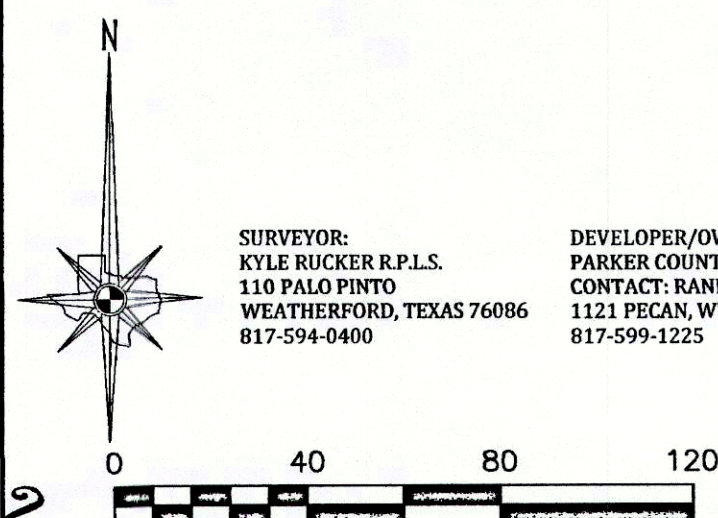


THE PURPOSE OF THIS PLAT IS TO ALLOW FOR A BUILDING AND DEVELOPMENT PERMIT FOR THE FUTURE CONSTRUCTION OF A STRIP OF PARKING SPACES ALONG THE EAST SIDE OF THE HEREIN EXISTING STRUCTURE.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*[Signature]*  
201621526  
09/21/2016 04:15 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT



MINOR REPLAT  
LOT 2R, BLOCK 1  
AUSTIN PLAZA, PHASE III  
AN ADDITION TO THE CITY OF  
WEATHERFORD, PARKER COUNTY, TEXAS  
BEING A 1.108 ACRES SUBDIVISION  
OUT OF THE ELSBERRY MILLER  
SURVEY, ABSTRACT NO. 873 &  
THE R. INMAN SURVEY  
ABSTRACT NO. 725  
PARKER COUNTY, TEXAS  
SEPTEMBER 2016  
**CARTER SURVEYING**  
& MAPPING, INC.  
110 A PALO PINTO STREET - WEATHERFORD, TEXAS  
(P) 817-594-0400 - (F) 817-594-0403



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