

- LEGEND**
- A.E..... Access Easement
  - BHB..... Found 5/8 Inch Capped Iron Rod Marked "BHB"
  - BL..... Building Line
  - C.O.W..... City of Weatherford
  - D.E..... Drainage Easement
  - D.U.E..... Drainage and Utility Easement
  - D.R.P.C.T..... Deed Records Parker County, Texas
  - IRF..... Iron Rod Found
  - IRS..... 5/8 Inch Capped Iron Rod Marked "BHB" Set
  - O.P.R.P.C.T..... Official Public Records, Parker County, Texas
  - PFC..... Point for Corner
  - POB..... Point of Beginning
  - P.R.P.C.T..... Plat Records Parker County, Texas
  - S.D.E..... Storm Drainage Easement
  - S.S.E..... Sanitary Sewer Easement
  - U.E..... Utility Easement
  - W.E..... Water Easement
  - ///..... Public Easement

- NOTES:**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
  2. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
  3. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
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  5. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this replat in Parker County, Texas. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
  6. All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
  7. Line and Curve Table shown on Sheet 4 of 4.
  8. 40' Building Line\* per Planned Development (PD) for one (1) story building structure(s) by this plat as shown from Fuller Street. 35' Building Line\* (per Cab. E, Slide 529) to be abandoned by this replat.
  9. 80' Building Line\* per Planned Development (PD) for three (3) story building structure(s) by this plat as shown from Fuller Street. 35' Building Line\* (per Cab. E, Slide 529) to be abandoned by this replat.

**DEVELOPER:**  
 Justin Swartz  
 8411 Preston Rd., Suite 700  
 Dallas, Texas 75225  
 Phone: 214-754-0057

**LAND SURVEYOR:**  
  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086  
 tstock@bhinc.com • 817.596.7575 • bhinc.com  
 TBPELS Firm #44, #10011300, #10011302, #10194146

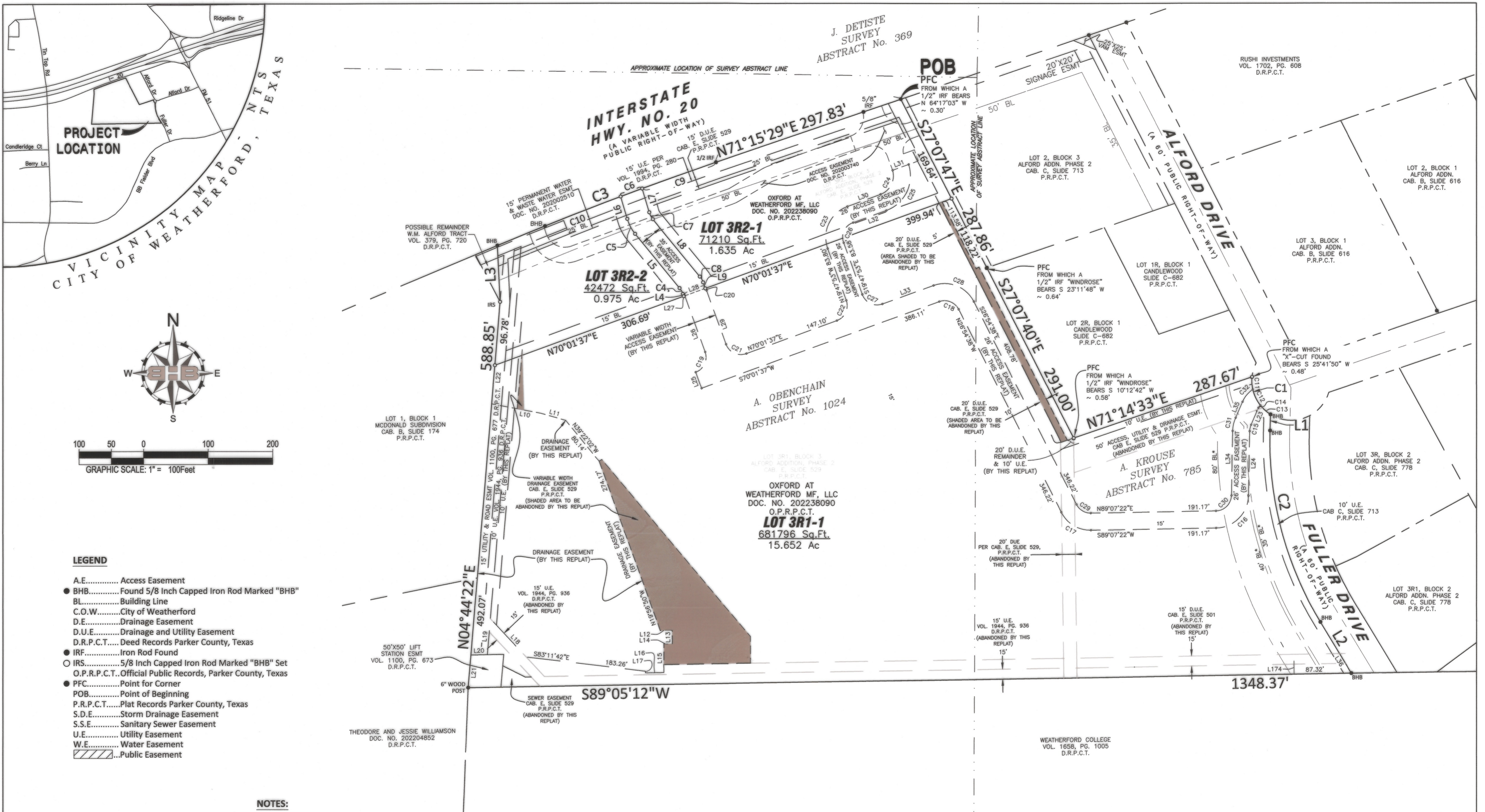
**FLOODPLAIN STATEMENT**  
 This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Map Number 48367C0385E, Map Revised April 5, 2019.

