



UNITED STATES POSTAL SERVICE
VOLUME 1610, PAGE 659
D.R.P.C.T.

CITY APPROVAL STATEMENT
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.
RECOMMENDED BY: CITY OF WEATHERFORD

[Signature]
CITY PLANNER

[Signature]
APPROVED BY:
CITY MANAGER

[Signature]
ATTEST:
CITY SECRETARY

1-12-19
DATE OF RECOMMENDATION

1-18-19
DATE OF APPROVAL

1/18/19
DATE

LINE DATA TABLE

| NO. | BEARING | DIST |
|-----|-------------|-------|
| L1 | S58°25'07"E | 6.68 |
| L2 | N0°09'22"E | 24.00 |
| L3 | N35°46'24"W | 34.51 |
| L4 | N89°50'38"W | 14.10 |
| L5 | N0°09'22"E | 1.43 |
| L6 | N89°50'38"W | 14.10 |
| L7 | N35°46'24"W | 34.51 |
| L8 | N0°09'22"E | 91.10 |
| L9 | S0°09'22"W | 31.79 |
| L10 | S35°46'24"E | 24.26 |
| L11 | S54°13'36"W | 10.47 |
| L12 | S0°09'22"W | 48.83 |
| L13 | N89°50'38"W | 15.00 |
| L14 | S0°09'22"W | 37.16 |
| L15 | N89°50'38"W | 43.84 |
| L16 | S0°09'22"W | 77.87 |

CURVE DATA TABLE

| NO. | DELTA | RADIUS | ARC DIST | CHORD BEARING | CHORD DIST |
|-----|-----------|--------|----------|---------------|------------|
| C1 | 90°00'05" | 10.00' | 15.71' | N45°09'19"E | 14.14' |
| C2 | 35°55'49" | 30.00' | 18.81' | N17°48'33"W | 18.51' |
| C3 | 54°04'14" | 30.00' | 28.31' | N62°48'31"W | 27.27' |
| C4 | 78°45'10" | 54.00' | 74.22' | N50°28'06"W | 68.51' |
| C5 | 42°08'18" | 30.00' | 22.06' | N31°50'39"W | 21.57' |
| C6 | 37°20'09" | 10.00' | 6.52' | N18°49'26"E | 6.40' |
| C7 | 90°00'00" | 30.00' | 47.12' | N44°50'38"W | 42.43' |
| C8 | 54°04'14" | 54.00' | 50.96' | N62°48'31"W | 49.09' |
| C9 | 35°55'46" | 54.00' | 33.86' | N17°48'31"W | 33.31' |
| C10 | 39°09'38" | 57.00' | 38.96' | S55°21'14"E | 38.20' |

NOTES:

1. Basis of bearing being State Plane Grid - 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.
2. All distances shown are at ground.
3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
4. The land use is designated as commercial sites unless otherwise noted.
5. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
6. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
7. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
8. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.

FLOODPLAIN STATEMENT
This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Community Panel Number 48367C0385E, Map Revised September 26, 2008.

GROUNDWATER:
This public water supplier is Parker County Special Utility District.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
201901515 PLAT Total Pages: 1

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
NOTE: We do hereby waive all claims for damages against the County 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.

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Elshadai Real Estate LLC, owner of Lot 2R, Block 1, Timot Addition, Phase II, an addition to the City of Weatherford, Parker County, Texas according to the plat thereof recorded in Slide D, Page 757, Plat Records, Parker County, Texas and Olusegun Oseni, owner of a called 0.131 acre tract of land situated in the Joel Walker Survey, Abstract Number 1589, City of Weatherford, Parker County, Texas as described in the Quitclaim deed recorded in Document Number 201812788, Deed Records, Parker County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Elshadai Real Estate LLC, a Texas limited liability company, acting herein by and through its President, Olusegun Oseni, does hereby adopt this replat designating the herein described property as **LOT 2R-1, BLOCK 1, TIMOT ADDITION, PHASE II**, an addition to the 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 replat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

