

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. 48367C0385F, DATED APRIL 5, 2019. 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 "C-2".
- 9) THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT "4", WEATHERFORD MARKETPLACE ADDITION INTO LOTS "4R1", "4RIA" & "4R1B".

RECOMMENDED BY:

*Jim Vehlach*  
CITY PLANNER

3/4/21  
DATE OF RECOMMENDATION

APPROVED BY:

*Sam Adams*  
MAYOR/CITY MANAGER

3-4-21  
DATE OF APPROVAL

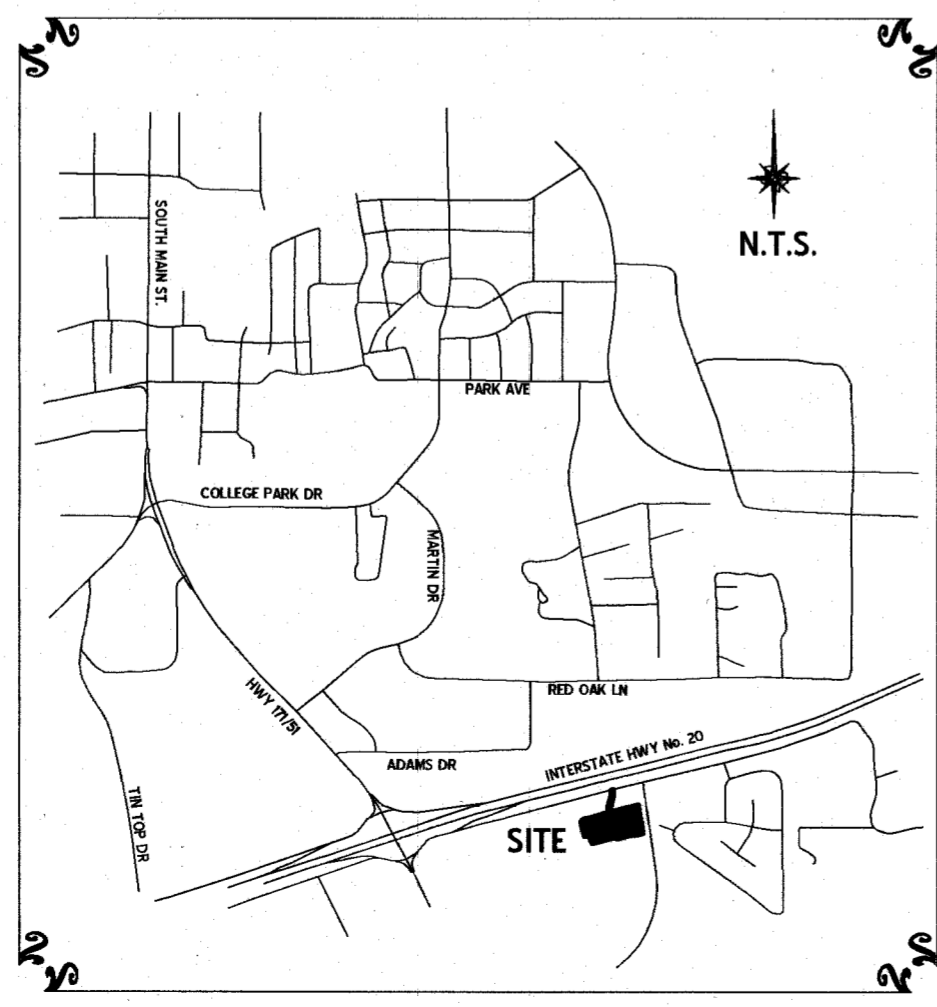
ATTEST:

*Melinda Nowell*  
CITY SECRETARY

3/4/21  
DATE

CURVE	RADIUS	ARC	CHORD	CHORD BRG.
C1	216.00'	145.18'	142.47'	S 04°50'06" W
C2	184.00'	123.84'	121.52'	S 04°52'06" W
C3	300.00'	49.86'	49.80'	S 70°48'38" W
C4	222.00'	149.12'	146.33'	N 04°50'42" E
C5	178.00'	119.68'	117.43'	N 04°31'50" E

LINE	BEARING	DISTANCE
L1	S 13°59'58" E	11.73'
L2	S 24°02'43" W	52.82'
L3	S 15°24'20" E	29.36'
L4	N 75°36'43" E	422.01'
L5	S 08°12'29" E	429.53'
L6	S 75°38'36" W	109.99'
L7	N 14°02'55" W	10.13'
L8	S 76°02'15" W	50.71'
L9	N 13°58'42" W	10.00'
L10	S 75°31'57" W	234.70'
L11	N 14°34'54" W	20.76'
L12	S 75°33'40" W	371.92'
L13	N 14°26'12" W	135.66'
L14	S 75°43'30" W	18.39'
L15	N 14°27'47" W	225.58'
L16	N 75°24'16" E	21.17'
L17	N 15°12'24" W	28.38'
L18	N 75°33'11" E	397.20'
L19	N 14°26'18" W	5.36'
L20	N 23°58'12" E	52.83'
L21	N 14°11'05" W	12.17'
L22	N 75°46'14" E	38.00'



