

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.39	75.00	30°05'31"	S27° 07' 18"W	38.94

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
CYNTHIA KAY SCOGGIN
Notary ID #7404668
My Commission Expires September 5, 2022

201914744
06/14/2019 03:03 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **E**, SLIDE **309**
DATE _____

OWNER:
KHAN FAMILY TRUST
2111 FORT WORTH HIGHWAY
WEATHERFORD, TEXAS 76086
817-596-3700

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 146-8243
DATE APRIL 2019
SHEET
1 of 1

DEDICATION 201914744 PLAT Total Pages: 1
State of Texas }
County of Parker }

WHEREAS Khan Family Trust is the record owner of the following: Being all of Lot 1, Block A, OAK GROVE CENTER ADDITION, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 60, Plat Records, Parker County, Texas, being more particularly described as follows:

Beginning at a found 1/2 inch iron rod for the northwest corner said Lot 1, Block A and the southwest corner of the Juanel Francis tract as recorded in Volume 1086, Page 651, Deed Records Parker County, Texas;

Thence South 89°38'31" East with the Lot 1, Block A/ Massey common line a distance of 405.24 feet to a found 1/2 inch iron rod in creek for the northwest corner of the C.R. Massey tract as recorded in Volume 720, Page 683, Deed Records Parker County, Texas;

Thence South 13°04'19" West with the Lot 1, Block A/ Massey common line and approximate centerline of creek a distance of 161.29 feet to a found 1/2 inch iron rod;

Thence South 36°21'15" West, continuing with the Lot 1, Block A/ Massey common line and approximate centerline of creek a distance of 149.53 feet to a found 1/2 inch iron rod in the north line of U.S. Highway 180;

Thence South 89°21'28" West with the U.S. Highway 180 north line a distance of 282.00 feet to a found 1/2 inch iron rod for the southwest corner of said Lot 1, Block A and the southeast corner of the Juanel Francis tract as recorded in Volume 276, Page 511, Deed Records Parker County, Texas;

Thence North 00°22'41" East with the Lot 1, Block A/ Francis common line a distance of 283.24 feet to the Point of Beginning and Containing 101,090 square feet, 2.32 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Khan Family Trust, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lots 1R and 2R, Block A, OAK GROVE CENTER ADDITION, an addition to the City of Weatherford, Texas and does hereby dedicate, in fee simple, to the public use forever, right-of-way, and other public improvements shown thereon. The easements, 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 ingress and egress to and 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 plat approved subject to all platting ordinances, rules, regulation and resolutions of the City of Weatherford, Texas.

WITNESS, our hands this the 12th day of June, 2019.

Nusrat Khan
Nusrat Khan, Trustee

Stephanie Khan
Stephanie Khan, Trustee

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, Nusrat Khan, known by me to be the person whose names are subscribed to the foregoing instrument. Given under my hand and seal of office,

this 12th day of June, 2019.
Cynthia Kay Scoggin
Notary Public in and for the State of Texas

CYNTHIA KAY SCOGGIN
Notary ID #7404668
My Commission Expires September 5, 2022

My Board Expires On: SEPT 5, 2022

STATE OF TEXAS)
COUNTY OF PARKER)

