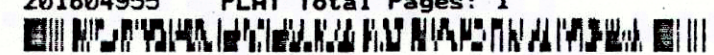


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1290.57	130.87	130.87	N 03°25'30" E	5°48'36"
C2	623.82	123	123	N 16°52'12" E	0°06'48"

201804955 PLAT Total Pages: 1


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 PUBLIC'S 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.

FLOOD HAZARD ZONE:

THIS TRACT DOES APPEAR TO BE IN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN OUTSIDE THE 0.2% ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0385E, DATED SEPTEMBER 26, 2008.

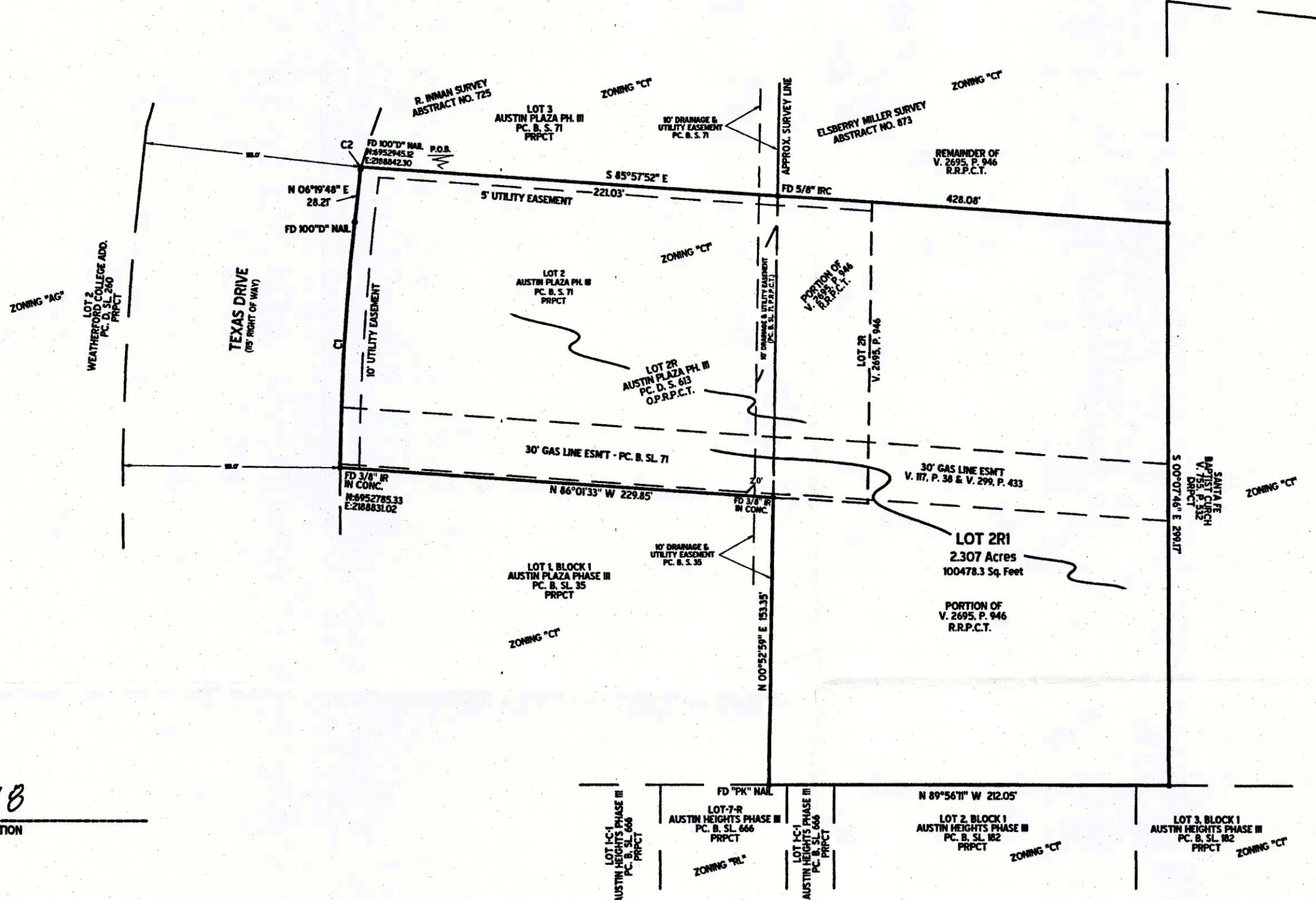
SPECIAL NOTES:

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

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

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.



STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, PARKER COUNTY HOSPITAL DISTRICT: BEING THE SOLE OWNER OF A 2.307 ACRES TRACT OF LAND KNOWN AS LOT 2R, BLOCK 1, AUSTIN PLAZA PHASE III, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 613, OUT OF THE R. INMAN SURVEY, ABSTRACT NO. 725 AND A PORTION OF A TRACT OF LAND OUT OF THE ELSBERRY MILLER SURVEY, ABSTRACT NO. 873, PARKER COUNTY, TEXAS AS RECORDED IN VOLUME 2695, PAGE 946, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FOUND 100-D NAIL IN THE EAST LINE OF TEXAS DRIVE (A 15' RIGHT-OF-WAY) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. SAID NAIL BEING THE NORTHWEST CORNER OF LOT 2R, BLOCK 1, AUSTIN PLAZA, PHASE III ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 613, PLAT RECORDS PARKER COUNTY, TEXAS 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 SOUTHEAST CORNER OF SAID LOT 3, IN ALL 428.08 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°07'46" E 299.17 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°56'11" W 212.05 FEET TO A FOUND "PK NAIL" FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°52'59" E 153.35 FEET TO A FOUND 3/8" IRON ROD IN CONCRETE AT 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. FOR A CORNER OF THIS TRACT.

THENCE N 86°07'33" W 229.85 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 2R FOR THE MOST WESTERLY 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 123 FEET.

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST LINE OF SAID TEXAS DRIVE AN ARC DISTANCE OF 123 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. (GRID)

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 26th DAY OF February, 2018.

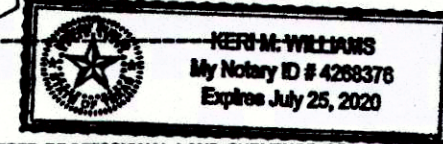
Randy Baer
 NAME: Randy Baer
 TITLE: CEO

STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Randy Baer* 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 26th DAY OF February, 2018.

Keri M. Williams
 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.

Kyle Rucker
 KYLE RUCKER, R.P.L.S. NO. 6444
 Texas Surveying, Inc. 104 S. Walnut St.
 Weatherford, Tx 76086 - 817-594-0400
 #080812-PLAT17 OCTOBER 2017



ACCT. NO.: 10383
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: H-16

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] 3-2-18
 CITY PLANNER DATE OF RECOMMENDATION

