

# PLEASANT VALLEY PHASE II ADDITION

## BLOCK B

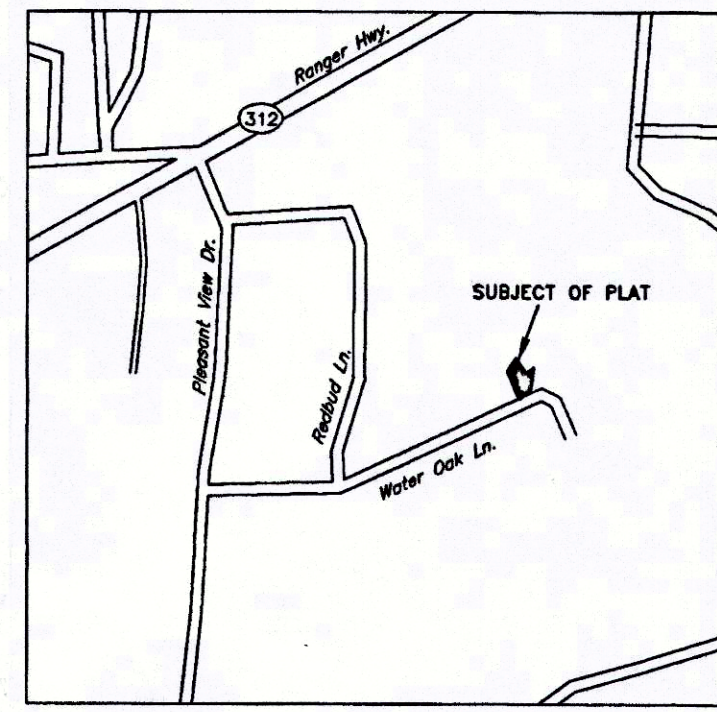
201629499 PLAT Total Pages: 1

OWNERS ACKNOWLEDGMENT

### LOTS 16 & 17 BLOCK B REPLATED AS LOT 16R

#### BASIS OF BEARINGS

PLAT BEARINGS ACCORDING TO RECORD VOL. 2298, PG. 1922, PARKER COUNTY, TEXAS



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201629499  
12/27/2016 01:18 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas

WHEREAS DARRELL SCOGINS is the owner of a tract of land situated in the J. F. Bundy Survey, Abstract 132, Parker County, Texas, being out of a 20.76 Acre tract, having been subdivided and recorded as Document number 0546006, known as Pleasant Valley, Phase II, an Addition to the City of Weatherford, Parker County, Texas, being all of Lots 16, and 17, of Block B (recorded in instrument number 201502113), according to the said subdivision plat thereof, Parker County Clerk's Official Public Records, being called henceforth, Lot 16R, and being more particularly described by metes as follows:

BEGINNING AT A 5/8" Iron Rod W/Aerpoint Cap (Set) at the Southeast corner of Lot 15 being the Southwest corner of Lot 16 of said Subdivision, and being the Southwest corner of Lot 16R, a subject Lot of this replat. Thence, N 23° 00' 01" W with the West line of Lot 16 of said subdivision, a distance of 130 Feet pass a 1/2" Iron Rod (Found) being the Northeast corner of Lot 15 and the Southeast corner of Lot 8 of said subdivision, continuing the same course, at a distance of 202.06 Feet pass a 1/2" Iron Rod (Found) being the Northeast corner of Lot 10 and the Southeast corner of Lot 9 of said subdivision, continuing the same course, at a distance of 291.94 Feet pass a 1/2" Iron Rod (Found) being the Northeast corner of Lot 9 and the Southeast corner of Lot 8 of said subdivision, continuing the same course, a total distance of 304.52 Feet (M) (N 23° 48' 46" W 304.14 (Plot)) to a 1/2" Iron Rod (Found) at an angle point on Lot 8 and being the westerly Northwest corner of this Lot 16, said subdivision, and Lot 16R, subject to replat.

THENCE: N 32° 30' 10" E with the East line of Lot 8 of said subdivision, at 89.79 Feet, pass a 1/2" Iron Rod (Found) for the Northeast corner of Lot 8, being the Southwest corner of Lot 7, both of said subdivision, continuing the same course a total distance of 166.87 Feet (M) ((N 31° 46' 20" E 166.87 Feet (Plot)) to a 1/2" Iron Rod (Found) under an existing fence being the apparent line between said Pleasant Valley Phase II addition and the undeveloped portion of Mineral Heights Addition, Reber Brune, Volume 855, Page 62 and Mary Ford, Volume 85, Page 1070, being the North corner of said Lot 16 and being the North corner of Lot 16R, subject to replat.