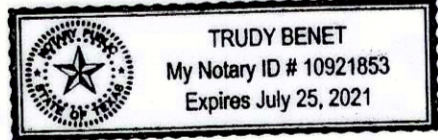
WITNESS, my hand, this the 8th day of January, 2018

Olusegun Oseni, President
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 Olusegun Oseni, President, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 8th day of January, 2018

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

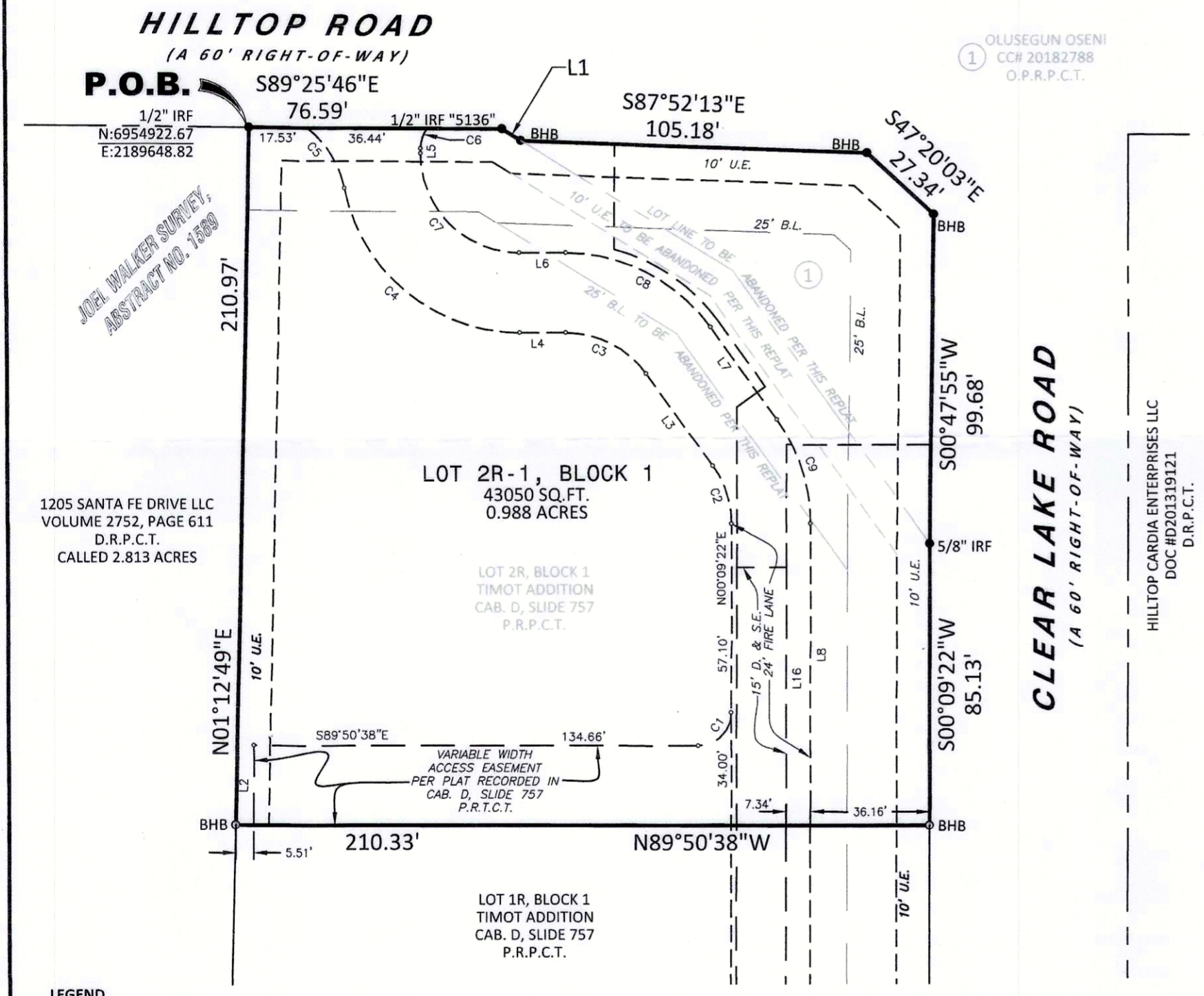
[Signature]
201901515
01/22/2019 01:26 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 18448
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-15