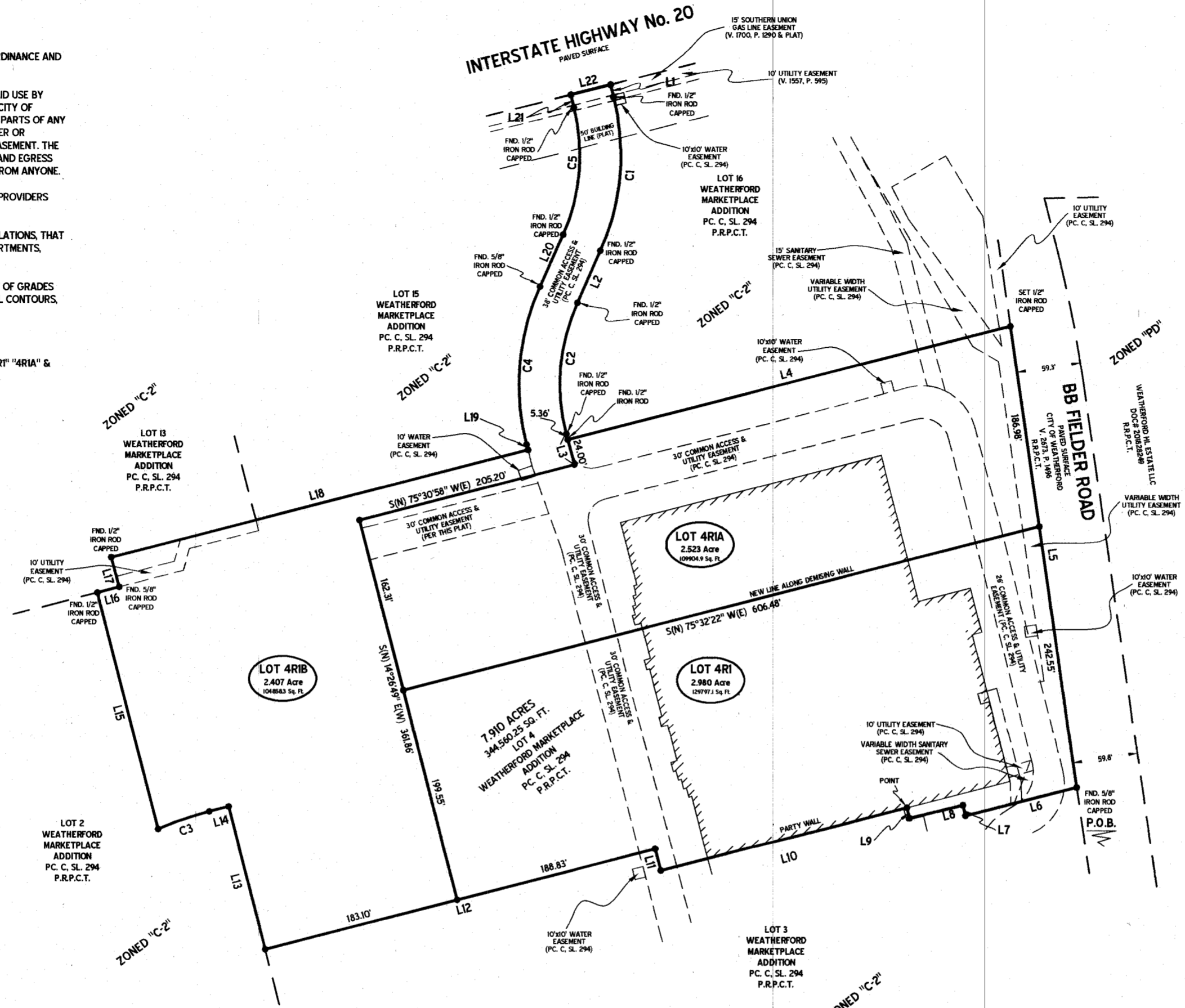
SURVEYOR:  
MICAH HAMILTON, R.P.L.S.  
104 S. WALNUT ST  
WEATHERFORD, TX, 76086  
817-594-0400

OWNER/DEVELOPER(S):  
148 WTX LLC  
127 HOWELL ST.  
DALLAS, TX 75207

1" = 100'



