Per Rod defer R/B's on 9.42 acres

201921214 PLAT Total Pages: 1

**NOTES:**

1) THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X"; ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0385E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS. CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.

3) SPECIAL NOTICE: 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.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE 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 BUILDING, 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 EASEMENT. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

7) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

8) THE CURRENT ZONING FOR THIS TRACT IS DESIGNATED "CI".

**RECOMMENDED BY:**

CITY PLANNER — DATE OF RECOMMENDATION: 8-12-19

**APPROVED BY:**

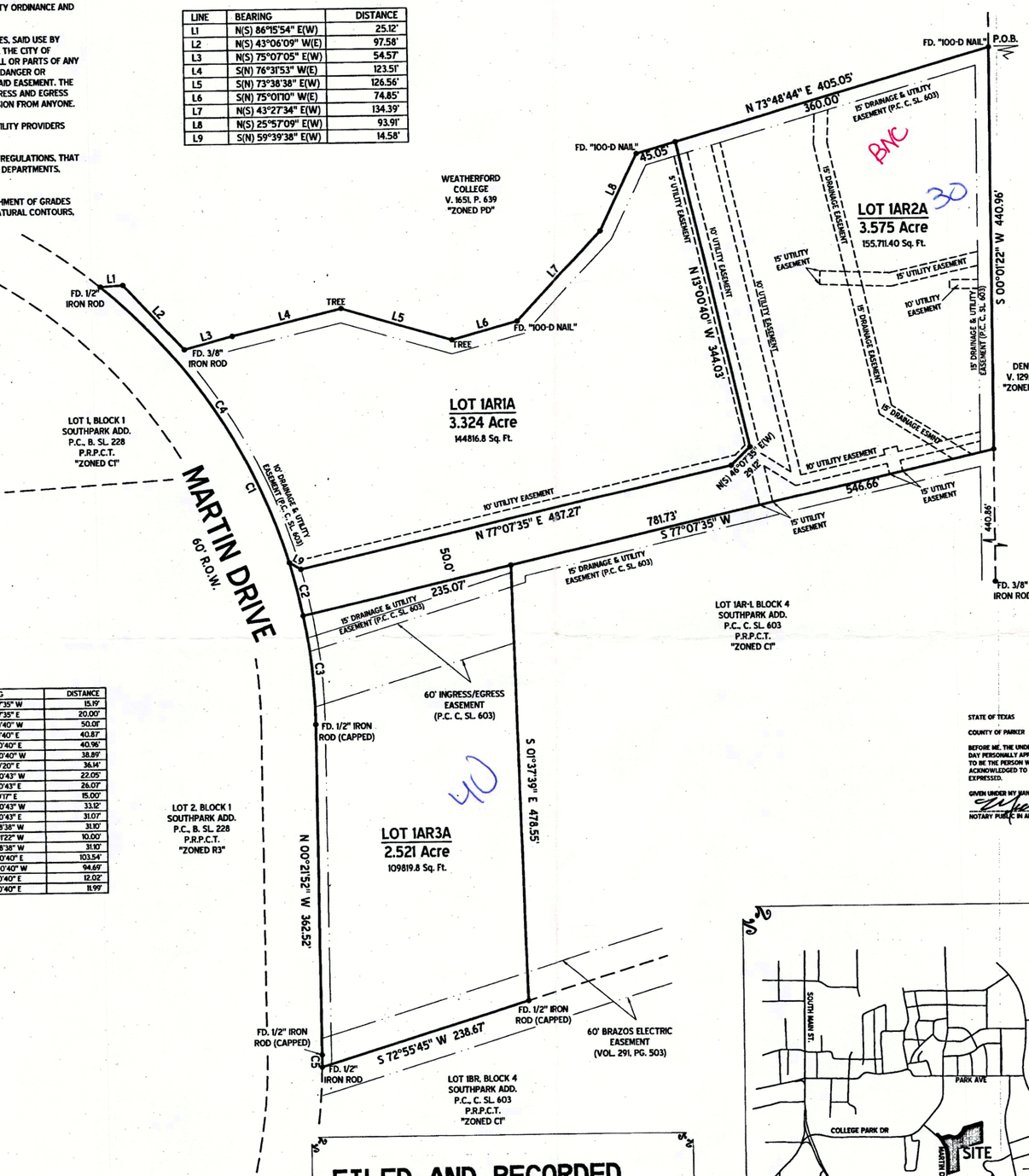
MAYOR/CITY MANAGER — DATE OF APPROVAL: 8-13-19

**ATTEST:**

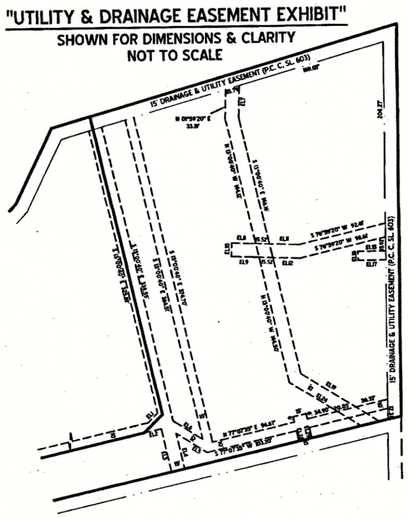
CITY SECRETARY — DATE: 8/13/19

| CURVE | RADIUS | ARC | CHORD | CHORD |
|---|---|---|---|---|
| C1 | 630.00' | 553.47' | 535.84' | S 25°31'56" E |
| C2 | 630.00' | 60.02' | 59.99' | S 14°05'50" E |
| C3 | 630.00' | 120.99' | 120.81' | N 05°51'59" W |
| C4 | 630.00' | 372.46' | 367.06' | S 33°45'48" E |
| C5 | 630.00' | 13.36' | 13.36' | S 00°14'35" W |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N(S) 86°15'54" E(W) | 25.12' |
| L2 | N(S) 43°06'09" W(E) | 97.58' |
| L3 | N(S) 75°07'05" E(W) | 54.57' |
| L4 | S(N) 76°31'53" W(E) | 123.51' |
| L5 | S(N) 73°38'38" E(W) | 126.56' |
| L6 | S(N) 75°01'10" W(E) | 74.85' |
| L7 | N(S) 43°27'34" E(W) | 134.39' |
| L8 | N(S) 25°57'09" E(W) | 93.91' |
| L9 | S(N) 59°39'38" E(W) | 14.58' |




**"UTILITY & DRAINAGE EASEMENT EXHIBIT"**
SHOWN FOR DIMENSIONS & CLARITY
NOT TO SCALE




| LINE | BEARING | DISTANCE |
|---|---|---|
| EL1 | S 46°07'35" W | 15.19' |
