

LEGEND

- BOL.....Bollard
- CIRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- CIRF.....Capped Iron Rod Found
- CO.....Cleanout
- E.....Underground Electric
- EM.....Electric Meter
- ET.....Electric Transformer
- GM.....Gas Meter
- GY.....Guy Wire
- ICV.....Irrigation Control Valve
- LT.....Light Pole
- MB.....Mailbox
- OK.....Oak Tree
- OU.....Electric Outlet
- PD.....Phone Pedestal
- PP.....Power Pole
- RD.....Roof Drain
- SMH.....Sewer Manhole
- SS.....Underground Sewer
- UV.....Unknown Utility Vault
- WM.....Water Meter
- WV.....Water Valve
- D.R.P.C.T.....Deed Records, Parker County, Texas
- P.O.B.....Point Of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
4. This plat does not alter or remove any existing easements that affect this property and may not be shown.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
7. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
8. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48367CO385F, Revised: April 5, 2019.



949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10011300, #10011302, #10194146

Owner/Developer:
 Parker County Hospital District
 Randy Bacus, CEO
 1130 Pecan Drive
 Weatherford, TX 76086
 Phone: (817) 341-2520
 Randy.Bacus@pchdtx.org

STATE OF TEXAS §
 COUNTY OF PARKER §

202010075 PLAT Total Pages: 1

WHEREAS, Parker County Hospital District, is the owner of a tract of land situated in the Joel Walker Survey, Abstract No. 1589 and the Carter Spence Survey, Abstract 1172, Parker County, Texas and being described in the deed as recorded in Volume 459, Page 562, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00):

BEING a tract of land situated in the Joel Walker Survey, Abstract No. 1589 and the Carter Spence Survey, Abstract No. 1172, Parker County, Texas and being a portion of the land described in the deed to Parker County Hospital District, as recorded in Volume 459, Page 562, Deed Records, Parker County, Texas (DRPCT), said tract of land being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values.

BEGINNING at a 5/8 inch capped iron rod marked "BHB INC" set (BHB) for the northwest corner of the hereon described tract and being the southwest corner of Lot 1, Block B, Campbell Memorial Hospital Addition, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Cabinet A, Slide 717, Plat Records, Parker County, Texas (PRPCT), and being in the east right-of-way line of Pecan Drive (a 50 feet wide public right-of-way);

THENCE North 89°45'10" East, with the south line of said Lot 1, a distance of 120.61 feet to a point for the northeast corner of the hereon described tract, the southeast corner of said Lot 1 and being in the west line of Lot 2, Block 1, PCAD Addition, an addition to the City of Weatherford, Parker County, Texas as recorded in Cabinet B, Slide 707, PRPCT, from which a 100D nail found bears North 85°12'03" East, a distance of 0.42 feet;

THENCE South 00°16'49" East, with the west line of said Lot 2, passing at a distance of 113.71 feet a 1/2 inch capped iron rod marked "Harlan 2074" found for the southwest corner of said Lot 2 and the northwest corner of a tract of land described in the deed to Parker County Hospital District, as recorded in Document No. 2017-503, DRPCT and continue with the west line of said Parker County Hospital District tract for a total distance of 543.82 feet to a BHB for the southeast corner of the hereon described tract and being in the north line of Block 11, College Park, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Cabinet G, Slide 15, PRPCT;

THENCE South 89°45'10" West, with the north line of said Block 11, a distance of 121.01 feet to a BHB for the southwest corner of said hereon described tract and being in the east right-of-way line of said Pecan Drive;

THENCE North 00°14'19" West, with said east right-of-way line, a distance of 543.82 feet to the POINT OF BEGINNING and containing 65,698 Square Feet or 1.508 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Parker County Hospital District, owners acting herein by and through its duly authorized agent, Randy Bacus, do hereby adopt this plat designating the herein described property as **LOTS 1 and 2, BLOCK 1, PARKER COUNTY HOSPITAL DISTRICT TWO ADDITION**, City of Weatherford, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown hereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, 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 property is located within the City of Weatherford, Parker County, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

WITNESS, my hand, this the 23rd day of March, 2020

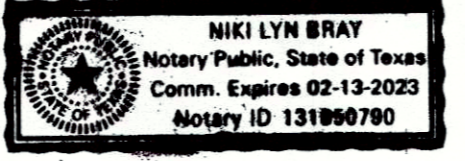
By: *Randy Bacus*
 Randy Bacus, Owner
 Authorized Agent

STATE OF TEXAS:
 COUNTY OF PARKER:

Before me, the undersigned, a Notary Public for the State of Texas, personally appeared Gabe Salmons, known to be the same person whose name is subscribed hereto.

Given under my hand and seal of office this the 23rd day of March, 2020

By: *Niki Lyn Bray*
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202010075
 04/14/2020 09:02 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a registered professional land surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed and was prepared from an actual survey of the property under my personal supervision in accordance with the platting rules and regulations of the City of Weatherford, Texas.

