

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

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

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

**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.

**NOTE:**

- THIS AMENDED PLAT REPLACES THE MINOR PLAT FOR OAK GROVE CENTER ADDITION, LOTS 1R AND 2R, BLOCK A, RECORDED IN CABINET E, SLIDE 309, PLAT RECORDS, PARKER COUNTY, TEXAS.
- THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT THE INCORRECT LABELING OF LOT LINE DIMENSIONS BETWEEN LOT 1R AND 2R, BLOCK A.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
 Lila Deakle  
 201920999  
 08/15/2019 11:53 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas

DEDICATION 201920999 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 capped iron rod stamped "Harlan" for the northwest corner said Lot 1, Block A and the southwest corner of the Juanell 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/ Francis common line a distance of 405.24 feet to a found 1/2 inch capped iron rod stamped "Harlan" 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 Juanell 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 remove and keep removed all or parts of any buildings, 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 easements. 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 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 13<sup>th</sup> day of Aug., 2019.  
 Khan Family Trust

*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 13 day of August, 2019.  
*Robbie Penrod*  
 Notary Public in and for the State of Texas

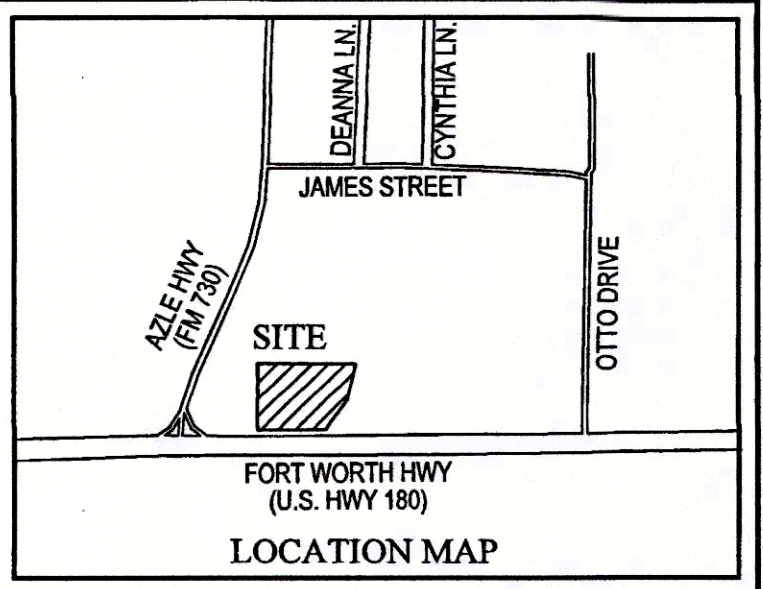
My Board Expires On: 04/04/2020

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 13 day of August, 2019.  
*Maria R. Ferguson*  
 Notary Public in and for the State of Texas

*Maria R. Ferguson*  
 Maria R. Ferguson  
 Notary Public, State of Texas  
 Comm. Expires 05-21-2022  
 Notary ID 11229164



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, RPLS  
 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 13 day of August, 2019.

*Maria R. Ferguson*  
 Maria R. Ferguson  
 Notary Public, State of Texas  
 Comm. Expires 05-21-2022  
 Notary ID 11229164

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

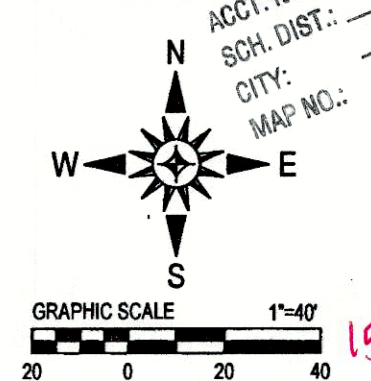
RECOMMENDED BY: *[Signature]* City of Weatherford, Texas  
 Signature City Planner  
 Date of Recommendation 8-15-19

APPROVED BY: *[Signature]* City of Weatherford, Texas  
 Signature of City Manager  
 Date of Approval 8-15-19

ATTEST: *[Signature]*  
 City Secretary  
 Date 8-15-2019

**"AMENDED" 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



FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET E, SLIDE 351  
 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 AUG. 2019  
 SHEET  
 1 of 1

USER: GARY GREEN  
 PLOTTED ON: 8/13/2019 3:15 PM  
 FILE NAME: IN:WARRIOR STARK SWIFT ENH:148 KHAN MEDICALS - REPLAT LOT 1 BLK A OAK GROVE CENTER ADDITION DWG:PLAT146-8243.DWG; ADDITION RE: PLAT AMENDED.DWG