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F 537

**REPLAT**  
**LOTS 3R1-1, 3R2-1, & 3R2-2, BLOCK 3**  
**ALFORD ADDITION, PHASE 2**  
**BEING A 18.262 ACRE TRACT OF LAND AND**  
**BEING A REPLAT OF LOTS 3R1 & 3R2,**  
**BLOCK 3, ALFORD ADDITION, PHASE 2,**  
**AN ADDITION TO THE CITY OF WEATHERFORD,**  
**PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT**  
**RECORDED IN CABINET E, SLIDE 529,**  
**PLAT RECORDS, PARKER COUNTY, TEXAS**  
**JULY 2023**  
**SHEET 1 OF 4**



**PROJECT LOCATION**



GRAPHIC SCALE: 1" = 100Feet

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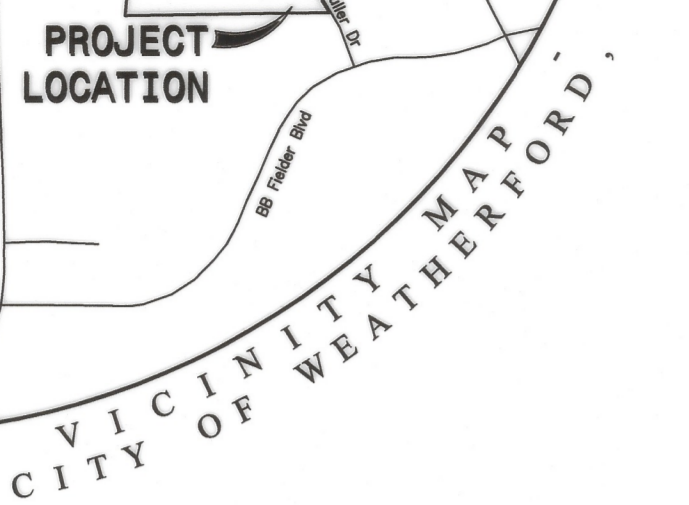
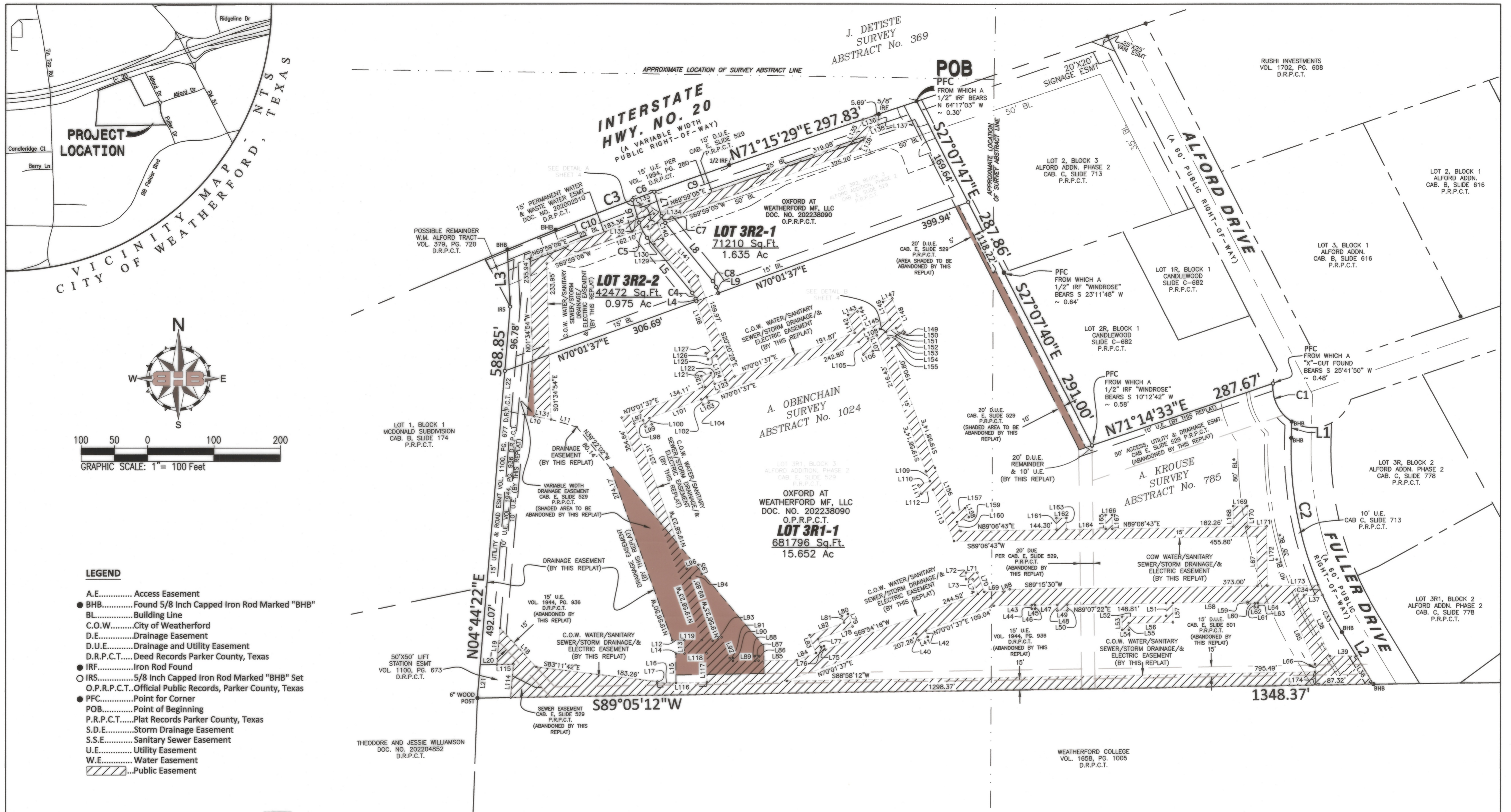
**LAND SURVEYOR:**

**BAIRD, HAMPTON & BROWN**  
engineering and surveying

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**SHEET 2 OF 4**

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**JULY 2023**  
**SHEET 3 OF 4**

F 537

LEGAL DESCRIPTION:

BEING all of Lot 3R1 and Lot 3R2, Block 3, Alford Addition, Phase 2, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet E, Slide 529, Plat Records, Parker County, Texas (P.R.P.C.T.), and being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a point for northeast corner of said Lot 3R2, Block 3 and the northwest corner of Lot 2, Block 3 of Alford Addition, Phase 2, according to the plat recorded in Cabinet C Slide 713 (P.R.P.C.T.) also being in the south right-of-way line of Interstate Highway No. 20 from which a 1/2 inch iron rod found bears North 64°17'03" West, a distance of 0.30 feet;

