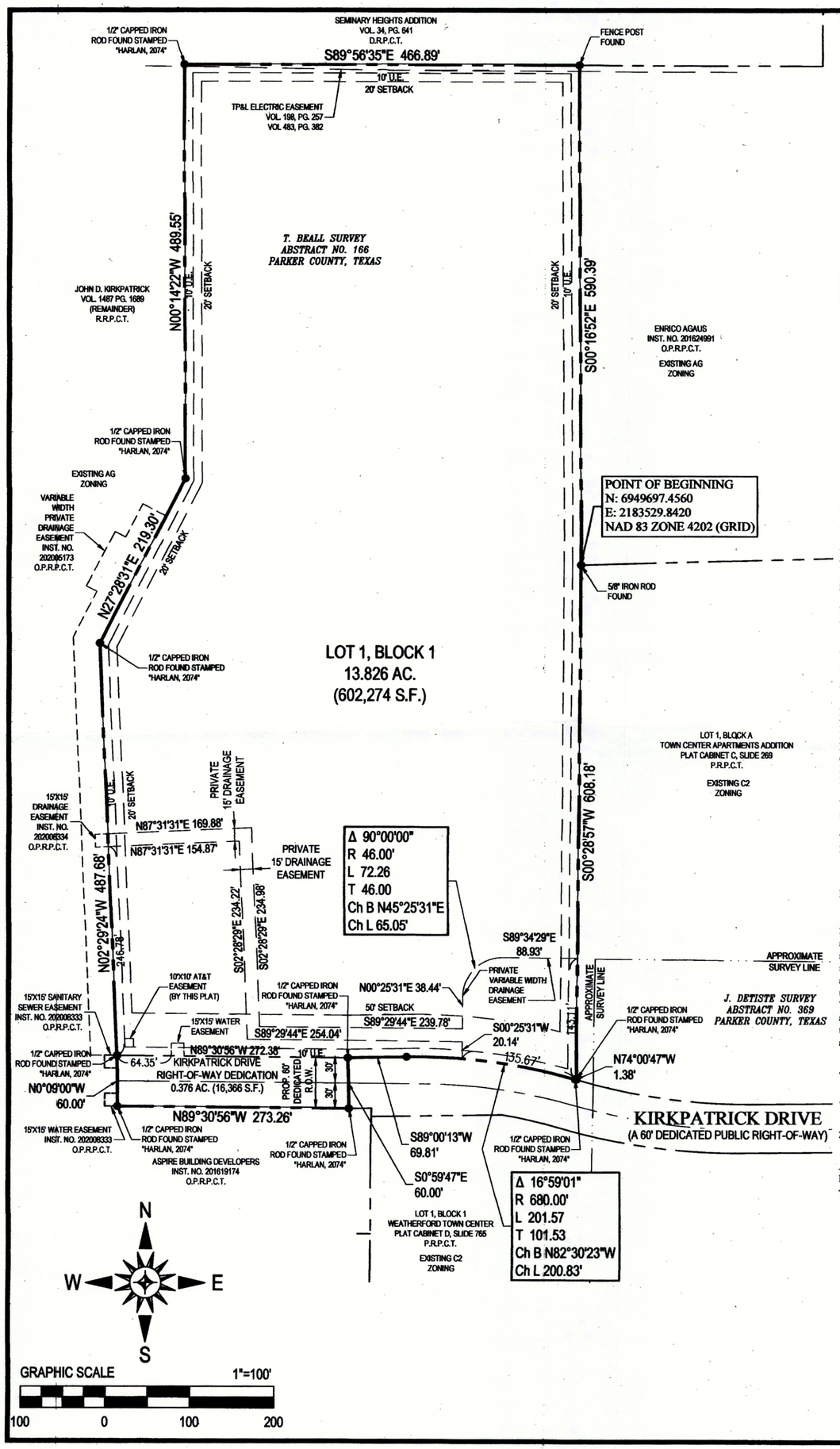


UJSER: GARY GREEN
PLOTTED ON: 4/27/2020 7:26 AM
FILE NAME: N:\BARRON STARK SWIFT EN\3337 - TRINITY CLASSIC BUILDS\9440 - KIRKPATRICK LOFT APARTMENTS (5521)\00 CAD\00 DWG\06 PLAT\3337-9440 RLA FINAL PLAT.DWG

202012501 PLAT Total Pages: 2

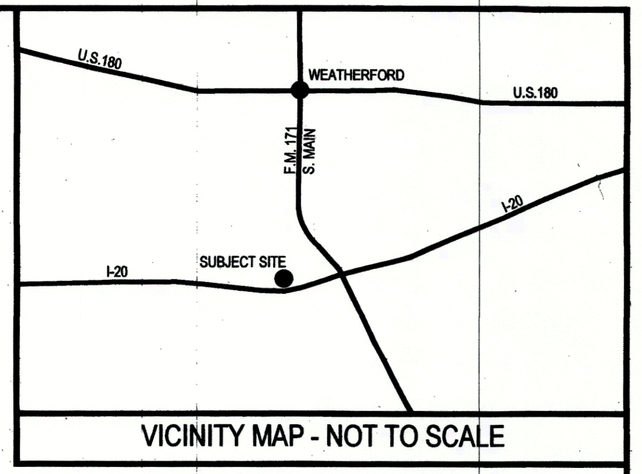
CITY APPROVAL OF FINAL PLAT

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY:
Chairperson — Planning and Zoning Board, City of Weatherford — 3/11/20 Date of Recommendation

APPROVED BY:
Mayor — City Council, City of Weatherford — 5/5/20 Date of Approval

ATTEST:
Melinda Nowell
City Secretary — 5/5/20 Date



VICINITY MAP - NOT TO SCALE

DEDICATION

State of Texas }
County of Parker }

WHEREAS, 200 Bethel Rd., LLC, are the Owners of the herein described property to wit:

