PLAT Total Pages: 1 STATE OF TEXAS NOTICE: Selling a portion of this addition by metes and bounds This property is located in the corporate limits of the City 國則 医抗中枢病 医电子管性 医中枢管理 医二氏病 医二氏病 医二种甲基二氏病 医肾上腺 COUNTY OF PARKER) is a violation of city ordinance and state law, and is subject to of Weatherford, Parker County, Texas. fines and withholding of utilities and building permits. WHEREAS. PARKER COUNTY CENTER OF HOPE, INC. (Doc No. 20118973), acting by and KNOW ALL MEN BY THESE PRESENTS: through its duly authorized agent, are the Owners of 7.056 acres situated in and being a portion of the JOEL WALKER SURVEY, ABSTRACT No. 1589; J. BONHAM SURVEY, ABSTRACT No. 2606 and the J. E. MILLER SURVEY, ABSTRACT No. 890 in the City of Weatherford, STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES That I, David Harlan Jr., a Registered Public Land Surveyor "There shall be provided at the intersections of public of the State of Texas, do hereby certify that I prepared this streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Parker County, Texas and being more particularly described as follows: plat from an actual and accurate survey of the land and that E. PARK STREET the corner monuments shown thereon as 'set" were properly BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Clear Lake Road in a curve to the left with a radius of 1030.00 feet and placed under my personal supervision in accordance Subdivision Ordinance of the City of Weitherford. Standards Section 2.4 of the Subdivision Ordinance of the City." whose chord bears S 1756'41" E, 79.45 feet at the northeast corner of said 7.056 acre tract at the southeast corner of Timot Addition, an addition in the City of Weatherford, NOTE: We do hereby waiver all claims for damages against the * City 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 Parker County, according to the plat recorded in Plat Cabinet C, Slide 648, Plat Records, Parker County, Texas; David Harlan, Jr. DAVID HARLAN, JR. Registration No. 2074 November 3, 2017 2074 THENCE with the west right of way line of said Clear Lake Road the following courses and EURVE S ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS DEED RESTRICTION CERTIFICATION STATEMENT STATE OF TEXAS) With said curve to the left through a central angle of 04°25'14" and a distance of 79.47 COUNTY OF PARKER feet to an iron rod found; S 20°08'37" E, 655.76 feet to an iron rod found at the southeast corner of said 7.056 acre tract and the northeast corner of a tract of land described by deed to Billy Hamilton, recorded in Volume 650, Page 665, Deed Records, Parker County, Texas; BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., 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. hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction STATE OF TEXAS to residential use for not more than two residential units THENCE S 88*55'39" W, passing the northwest corner of said Billy Hamilton tract and the northeast corner of a tract of land described by deed to Kenneth Conrad recorded in Volume 2754, Page 33, Official Records, Parker County, Texas, 573.98 feet to an 'X' found in concrete at the southwest corner of said 7.056 acre tract in the east line of Sante Fe Square, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 602, Plat Records, Parker County, Texas; COUNTY OF PARKER) Given under my hand and seal of office, this 170, of 12017. subdivided according to this plat, hereby consents to such subdivision and joins in the STORY TO WIP SUBSCRIBED before me this day dedication of the streets and easements. Notary Public in and for the State of Texas THENCE N 01°14'35" E, 705.41 feet to an iron rod found in the south line of said Timot THENCE S 89°23'34" E, with the south line of said Timot Addition, 308.29 feet to the POINT OF BEGINNING and containing 7.056 acres (307,376 square feet) of land. Notary Public in and for the State of Texas My Commission Expires on: JAMIE BELYNN TIERCE Notary Public NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS That, PARKER COUNTY CENTER OF HOPE, INC., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, CENTER OF HOPE, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 7.056 acres situated in and being a portion of the Joel Walker Survey, Abstract No. 1589; J. Bonham Survey, Abstract No. 2606 and the J. E. Miller Survey, Abstract No. 890 in 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 thereon. The streets and alleys, if any, are dedicated for the BETHANY HAWKINS STATE OF TEXAS COUNTY OF PARKER) Notary Public, State of Texas My Comm. Exp. Nov. 07, 2019 Comm. Expires OF-28-2020 BEFORE ME, the undersigned authority, a Notary Public in a dig the Spite of Terror op this day personally appeared known to me by the Notary ID 12075720-4 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. 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 PRESENT ZONING "C" this the day of the State of Texas COMMERCIAL PRESENT ZONING "C" COMMERCIAL **TIMOT ADDITION** addition, utility easements may also be used for the mutual use and accommodation of all PLAT CABINET C, SLIDE 648 and for the State of Texas 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 JAMIE BELYNN TIERCE 89°23'34"E_308.29 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 Notary Public L=79.47' R=1030.00' S 17*56'41"E 79.45' STATE OF TEXAS My Comm. Exp. Nov. 07, 2019 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. 1.62 ACRES (70580 SF) **TERRY JOHNSON** This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas
WITNESS, my hand, this the day of 2017. ANTA DOC# JOEL WALKER SURVEY **VOLUME 1582, PAGE 1232** ABSTRACT No. 1589 PRESENT ZONING "PD" PLANNED DEVELOPMENT 40' MUTUAL ACCESS EASEMENT PRESENT ZONING "C" THE STATE OF TEXAS APPROVED by the City of Weatherford for filing at the office of the County Clerk N 88'46'50"W Of Parker County, Texas STATE OF TEXAS RECOMMENDED BY/CITY PLANNER COUNTY OF PARKER) 12-6-17 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared PAULA ROBINISON known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the TRACT ONE J. E. MILLER SURVEY Date of Recommendation ABSTRACT No. 890 WATERLINE EASEMENT TABLE City Manager W1 N 20'45'25" W 165.52' W2 N 31'57'38" W 186.60' purpose and considerations therein expressed E HOLLAND dey of TOUR OF THE OR W3 N 42'08'23" W 191.19' W4 N 00'19'37" E 236.98' W5 S 89'40'23" E 10.00' W6 S 00'19'37" W 233.07' Notary Public in and for the State of Texas