THENCE South 27°07'47" East, with the common line of said Lot 3R2, Block 3 and said Lot 2, Block 3, passing at a distance of 169.64 feet, the common corner of said Lot 3R1 and 3R2, continuing for a distance of 287.86 feet, to a point for the southwest corner of said Lot 2, Block 3, and the northwest corner of Lot 2R, Block 1, Candlewood, an addition to the City of Weatherford, Parker County, Texas, according to the replat recorded in Slide C-682, (P.R.P.C.T.) from which a found 1/2 inch capped iron rod marked "Windrose" (IRF) bears South 23°11'48" West, a distance of 0.64 feet;

THENCE South 27°07'40" East, with the common line of said Lot 3R1, Block 3 and said Lot 2R, Block 1, a distance of 291.00 feet to a point for the southwest corner of said Lot 2R, Block 1, and being an interior corner of said Lot 3R1, Block 3 from which an IRF bears South 10°12'42" West, a distance of 0.58 feet;

THENCE North 71°14'33" East, with the common line of said Lot 3R1, Block 3, and said Lot 2R, Block 1, a distance of 287.67 feet to a point for the southernmost southeast corner of said Lot 2R, Block 1, the northernmost northeast corner of said Lot 3R1, Block 3, and on the west right-of-way line of Alford Drive (a 60 feet public right-of-way), from which a found X-Cut bears South 25°41'50" West, a distance of 0.48 feet, and also being at the beginning of a non-tangent curve to the left, with a radius of 60.00 feet and having a chord which bears South 26°12'21" East, a distance of 63.71 feet;

THENCE with the west right-of-way line of said Alford Drive, the east line of said Lot 3R1, Block 3 and said non-tangent curve to the left, through a central angle of 64°08'33", an arc length of 67.16 feet to a found 5/8 inch capped iron rod marked "BHB INC" (BHB) for the easternmost northeast corner of said Lot 3R1, Block 3 and at the intersection of the west right-of-way line of said Alford Drive and the west right-of-way line of Fuller Drive (a 60 feet wide public right-of-way);

THENCE with the west right-of-way line of said Fuller Drive and the east line of said Lot 3R1, Block 3, the following courses and distances:

South 01°43'04" West, a distance of 24.43 feet to a BHB for the beginning of a curve to the left, with a radius of 530.00 feet, through a central angle of 33°00'18", an arc distance of 305.30 feet, and having a chord which bears South 14°47'06" East, a distance of 301.10 feet to a BHB;

South 31°17'16" East, a distance of 91.06 feet to a BHB for the southeast corner of said Lot 3R1, Block 3 and in the north line of a tract of land described in the deed to Weatherford College, as recorded in Volume 161, Page 413, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE South 89°05'12" West, with the common line of said Lot 3R1-1 and Lot 3R1-2 and said Weatherford College tract, a distance of 1,348.37 feet to a 6 inch wooden post for the southwest corner of said Lot 3R1, the northwest corner of said Weatherford College tract and the east line of a tract of land described in the deed to Theodore and Jessie Williamson, as recorded in Document Number 202204852, D.R.P.C.T.;

THENCE North 04°44'22" East, with the common line of said Lot 3R1, Block 3 and said Williamson tract, passing the northeast corner of said Williamson tract and the southeast corner of Lot 1, Block 1, McDonald Subdivision, an addition to the City of Weatherford, as recorded in Cabinet B, Slide 174, P.R.P.C.T., at a distance of 167.59 feet, and continuing for a total distance of 588.85 feet to a BHB for an angle point in the west line of said Lot 3R1, Block 3;

THENCE North 02°47'03" West, a distance of 85.82 feet to a BHB for the northwest corner of said Lot 3R1, Block 3 and for the northeast corner of said Lot 1, Block 1, McDonald Subdivision, also being in the south right-of-way line of said Interstate Highway No. 20, and also being at the beginning of a non-tangent curve to the left, having a radius of 5,703.58 feet, through a central angle of 03°35'11", passing a BHB at an arc length of 78.41 feet, and continuing for a total arc length of 357.00 feet, and a chord which bears North 69°15'15" East, a distance of 356.94 feet to a 1/2 inch iron rod found;