By: *Toby G. Stock*
 Toby G. Stock, R.P.L.S.
 Registered Professional Land Surveyor No. 6412
 Date: March 23, 2020

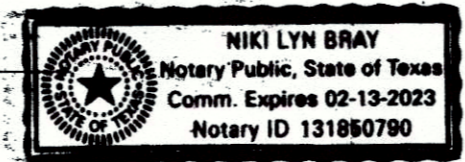


STATE OF TEXAS §
 COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 23rd day of March, 2020

By: *Niki Lyn Bray*
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



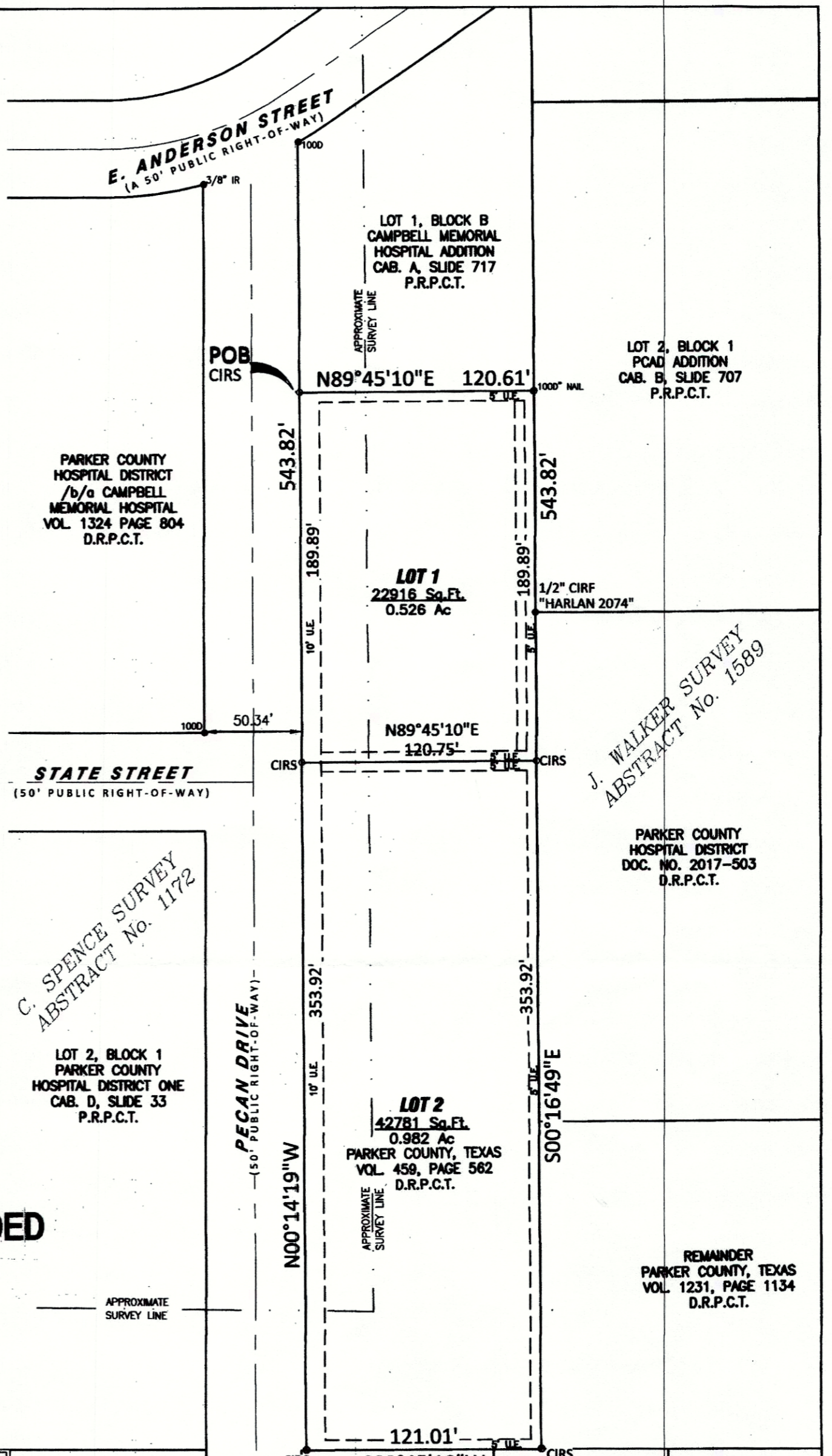
DEVELOPMENTAL & NEIGHBORHOOD SERVICES DEPARTMENT

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 23rd DAY OF March, 2020.

BY: *[Signature]*
 DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF

ATTEST *Melinda Nowell*
 SECRETARY



LOT 10, BLOCK 10 COLLEGE PARK CAB. G, SLIDE 15 P.R.P.C.T.
 LOT 1, BLOCK 11 COLLEGE PARK CAB. G, SLIDE 15 P.R.P.C.T.
 LOT 2, BLOCK 11 COLLEGE PARK CAB. G, SLIDE 15 P.R.P.C.T.
 LOT 3, BLOCK 11 COLLEGE PARK CAB. G, SLIDE 15 P.R.P.C.T.

ACCT. NO.: 16057
 SCH. DIST.: WCE
 CITY: WE
 MAP NO.: H-15

**MINOR PLAT
 LOTS 1 & 2, BLOCK 1
 PARKER COUNTY HOSPITAL DISTRICT TWO**

1.508 ACRES OUT OF
 THE C. SPENCE SURVEY, ABSTRACT NO. 1172 AND
 THE J. WALKER SURVEY, ABSTRACT NO. 1589
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

21589.001-002.00
 21589.001-001.00

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MARCH 2020
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