| EL2 | N 77°07'35" E | 20.00' |
| EL3 | N 13°00'40" W | 50.01' |
| EL4 | S 13°00'40" E | 40.87' |
| EL5 | S 58°00'40" E | 40.96' |
| EL6 | N 58°00'40" W | 38.89' |
| EL7 | N 01°59'20" E | 36.14' |
| EL8 | N 88°00'43" W | 22.05' |
| EL9 | S 88°00'43" E | 26.07' |
| EL10 | N 01°59'17" E | 15.00' |
| EL11 | N 88°00'43" W | 33.12' |
| EL12 | S 88°00'43" E | 31.07' |
| EL15 | N 89°58'38" W | 31.10' |
| EL16 | S 00°01'22" W | 10.00' |
| EL17 | N 89°58'38" W | 31.10' |
| EL19 | S 58°00'40" E | 103.54' |
| EL24 | N 58°00'40" W | 94.69' |
| EL28 | S 13°00'40" E | 12.02' |
| EL29 | S 13°00'40" E | 11.99' |


**SURVEYOR:**
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST
WEATHERFORD, TX, 76086
817-594-0400

**OWNER/DEVELOPER(s):**
WEATHERFORD DEVELOPMENT LTD.
14881 QUORUM DR. STE. 190
DALLAS, TX 75254
972-458-2588

BNC DEVELOPERS, LLC
4300 SW GREEN OAKS BLVD.
ARLINGTON, TX 76107


0' 100' 200' 300'
1' = 100'

**FILED AND RECORDED**
OFFICIAL PUBLIC RECORDS
Lila Deakle
201921214
08/16/2019 03:17 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CAB. E, SLIDE 352

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BNC DEVELOPERS, LLC, AND WEATHERFORD DEVELOPMENT, LTD. BEING THE OWNER(s) OF A 9.420 ACRES TRACT OF LAND AND BEING ALL THAT CERTAIN LOT 1AR, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET C, SLIDE 603, PLAT RECORDS, PARKER COUNTY RECORDS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOC#201902071, DOC#201902072, & VOLUME 2080, PAGE 1732, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "100-D" NAIL AT THE NORTHEAST CORNER OF LOT 1AR, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 603, PLAT RECORDS, PARKER COUNTY FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE S 00°01'22" W 440.96 FEET ALONG THE EAST LINE OF SAID LOT 1AR TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1AR AND OF THIS TRACT;