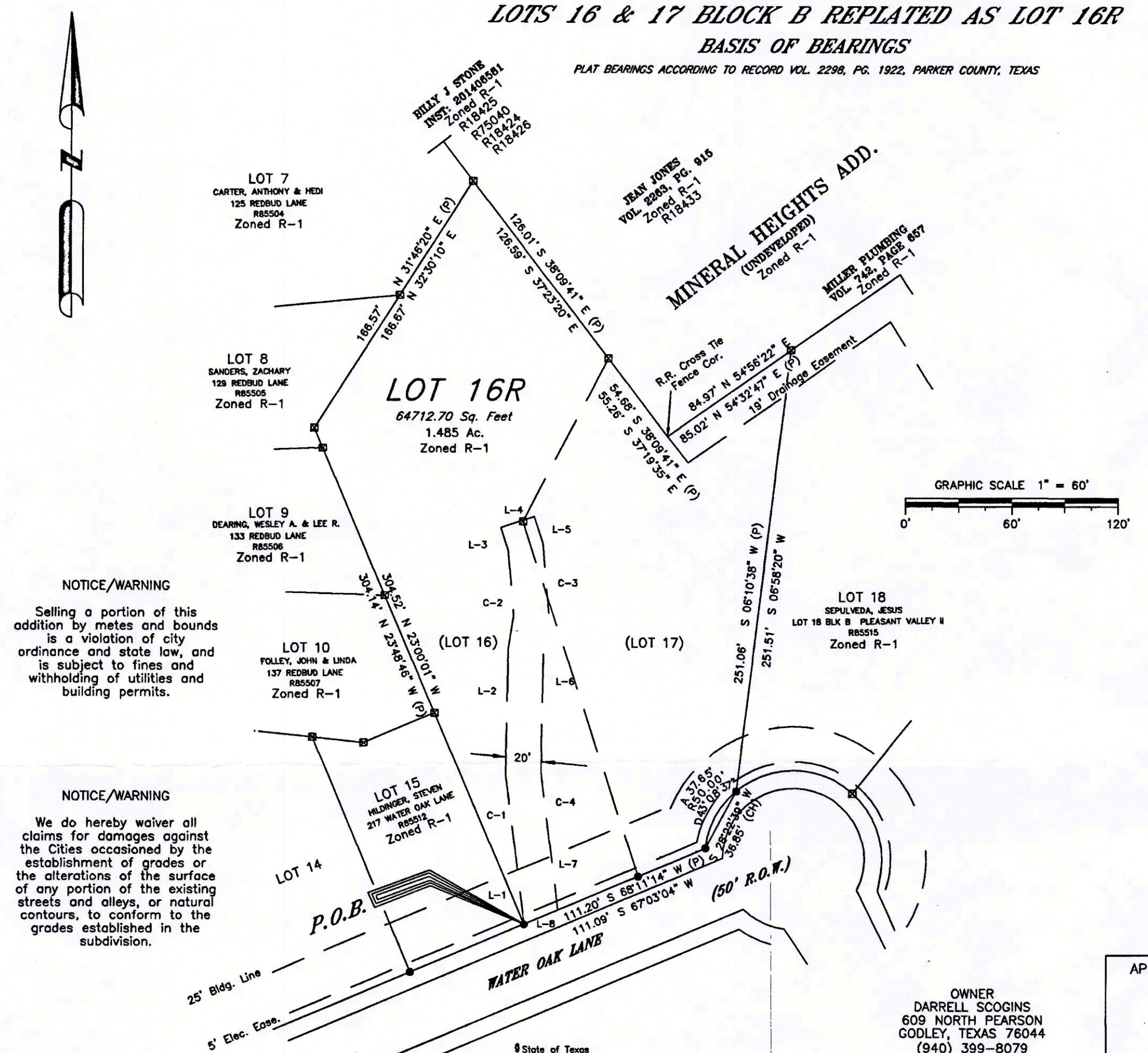
THENCE: S 37° 23' 20" E with an existing fence line a distance of 126.59 Feet (S 38° 09' 41" E 126.01' (Plot)) pass a 1/2" Iron Rod (Found) being the Southwest corner of Lot 17, being the Northeast corner of Lot 16, both of said subdivision, being a point on the most Northern East line of Lot 16R and said Mineral Heights Addition, continuing same course with said fence, a total distance of 181.85 Feet to a Railroad Cross Tie fence corner being an angle point for said Mineral Heights Addition and being an angle point for said Lot 17 and Lot 16R, subject to replat.

THENCE: N 54° 56' 22" E with an existing fence being the apparent line between said Pleasant Valley Addition Phase II and the undeveloped portion of said Mineral Heights Addition, Miller Plumbing Volume 472, Page 657, a distance of 85.02 Feet to a 1/2" Iron Rod (Found) under the fence, being the Northeast corner of said Lot 17 and the Northwest corner of Lot 18 of said subdivision, being the Northeast corner of Lot 16R subject to replat.

THENCE: S 08° 58' 20" W with the East line of said Lot 17, being the East line of Lot 16R, subject to replat, a distance of 251.51 Feet (S 08° 10' 38" W 251.06 Feet (Plot)) to a 5/8" Iron Rod W/Aerpoint Cap (Set) on the North Right of Way on Water Oak Lane, being the Southeast corner of this said Lot and being the Southwest corner of Lot 18 of said subdivision.