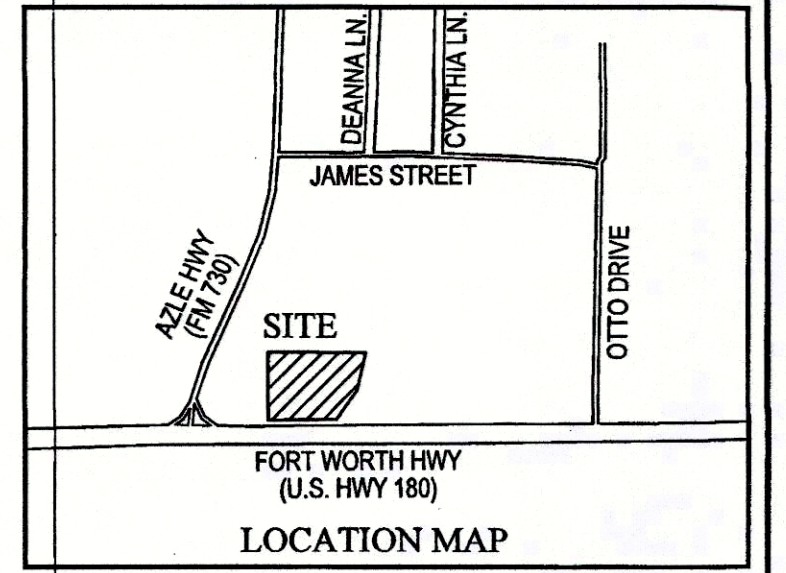
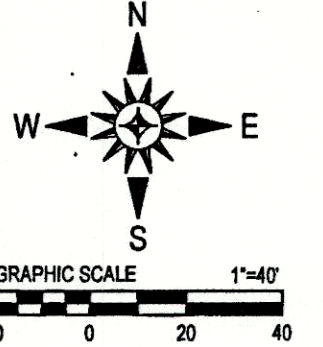
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Stephanie Khan, known by me to be the person whose names are subscribed to the foregoing instrument. Given under my hand and seal of office,

this 12th day of June, 2019.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas

ACCT. NO.: 12127
SCH. DIST.: C132
CITY: I-14
MAP NO.: I-14

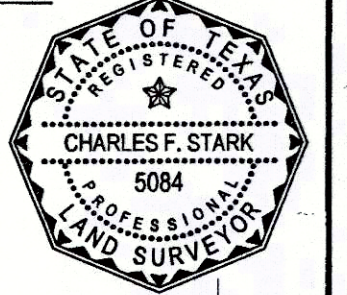
My Board Expires On: SEPT 5, 2022



STATE OF TEXAS)
COUNTY OF PARKER)

KNOW ALL MEN BY THESE PRESENTS: That I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Charles F. Stark
Charles F. Stark, R.P.S.
Texas Registration No. 5084



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 Charles F. Stark, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 7th day of June, 2019.
Cynthia Kay Scoggin
Notary ID #7404668
My Commission Expires September 5, 2022

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: *[Signature]* City of Weatherford, Texas
Signature City Planner Date of Recommendation 6-13-19

APPROVED BY: *[Signature]* City of Weatherford, Texas
Signature of City Manager Date of Approval 6-13-19

ATTEST: *[Signature]* 6-13-19
City Secretary Date

Minor Plat
Lots 1R & 2R, Block A

OAK GROVE CENTER ADDITION

An Addition to the City of Weatherford
Parker County, Texas

Being a Re-Plat of
Lot 1, Block A
OAK GROVE CENTER ADDITION
An Addition to Parker County, Texas
According to the Plat recorded in
Cabinet D, Slide 60
Plat Records, Parker County, Texas

15757.00A.001.00
Project No. 146-8243

WEATHERFORD GARDENS
VOL. 1556, PG. 982
R.R.P.C.T.

KING INVESTMENTS, LTD
VOL. 1621, PG. 1605
R.R.P.C.T.

EXISTING
C1 ZONING

- GENERAL NOTES:
- All lot corners are 1/2 inch iron rods with red cap unless otherwise noted.
 - Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
 - No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
 - Basis of Bearing for this plat is the Texas State Plane Coordinate System, North Central Texas Zone, NAD 83.
 - A portion of subject property lies within a FEMA designated flood plain or flood prone area, Parker County FIRM, Panel 4805200300E, Effective Date Sept. 26, 2008.
 - 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.
 - All portions of this plat lie within the corporate city limits of the City of Weatherford.
 - Visibility, access and maintenance easements:

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

USES: 146-8243.PLAN FILED: 06/14/2019 03:03 PM BY: LILA DEAKLE, COUNTY CLERK, PARKER COUNTY, TEXAS
 FILE NAME: N:\BARBARA STARK\SWIFT\ENGINEERING\Khan Family Trust\2019\146-8243\ADDN TO RE-PLATTING