THENCE S 77°07'35" W 546.66 FEET ALONG THE COMMON LINE OF OF SAID LOT 1AR AND LOT 1AR-I TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE NORTHWEST CORNER OF LOT 1AR-I OF SAID PLAT CABINET C, SLIDE 603 AND FOR AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE S 01°37'39" E 478.55 FEET ALONG THE WEST LINE OF SAID LOT 1AR-I TO A FOUND 1/2" IRON ROD IN THE NORTHLINE OF LOT 1BR, BLOCK 4, SOUTHPARK ADDITION (P.C. C. SL. 603) AND AT THE SOUTHWEST CORNER OF SAID LOT 1AR-R FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE S 72°55'45" W 238.67 FEET ALONG THE NORTH LINE OF SAID LOT 1BR TO A FOUND 1/2" IRON ROD IN THE EAST LINE OF MARTIN DRIVE (60' RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 630.00 FEET AND A CHORD WHICH BEARS N 00°14'35" E 13.36 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID MARTIN DRIVE AND SAID CURVE TO THE LEFT AN ARC LENGTH OF 13.36 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT;

THENCE N 00°21'52" W 362.52 FEET ALONG THE EAST LINE OF SAID MARTIN DRIVE TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 630.00 FEET AND A CHORD WHICH BEARS N 25°31'56" W 535.84 FEET;

THENCE ALONG THE EAST LINE OF SAID MARTIN DRIVE AND CURVE TO THE LEFT AN ARC LENGTH OF 553.47 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 1651, PAGE 639, REAL RECORDS, PARKER COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF SAID LOT 1AR AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE SOUTH LINE OF SAID VOLUME 1651, PAGE 639 THE FOLLOWING COURSES AND DISTANCES:
N 86°15'54" E 25.12 FEET TO A POINT FOR A CORNER OF THIS TRACT;
S 43°06'09" E 97.58 FEET TO A FOUND 3/8" IRON ROD FOR A CORNER OF THIS TRACT;
N 75°07'05" E 54.57 FEET TO A POINT FOR A CORNER OF THIS TRACT;
N 76°31'53" E 123.51 FEET TO A TREE FOR A CORNER OF THIS TRACT;
S 73°38'38" E 126.56 FEET TO A TREE FOR A CORNER OF THIS TRACT;
N 75°01'10" E 74.85 FEET TO A FOUND 100-D NAIL FOR A CORNER OF THIS TRACT;
N 43°27'34" E 134.39 FEET TO A POINT FOR A CORNER OF THIS TRACT;
N 25°57'09" E 93.91 FEET TO A FOUND 100-D NAIL FOR A CORNER OF THIS TRACT;

THENCE N 73°48'44" E 405.05 FEET ALONG THE SOUTH LINE OF SAID VOLUME 1651, PAGE 639 TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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 SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
SEPTEMBER 2018 - JRRBO603F-FinalPlat

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, WEATHERFORD DEVELOPMENT LTD. AND BNC DEVELOPERS, LLC; ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1AR1A - 1AR3A, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DO(ES) 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 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 PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2019.
BY:
NAME / TITLE — 7/30/19
NAME / TITLE — 8/5/19

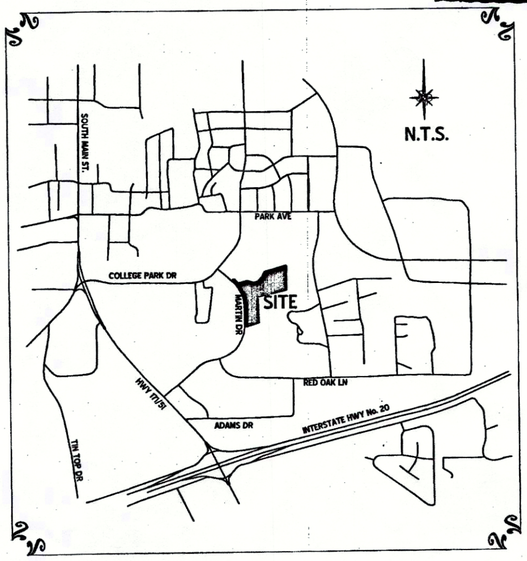
STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5TH DAY OF AUGUST, 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MICHAEL ANDREW WELLS
Notary Public, State of Texas
Comm. Expires 11-19-2022
Notary ID 131801148

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 CHRIS CARSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF July, 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

ACCT. NO.: 17580
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-16




# MINOR PLAT

## LOTS 1AR1A - 1AR3A, BLOCK 4 SOUTHPARK ADDITION

BEING A REPLAT OF LOT 1AR, BLOCK 4, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, AS RECORDED IN PLAT CABINET C, SLIDE 603, PLAT RECORDS, PARKER COUNTY, TEXAS.

JULY 2019

TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

17580.004.001.00