BEING 14.202 acres situated in the T.W. BEALL SURVEY, ABSTRACT No. 166, City of Weatherford, Parker County, Texas, being all of that certain tract of land described in deed to 200 Bethel Rd., LLC, recorded in Instrument Number 201825978, Official Public Records, Parker County, Texas, said 14.202 acres being more particularly described, as follows:

BEGINNING at a 5/8" iron rod found in the east line of said 200 Bethel Rd., LLC, tract, being at the southwest corner of that certain tract of land described in deed to Enrico Agaus, recorded in Instrument Number 201624991, Official Public Records, Parker County, Texas, said 5/8" iron found also being the northwest corner of TOWN CENTER APARTMENTS ADDITION, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 269, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6949697.4560 and EAST:2183529.8420, for reference;

THENCE S 00°28'57" W, along the west line of said TOWN CENTER APARTMENTS ADDITION a distance of 608.18 feet to a 1/2" capped iron rod found stamped "Harlan 2074" in the north line of Kirkpatrick Drive (a 60' Dedicated Public Right-of-Way) for the easterly southeast corner of said 200 Bethel Rd., LLC tract;

THENCE along the north line of said Kirkpatrick Drive, as follows:

N 74°00'47" W, a distance of 1.38 feet to 1/2" capped iron rod found stamped "Harlan 2074" at the beginning of a curve to the left, whose radius is 680.00 feet and whose long chord bears N 82°30'23" W, a chord distance of 200.83 feet;
Along said curve in a northwesterly direction, through a central angle of 16°59'01", an arc distance of 201.57 feet to a 1/2" capped iron rod found stamped "Harlan 2074";
S 89°00'13" W, a distance of 69.81 feet to a 1/2" capped iron rod found stamped "Harlan 2074" at the northwest corner of said Dedicated Public Right-of-Way;

THENCE S 00°59'47" E, along the west end of said Dedicated Public Right-of-Way, a distance of 60.00 feet to 1/2" capped iron rod found stamped "Harlan 2074" at the southwest corner of said Dedicated Public Right-of-Way, for the most southerly southeast corner of said 200 Bethel Rd., LLC tract, being in the north line of that certain tract of land described in deed to Aspire Building Developers, LLC, recorded in Instrument Number 201619174, Official Public Records, Parker County, Texas;

THENCE N 89°30'56" W, along the common line of said 200 Bethel Rd., LLC tract and said Aspire Building Developers, LLC, tract, a distance of 273.26 feet to 1/2" capped iron rod found stamped "Harlan 2074" for the southwest corner of said 200 Bethel Rd., LLC, tract;

THENCE along the west line of said 200 Bethel Rd., LLC, tract, as follows;

N 00°09'00" W, a distance of 60.00 feet to a 1/2" capped iron rod found stamped "Harlan 2074";
N 02°29'24" W, a distance of 487.68 feet to1/2" capped iron rod found stamped "Harlan 2074";
N 27°28' 31" E, a distance of 219.30 feet to 1/2" capped iron rod found stamped "Harlan 2074";
N 00°14'22" W, a distance of 489.55 feet to a 1/2" capped iron rod found stamped "Harlan 2074" at the northwest corner of said 200 Bethel Rd., LLC, tract, being in the north line of that certain tract of land described in deed to John D. Kirkpatrick, recorded in Volume 1487, Page 1689, Real Records, Parker County, Texas and bring in the south line of that certain tract of land described in deed to SEMINARY HEIGHTS ADDITION, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat recorded in Volume 34, Page 641, Deed Records, Parker County, Texas;

THENCE, S 89°56'35" E, along the common line of said 200 Bethel Rd., LLC, tract and said SEMINARY HEIGHTS ADDITION, a distance of 466.89 feet to a fence post found at the northeast corner of said 200 Bethel Rd., LLC, tract and being the northwest corner of said Enrico Agaus, tract;

THENCE S 00°16'52" E, along the common line of said 200 Bethel Rd., LLC, tract and said Enrico Agaus, tract, a distance of 590.39 feet to the POINT OF BEGINNING and containing 14.202 acres (618,639 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

200 Bethel Rd., LLC., do hereby adopt this plat designating the herein above described property as Lot 1, Block 1, REMINGTON RIDGE, 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 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 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 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 of 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 27 day of April, 2020.

200 Bethel Road, LLC.

Name: Daniel Morgan
Title: Member

NOTARY

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 [redacted], known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of April 2020

ANN TOWLES
Notary Public, State of Texas
Comm. Expires 10-11-2021
Notary ID 129592234

Notary Public in and for the State of

Date: 4-27-2020

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles F. Stark, 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.

STATE OF TEXAS REGISTERED CHARLES F. STARK 5084 PROFESSIONAL LAND SURVEYOR

(seal) Signature of Registered Public Land Surveyor — 4/27/20

Registration No. 5084

NOTES:

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED APRIL 5, 2019 MAP NO. 48367C0385F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

3.) 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.

ACCT. NO.: 166046
SCH. DIST.: WE
CITY: CWE
MAP NO.: H16

FINAL PLAT
Lot 1, Block 1
REMINGTON RIDGE
An Addition to the City of Weatherford
Parker County, Texas

Being 14.20 Acres Situated in the
T.W. BEALL SURVEY, ABSTRACT NO. 166
City of Weatherford, Parker County, Texas

20166.002.005.00

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 510
DATE

OWNER:
200 BETHEL RD., LLC.
200 COCHRAN ROAD
WEATHERFORD, TX. 76086

Barron•Stark Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 337-9440
DATE APRIL 2020
SHEET
1 OF 2