THENCE: With a curve to the right, being on the North Right of Way of Water Oak Lane, having a Delta Angle of 43° 08' 37", a Radius of 50.00 Feet, an Arc Length of 37.85 Feet, and a Chord Bearing of S 28° 22' 39" W with a distance of 36.85 Feet, to a 5/8" Iron Rod W/Aerpoint Cap (Set) being the point of tangency said curve and being a point on the North Right of Way of Water Oak Lane.

THENCE: S 67° 03' 04" W with the North right of Way of Water Oak Lane, with the South line of said Lot 17 and Lot 18 of said subdivision, a distance of 41.20 Feet pass a 5/8" Iron Rod W/Aerpoint Cap (Set) on the North Right of Way on Water Oak Lane, being the Southeast corner of this said Lot and being the Southwest corner of Lot 18 of said subdivision, containing 64712.70 sq. feet of land, being 1.48 Acres of land (more or less).



**NOTICE/WARNING**  
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.

**NOTICE/WARNING**  
We do hereby waive all claims for damages against the Cities 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:**  
Any public utility, including the City of Weatherford, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat and they shall have the right at all times to ingress and egress upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**CONSTRUCTION PROHIBITED OVER EASEMENTS:**  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas electric, cable or other utility easement of any type.

**FLOOD STATEMENT:**  
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48367C0285E, MAP EFFECTIVE SEPTEMBER 26, 2008, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



**OWNERS DEDICATION**  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT DARRELL SCOGINS, does hereby adopt this plat designating the herein above described property as LOT 16R, BLOCK B, PLEASANT VALLEY PHASE II, an addition to the City of Weatherford, 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 to 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 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 being subordinate to the public 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 utilities 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 anytime procuring permission from anyone.

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

Witness my hand this 15 day of December 2016.

DARRELL SCOGINS (SIGNATURE) *[Signature]*  
DARRELL SCOGINS (PRINTED NAME & TITLE) Darrell Scogins

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 DARRELL SCOGINS, Owner, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 15 day of December 2016.

*Amie Nelson*  
Notary Public in and for the State of Texas

My commission Expires on the 25 day of January 2019

OWNER  
DARRELL SCOGINS  
609 NORTH PEARSON  
GODLEY, TEXAS 76044  
(940) 399-8079

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

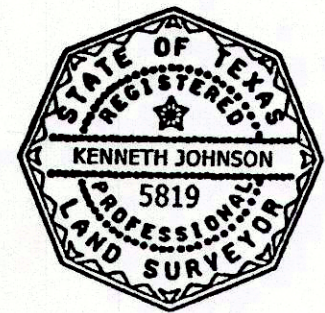
RECOMMENDED BY  
*[Signature]*  
CITY PLANNER  
DATE OF RECOMMENDATION 12-19-16

APPROVED BY  
*[Signature]*  
CITY MANAGER  
DATE OF APPROVAL 12-15-16

*[Signature]* ATTORNEY  
*Krista Beach*  
CITY SECRETARY  
DATE 12-19-16

**SURVEYORS CERTIFICATION**  
I, Kenneth Johnson, a Registered Professional Land Surveyor for the State of Texas, 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 said subdivision plat as accepted by, and recorded by the City of Weatherford, Parker County, Texas.

*Kenneth Johnson #5819* 12/12/2016  
Kenneth Johnson  
TEXAS R.P.L.S. No. 5819  
Expires 12-31-2018



KS RPLS 1274  
OK RPLS 1500  
TX RPLS 3819

ACCT. NO: 14292  
SCH. DIST: CWE  
CITY: H-15  
MAP NO:

KENNETH JOHNSON  
ken.johnson1@sbcglobal.net

16292.00B.016.00  
16292.00B.019.00

DOCUMENT NO: \_\_\_\_\_, DATE: \_\_\_\_\_

| LEGEND |                         |       |                             |
|--------|-------------------------|-------|-----------------------------|
| — C    | Right of Way            | (M&R) | Measured and Record         |
| — B    | Block Line Record       | — S   | Set 5/8" Iron Rod           |
| — F    | Fence                   | — OE  | Overhead Elec. Ln.          |
| — G    | Gas Line                | — T   | Buried Telephone Line       |
| (P)    | Pit                     | — I   | Find. 1/2" Iron Rod         |
| — U    | Utility Easement R.O.W. | — E   | Elevation/Grid Point        |
| — S    | Building Setback        | (CM)  | Calculated from Measurement |
| — U&E  | Utilities & Easements   | (M)   | Measured                    |
|        |                         | (R)   | Record                      |
|        |                         | (O)   | Old Bolt Found              |
|        |                         | (C)   | Set Cotton Spindle          |

CABINET D SLIDE 658

DATE: 10-5-2015

SURVEYED BY: K.J.

DRAWN BY: K.L.J.

JOB NUMBER 15070

KENNETH JOHNSON  
P.O. BOX 48067 FT WORTH, TX  
(DIRECT) 817 456 6587  
www.aeropointls.com

| REVISION: |                                 |
|-----------|---------------------------------|
| No.       | Date Requested By               |
| 1         | 11/10/16 PLAT REV. PER C.W.T.X. |