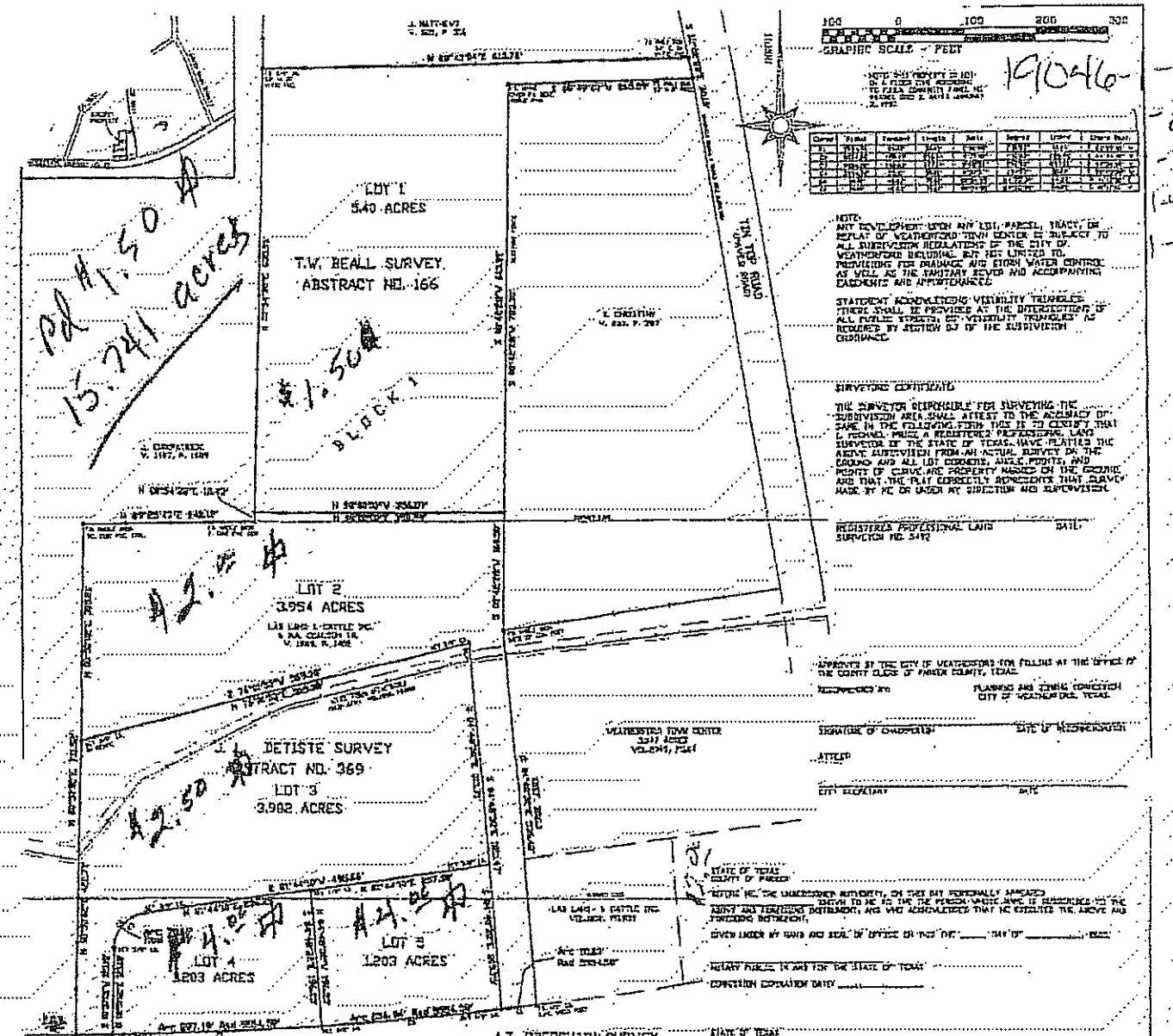

1.50 Ac
15.741 acres

1.50 Ac

2.82 Ac

2.50 Ac

1.20 Ac

1.20 Ac

190146-1-A
-2-A
-3-00
-4-00
-5-00

NOTE:
ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT, OR REPLAT OF WEATHERFORD TOWN CENTER IS SUBJECT TO ALL SUBDIVISION REGULATIONS OF THE CITY OF WEATHERFORD INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR DRAINAGE AND STORM WATER CONTROL AS WELL AS THE SANITARY SEWER AND ACCOMPANYING EASEMENTS AND APPURTENANCES.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:
"THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, OR PUBLIC STREETS AND PRIVATE DRIVES, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 04 OF THE SUBDIVISION ORDINANCE."