**REPLAT
LOTS 2R-1, BLOCK 1
TIMOT ADDITION, PHASE II
BEING A REPLAT OF LOT 2R, BLOCK 1
TIMOT ADDITION, PHASE II, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
RECORDED IN CABINET D, SLIDE 757 PLAT RECORDS, PARKER COUNTY, TEXAS**

**AND
A CALLED 0.131 ACRE TRACT OF LAND SITUATED IN THE
JOEL WALKER SURVEY, ABSTRACT NO. 1589
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
RECORDED IN DOCUMENT NUMBER 201812788 DEED RECORDS, PARKER COUNTY, TEXAS
ZONING: COMMERCIAL - C1**

RECORDED IN DOCUMENT NUMBER 201812788 DEED RECORDS, PARKER COUNTY, TEXAS
ZONING: COMMERCIAL - C1
OCTOBER 2018
SHEET 1 OF 1



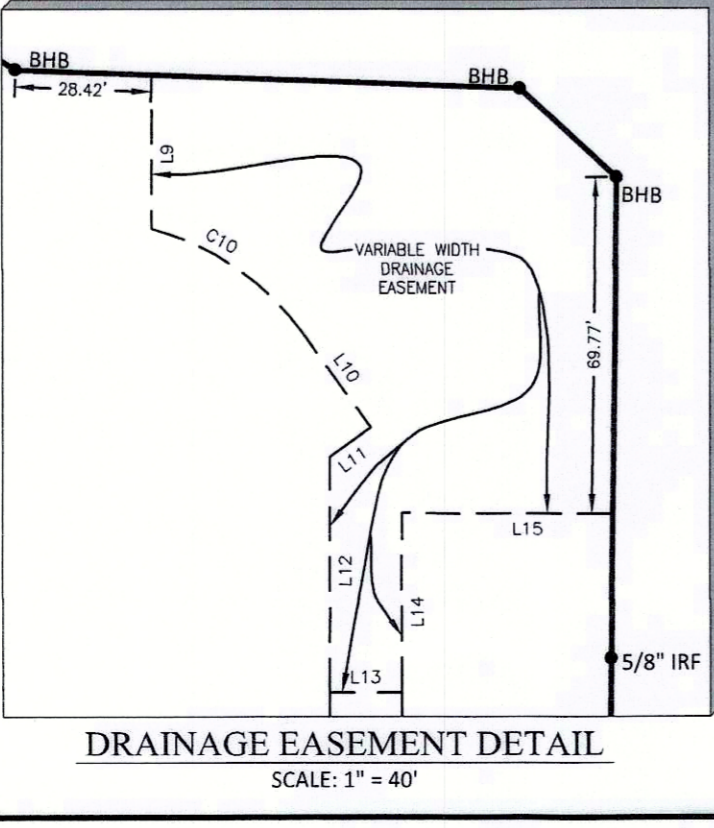
LEGEND

- IRF.....Iron Rod Found
- IRF 5136.....Capped Iron Rod Found Stamped "5136"
- BHB.....5/8 Inch Capped Iron Rod Marked "BHB INC" Found
- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- P.R.P.C.T.....Plat Records Parker county, Texas
- U.E.....Utility Easement
- B.L.....Building Line
- D. & U.E.....Drainage and Utility Easement
- D. & S.E.....Drainage and Slope Easement
- CC#.....County Clerk Document Number