My Commission Expires On:

IAMIE RELYNN TIERCE FILED AND RECORDED J. BONHAM SURVEY JAMIE BELYNN TIERCE ABSTRACT No. 2606 W13 S 88'53'59" W 10.62' **Notary Public** OFFICIAL PUBLIC RECORDS STATE OF TEXAS My Comm. Exp. Nov. 07, 2019 655.76 SEVERLINE EASEMENT TABLE LOT 1 N 20'07'27" W 245.01' 5.436 ACRES MINOR PLAT 201730331 12/07/2017 02:41 PM Fee: 76.00 Jeane Brunson, County Clerk Parker County, Texas PLAT S2 N 36'43'56" W (236825 SF) LOT 1 AND LOT 2 S3 N 00'00'00" E 214.03' S4 N 90'00'00" E 15.00' CENTER OF HOPE S 00'00'00" E 209.05' SANTE FE SQUARE PLAT CABINET D, SLIDE 602 S6 S 36"43"56" E 253.16" AN ADDITION IN THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS S7 S 20'09'18" E 52.58' Being 7.056 acres situated in and being a portion of the Joel Walker Survey Abstract No. 1589; J. Bonham Survey, Abstract No. 2606 and the J. E. Miller Survey, Abstract No. 890 in the City of Weatherford Parker County, Texas S 88'55'39"W 573.98 November 2017 PRESENT ZONING "1" 2 **BILLY HAMILTON** KENNETH CONRAD SCALE: 1" = 100" NOTE: ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 48367 C 0270 E
EFFECTIVE DATE: SEPTEMBER 26, 2008 VOLUME 650, PAGE 665 **VOLUME 2754, PAGE 33** PRESENT ZONING "1" ARLAN LAND SURVEYING, INC INDUSTRIAL 300 100 200 106 EUREKA STREET OWNERS/DEVELOPER: PRESENT ZONING "C" Parker County Center of Hope, Inc. Paula Robinson THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR WEATHERFORD, TX 76086 COMMERCIAL FLOOD HAZARD AREA. METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM# 10088500 GRAPHIC SCALE - FEFT 701 Palo Pinto Street, Ste G Weatherford, TX 76086 Cabinet/Instrument#

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