SURVEYOR'S CERTIFICATE

THE SURVEYOR RESPONSIBLE FOR SURVEYING THE SUBDIVISION AREA SHALL ATTEST TO THE ACCURACY OF SAME IN THE FOLLOWING FORM: THIS IS TO CERTIFY THAT I, MICHAEL PRICE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED ON THE GROUND AND THAT THE PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492 — DATE

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

RECOMMENDED BY: PLANNING AND ZONING COMMISSION, CITY OF WEATHERFORD, TEXAS

WEATHERFORD TOWN CENTER — SIGNATURE OF CHAIRPERSON — DATE OF RECOMMENDATION

ATTEST:
CITY SECRETARY — DATE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF ____, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EXPIRATION EXPIRATION DATE: ____

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF ____, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EXPIRATION EXPIRATION DATE: ____

OWNER'S DEDICATION STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT WE, LARRY A. BARNETT (PRESIDENT) AND R. A. COULSON (TRUSTEE), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1, 2, 3, 4, AND 5, BLOCK 1, WEATHERFORD TOWN CENTER, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.

LARRY A. BARNETT (PRESIDENT) AND R. A. COULSON (TRUSTEE) DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS TO THE GRADE ESTABLISHED IN THE SUBDIVISION.

LARRY A. BARNETT (PRESIDENT) — R. A. COULSON (TRUSTEE)

LEGAL DESCRIPTION

BEING A 15.742 ACRES TRACT OF LAND OUT OF THE T. W. BEALL SURVEY, ABSTRACT NO. 166, THE J. L. DETISTE SURVEY, ABSTRACT NO. 369, AND THE O. T. OBERCHAIN SURVEY, ABSTRACT NO. 1024, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS CALLED 15.741 ACRES AND DESCRIBED IN VOLUME 1970, PAGE 1462 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ANGLE IRON AT THE SOUTHWEST CORNER OF SAID 15.741 ACRES TRACT AND IN THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 20 FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID DETISTE SURVEY IS CALLED TO BEAR N. 01 DEG. 20 MIN. 02 SEC. E. 730.30 FEET;

THENCE N. 00 DEG. 20 MIN. 02 SEC. E. 771.22 FEET TO A FOUND ANGLE IRON FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE N. 89 DEG. 23 MIN. 17 SEC. E. 214.58 FEET TO A FOUND ANGLE IRON FOR A CORNER OF THIS TRACT;

THENCE N. 00 DEG. 37 MIN. 33 SEC. E. 548.54 FEET TO A FOUND 5/8" IRON ROD FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE N. 89 DEG. 43 MIN. 54 SEC. E. 613.76 FEET TO A FOUND ANGLE IRON IN THE WEST RIGHT OF WAY LINE OF TOM KEY ROAD (GRAVEL ROAD) FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 12 DEG. 00 MIN. 31 SEC. E. 2035.25 FEET ALONG SAID ROAD TO A FOUND ANGLE IRON FOR A CORNER OF THIS TRACT;

THENCE S. 58 DEG. 19 MIN. 12 SEC. W. 346.82 FEET TO A FOUND ANGLE IRON FOR A CORNER OF THIS TRACT;

THENCE S. 00 DEG. 43 MIN. 58 SEC. W. 283.09 FEET TO A FOUND ANGLE IRON FOR A CORNER OF THIS TRACT;

THENCE S. 89 DEG. 48 MIN. 32 SEC. E. 234.49 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 20 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTHWESTERLY ACROSS THE MOUTH OF A 01 DEG. 31 MIN. 51 SEC. CURVE TO THE RIGHT WITH A RADIUS OF 5774.58 FEET, A CENTRAL ANGLE OF 05 DEG. 44 MIN. 52 SEC., A CHORD OF S. 85 DEG. 15 MIN. 37 SEC. W. 575.10 FEET, AN ARC LENGTH OF 575.37 FEET ALONG THE NORTH LINE OF SAID HIGHWAY TO THE PLACE OF BEGINNING.

15.742 acres

PRELIMINARY PLAT OF WEATHERFORD TOWN CENTER

AN ADDITION TO THE CITY OF WEATHERFORD
LOTS 1, 2, 3, 4, & 5, BLOCK 1

OF A 15.742 ACRES TRACT OF LAND OUT OF THE T.W. BEALL SURVEY, ABSTRACT NO. 166, THE J.L. DETISTE SURVEY, ABSTRACT NO. 369, AND THE O.T. OBERCHAIN SURVEY, ABSTRACT NO. 1024, PARKER COUNTY, TEXAS.

JUNE, 2003 JN. 031660

SURVEYOR:
MICHAEL PRICE
PRICE SURVEYING
201 N. OAK AVENUE
AZLE, TEXAS 76020
(817) 270-4491

OWNER:
LAS LAMA-S CATTLE, INC.
LARRY BARNETT
208 SAHUA LANE
FLOYDADA, TX 79237

R.A. COULSON
7151 NEW AUTRON ROAD
WEATHERFORD, TX 76087

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