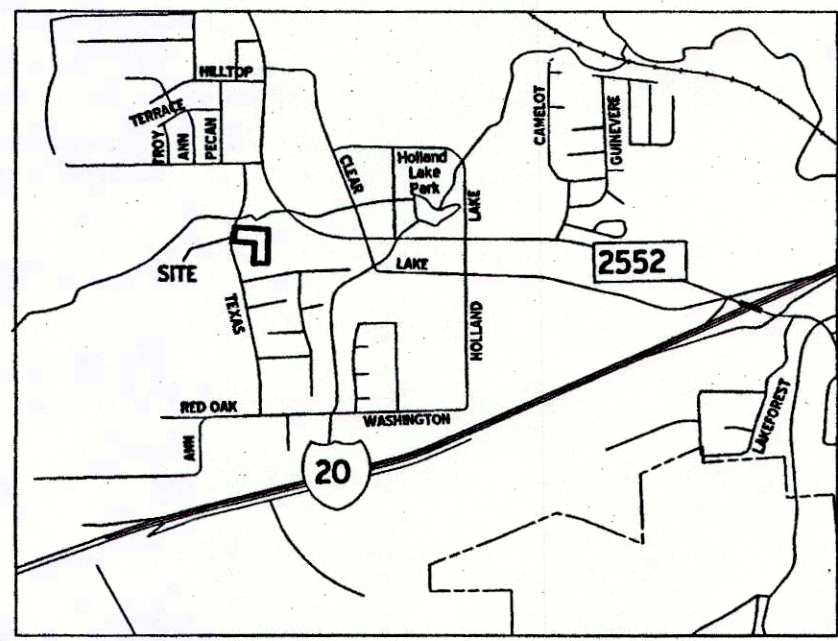
APPROVED BY: CITY OF WEATHERFORD, TEXAS

[Signature] 3-5-18
 CITY MANAGER / MAYOR DATE OF APPROVAL

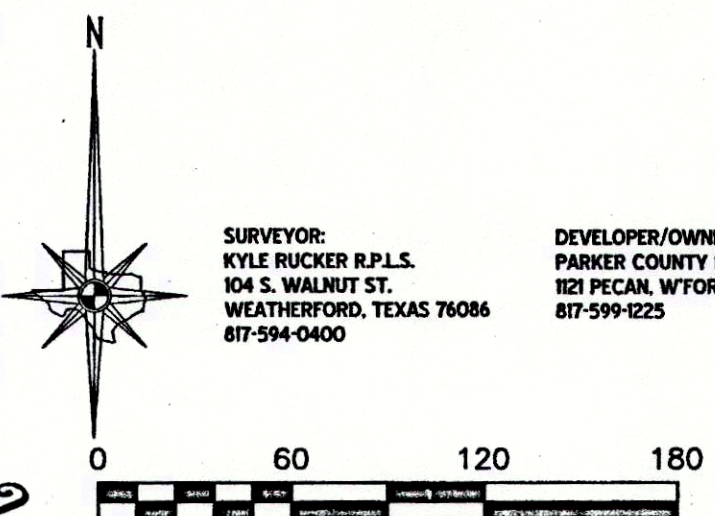
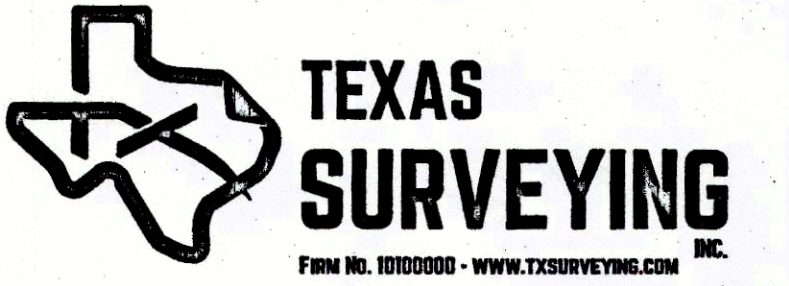
ATTEST:

Malinda Howell 3/5/18
 CITY SECRETARY DATE

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Jeane Brunson
 201804955
 03/06/2018 02:52 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT



MINOR REPLAT
 LOT 2R1, BLOCK 1
 AUSTIN PLAZA, PHASE III
 AN ADDITION TO THE CITY OF
 WEATHERFORD, PARKER COUNTY, TEXAS
 BEING ALL OF LOT 2R, BLOCK 1, AUSTIN PLAZA, PHASE III
 & A PORTION OF A TRACT OF LAND OUT OF THE ELSBERRY MILLER
 SURVEY, ABSTRACT NO. 873 & BEING A 2.307 ACRES SUBDIVISION
 OUT OF THE ELSBERRY MILLER SURVEY, ABSTRACT NO. 873 &
 THE R. INMAN SURVEY ABSTRACT NO. 725, PARKER COUNTY, TEXAS
 OCTOBER 2017



SURVEYOR:
 KYLE RUCKER R.P.L.S.
 104 S. WALNUT ST.
 WEATHERFORD, TEXAS 76086
 817-594-0400

DEVELOPER/OWNER:
 PARKER COUNTY HOSPITAL DISTRICT
 1821 PECAN, W/FORD, TEXAS, 76086
 817-599-1225

E 46

10283.001-002-00 20283.019.001-00 - 1.281 acres