[North Arrow]
DRAWING SCALE: 1" = 40'

OWNER:
Elshadai Real Estate LLC,
a Texas limited liability company
PO Box 874
Weatherford, Texas 76086

SURVEYOR:
BHB Baird, Hampton & Brown
Engineering & Surveying
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
mail@bhbinc.com 817-338-1277 www.bhbinc.com
BHB Project # 2016.810.106 TBPE Firm F-44 TBPLS Firm 10011300



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Elshadai Real Estate LLC, is the owner of Lot 2R, Block 1, Timot Addition, Phase II, an addition to the City of Weatherford, Parker County, Texas, according to the replat recorded in Cabinet D, Slide 757, Plat Records, Parker County, Texas (P.R.P.C.T.), and all of a tract of land described by Quitclaim Deed to Olusegun Oseni as recorded in Document Number 201812788, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - 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. All distances are at ground.)

BEGINNING at a found 1/2 inch iron rod found for the Northwest corner of said Lot 2R, Block 1, the Northeast corner of a tract of land described by deed to 1205 Santa Fe Drive LLC, as recorded in Volume 2752, Page 611, Deed Records, Parker County, Texas (D.R.P.C.T.), and being on the South Right-of-Way line of Hilltop Road (a 60 feet wide Right-of-Way), said point have a Northing of 6,954,922.67 feet and an Easting of 2,189,648.82 feet;

THENCE South 89°25'46" East, with the North line of said Lot 2R, Block 1, and the South Right-of-Way line of said Hilltop Road, a distance of 76.59 feet to a 1/2 inch capped iron rod stamped "5136" found;

THENCE South 58°25'07" East, continuing with the North line of said Lot 2R, Block 1, and the South Right-of-Way line of said Hilltop Road, a distance of 6.68 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the Northwest corner of said Oseni Tract;

THENCE South 87°52'13" East, with the North line of said Oseni Tract, and the accepted South Right-of-Way line of said Hilltop Road, a distance of 105.18 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the Northwest end of a corner clip at the intersection of the accepted South Right-of-Way line of said Hilltop Road and the accepted West Right-of-Way line of Clear Lake Road (a 60 feet wide Right-of-Way);

THENCE South 47°20'03" East, with said corner clip and the Northeast line of said Oseni Tract, a distance of 27.34 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the Southeast end of said corner clip;

THENCE South 00°47'55" West, with the East line of said Oseni Tract and the accepted West Right-of-Way line of said Clear Lake Road, a distance of 99.68 feet to a 5/8 inch iron rod found for the Southeast corner of said Oseni Tract and the Northeast corner of said Lot 2R, Block 1;

THENCE South 00°09'22" West, with the East line of said Lot 2R, Block 1 and the West Right-of-Way line of said Clear Lake Road, a distance of 85.13 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the Southeast corner of said Lot 2R, Block 1 and the Northeast corner of Lot 1R, Block 1, of said Timot Addition, Phase II;

THENCE North 89°50'38" West, with the common line of said Lot 2R, Block 1 and said Lot 1R, Block 1, a distance of 210.33 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the Southwest corner of said Lot 2R, Block 1, the Northwest corner of said Lot 1R, Block 1 and the East line of said 1205 Santa Fe Drive LLC Tract;

THENCE North 01°12'49" East, with the common line of said Lot 2R, Block 1, and the East line of said 1205 Santa Fe Drive LLC Tract, a distance of 210.97 feet to the **POINT OF BEGINNING** and containing 43,050 Square Feet or 0.988 of an Acre of Land.

SURVEYOR'S CERTIFICATION

I, Lon E. Whitten, do hereby certify that I prepared this replat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Weatherford, Parker County, Texas.

[Signature]
Lon E. Whitten, RPLS No. 5893
Date: October 17, 2018



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 Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 17th day of October, 2018

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT FILED FOR RECORD ON **E** IN SLIDE **219** P.R.P.C.T.