INTERSTATE HIGHWAY No. 20  
PAVED SURFACE



ACCT. NO: 19048  
SCH. DIST: WE  
CITY: CWE

19048.001.004.00

PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202108615  
03/08/2021 10:02 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, **148 WTX LLC** BEING THE OWNER OF A 7.90 ACRES TRACT OF LAND OUT OF THE R. INMAN SURVEY, ABSTRACT NO. 726, PARKER COUNTY, TEXAS; THE FOREGOING DESCRIBED LAND BEING ALSO KNOWN AS LOT 4, WEATHERFORD MARKETPLACE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 294, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD CAPPED, AT THE SOUTHEAST CORNER OF SAID LOT 4, IN THE CALLED WEST LINE OF BB FIELDER ROAD AND AT THE NORTHEAST CORNER OF THAT CERTAIN LOT 3 OF SAID WEATHERFORD MARKETPLACE ADDITION, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND 4 THE FOLLOWING COURSES AND DISTANCES:  
S 75°38'36" W 105.99 FEET TO A FOUND "X" CUT IN CONCRETE, FOR A CORNER OF THIS TRACT.  
N 14°25'20" W 10.13 FEET TO A FOUND "X" CUT IN CONCRETE, FOR A CORNER OF THIS TRACT.  
S 76°02'15" W 50.71 FEET TO A FOUND "X" CUT IN CONCRETE, FOR A CORNER OF THIS TRACT.  
N 15°12'24" W 28.38 FEET TO A POINT IN THE SIDE OF A BUILDING, FOR A CORNER OF THIS TRACT.  
S 75°37'57" W 234.70 FEET ALONG A PARTY WALL TO A FOUND "X" CUT IN CONCRETE, FOR A CORNER OF THIS TRACT.  
N 14°34'54" W 20.76 FEET TO A FOUND "X" CUT IN CONCRETE, FOR A CORNER OF THIS TRACT.  
S 75°34'54" W 37.16 FEET TO A FOUND "X" CUT IN CONCRETE, IN THE EAST LINE OF THAT CERTAIN LOT 2 OF SAID WEATHERFORD MARKETPLACE ADDITION AT THE NORTHWEST CORNER OF SAID LOT 3 AND AT THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID LOT 2 AND 4 THE FOLLOWING COURSES AND DISTANCES:  
N 14°26'18" W 5.36 FEET TO A FOUND "X" CUT IN CONCRETE, FOR A CORNER OF THIS TRACT.  
S 75°43'30" W 18.39 FEET TO A FOUND "X" CUT IN CONCRETE, AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.  
ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CHORD THAT BEARS S 70°48'38" W 49.80 FEET, AN ARC DISTANCE OF 49.86 FEET TO A FOUND "X" CUT IN CONCRETE, FOR THE WESTERMOST SOUTHWEST CORNER OF THIS TRACT.  
N 14°27'47" W 225.58 FEET TO A FOUND 1/2" IRON ROD CAPPED, IN THE SOUTHWEST CORNER OF THAT CERTAIN LOT 13 OF SAID WEATHERFORD MARKETPLACE ADDITION AND AT THE WESTERMOST CORNER OF SAID LOT 4, FOR THE WESTERMOST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 13 THE FOLLOWING COURSES AND DISTANCES:  
N 14°27'47" W 225.58 FEET TO A FOUND 1/2" IRON ROD CAPPED, FOR A CORNER OF THIS TRACT.  
N 15°12'24" W 28.38 FEET TO A FOUND 1/2" IRON ROD CAPPED, FOR A CORNER OF THIS TRACT.  
S 75°33'11" E 397.20 FEET TO A FOUND "X" CUT IN CONCRETE, AT THE SOUTHEAST CORNER OF THAT CERTAIN LOT 15 OF SAID WEATHERFORD MARKETPLACE ADDITION, FOR A CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 15 THE FOLLOWING COURSES AND DISTANCES:  
N 14°26'18" W 5.36 FEET TO A FOUND 1/2" IRON ROD CAPPED, FOR A CORNER OF THIS TRACT.  
ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 222.00 FEET, A CHORD THAT BEARS S 04°50'06" W 42.47 FEET, AN ARC DISTANCE OF 42.84 FEET TO A FOUND 1/2" IRON ROD CAPPED, FOR A CORNER OF THIS TRACT.  
N 23°58'12" E 52.83 FEET TO A FOUND 1/2" IRON ROD CAPPED, AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.  
ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 184.00 FEET, A CHORD THAT BEARS N 04°51'50" E 17.43 FEET, AN ARC DISTANCE OF 18.68 FEET TO A FOUND 1/2" IRON ROD CAPPED, FOR A CORNER OF THIS TRACT.  
N 14°27'47" W 217 FEET TO A FOUND "X" CUT IN CONCRETE, IN THE CALLED SOUTH LINE OF INTERSTATE HIGHWAY NO. 20, AT THE NORTHEAST CORNER OF SAID LOT 15 AND AT THE NORTHERMOST NORTHWEST CORNER OF SAID LOT 4, FOR THE NORTHERMOST NORTHWEST CORNER OF THIS TRACT.

THENCE N 75°46'14" E 38.00 FEET ALONG THE NORTHWEST LINE OF SAID LOT 4 AND THE CALLED SOUTH LINE OF SAID INTERSTATE HIGHWAY NO. 20 TO A FOUND "X" CUT IN CONCRETE, AT THE NORTHWEST CORNER OF THAT CERTAIN LOT 16 OF SAID WEATHERFORD MARKETPLACE ADDITION AND AT THE NORTHERMOST NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 16 THE FOLLOWING COURSES AND DISTANCES:  
S 15°59'58" E 11.73 FEET TO A FOUND 1/2" IRON ROD CAPPED, AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER OF THIS TRACT.  
ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET, A CHORD THAT BEARS S 04°50'06" W 42.47 FEET, AN ARC DISTANCE OF 42.84 FEET TO A FOUND 1/2" IRON ROD CAPPED, FOR A CORNER OF THIS TRACT.  
S 24°02'43" W 52.82 FEET TO A FOUND 1/2" IRON ROD CAPPED, AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.  
ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 184.00 FEET, A CHORD THAT BEARS S 04°50'06" W 42.47 FEET, AN ARC DISTANCE OF 42.84 FEET TO A FOUND 1/2" IRON ROD CAPPED, FOR A CORNER OF THIS TRACT.  
S 15°24'20" E 29.36 FEET TO A FOUND 1/2" IRON ROD, AT THE SOUTHWEST CORNER OF SAID LOT 16, FOR A CORNER OF THIS TRACT.  
N 14°02'55" W 10.13 FEET TO A SET 1/2" IRON ROD CAPPED, TEXAS SURVEYING, INC., AT THE SOUTHEAST CORNER OF SAID LOT 16, AT THE EASTERMOST NORTHEAST CORNER OF SAID LOT 4 AND IN THE CALLED WEST LINE OF SAID BB FIELDER ROAD, FOR THE EASTERMOST NORTHEAST CORNER OF THIS TRACT.

THENCE S 08°12'29" E 429.53 FEET ALONG THE EASTERMOST LINE OF SAID LOT 4 AND THE CALLED WEST LINE OF SAID BB FIELDER ROAD TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

**SURVEYORS CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS:  
THAT I, MICAH HAMILTON, 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.

MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5965  
TEXAS SURVEYING, INC., 104 S. WALNUT ST., WEATHERFORD, TX 76086  
FIELD DATE: MARCH 2019 - JMK0345R2P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, **JSE CAMPEL** ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 4R1, 4R1A, & 4R1B, WEATHERFORD MARKETPLACE ADDITION, 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 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 PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.  
WITNESS MY HAND, THIS 3<sup>rd</sup> DAY OF March, 2021.  
NAME / TITLE: *Joe Campbell* President

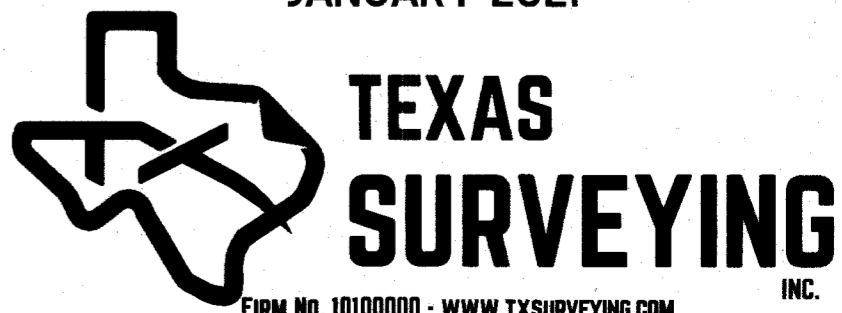
STATE OF TEXAS  
COUNTY OF Parker  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Joe Campbell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 3<sup>rd</sup> DAY OF March, 2021.  
*Susan McGehee*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TERESA JO MCGEE  
Notary Public, State of Texas  
Comm. Expires 08-16-2023  
Notary ID 132132208

**MINOR PLAT**  
**LOTS 4R1, 4RIA, & 4R1B**  
**WEATHERFORD MARKETPLACE ADDITION**  
AN ADDITION TO THE CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 4, WEATHERFORD MARKETPLACE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, AS RECORDED IN PLAT CABINET C, SLIDE 294, PLAT RECORDS, PARKER COUNTY, TEXAS.

JANUARY 2021



E-683