THENCE North 71°15'29" East, passing a found 5/8 inch iron rod at a distance of 237.45 feet and continuing for a total distance of 297.83 feet to the POINT OF BEGINNING and CONTAINING 795,477 square feet or 18.262 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Oxford At Weatherford MF, LLC, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as LOTS 3R1-1, 3R2-1, AND 3R2-2, BLOCK 3, ALFORD ADDITION, PHASE 2, an addition to the City of Weatherford, Texas, and do hereby dedicate the streets and easements shown thereon for the public's use forever.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Justin Swartz
Owner or Representative

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared, Justin Swartz, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 2nd day of August, 2023



LAND SURVEYOR:
BAIRD, HAMPTON & BROWN
engineering and surveying

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DEVELOPER:
Justin Swartz
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Dallas, Texas 75225
Phone: 214-754-0057

LOT TABLE
Curve Data Table
Number Delta Radius Arc Length Chord Bearing Chord Length

LOT TABLE
Line Data Table
Number Bearing Distance

DRAINAGE EASEMENT
Line Data Table
Number Bearing Distance

PROPOSED ACCESS EASEMENT (A.E.)
Curve Data Table
Number Delta Radius Arc Length Chord Bearing Chord Length

Line Data Table
Number Bearing Distance

Line Data Table
Number Bearing Distance

CITY OF WEATHERFORD UTILITY EASEMENT, ELECTRIC EASEMENT, SANITARY SEWER EASEMENT, STORM DRAINAGE EASEMENT, & WATER EASEMENT (C.O.W. S.S.E., U.E., S.D.E., & W.E.)

Curve Data Table
Number Delta Radius Arc Length Chord Bearing Chord Length

Line Data Table
Number Bearing Distance

Line Data Table
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Line Data Table
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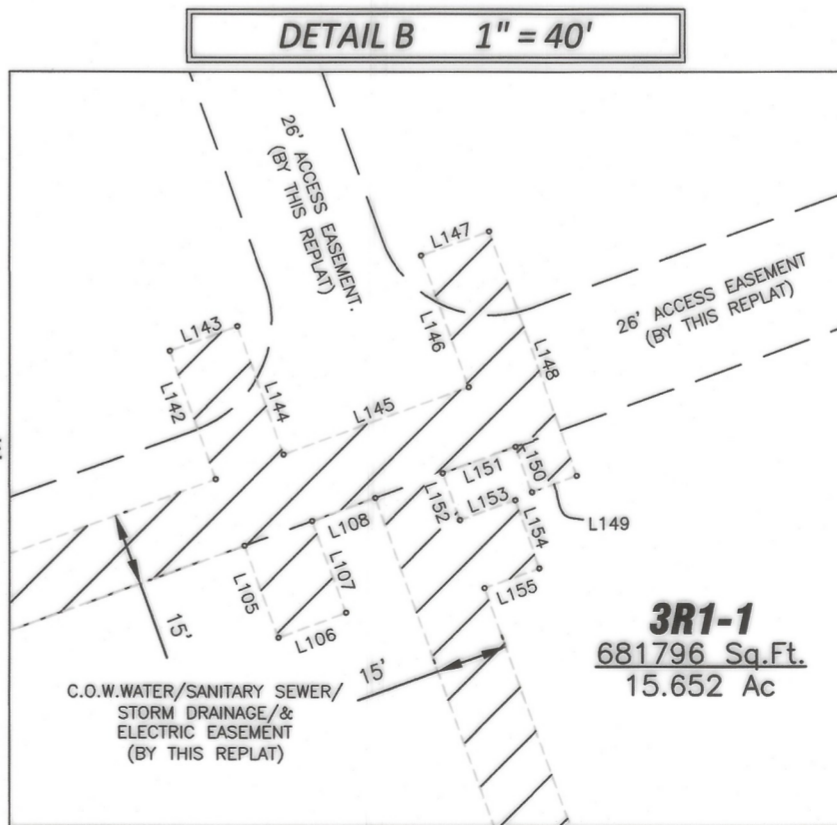
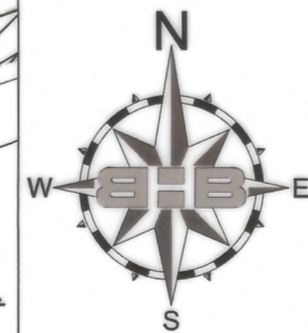
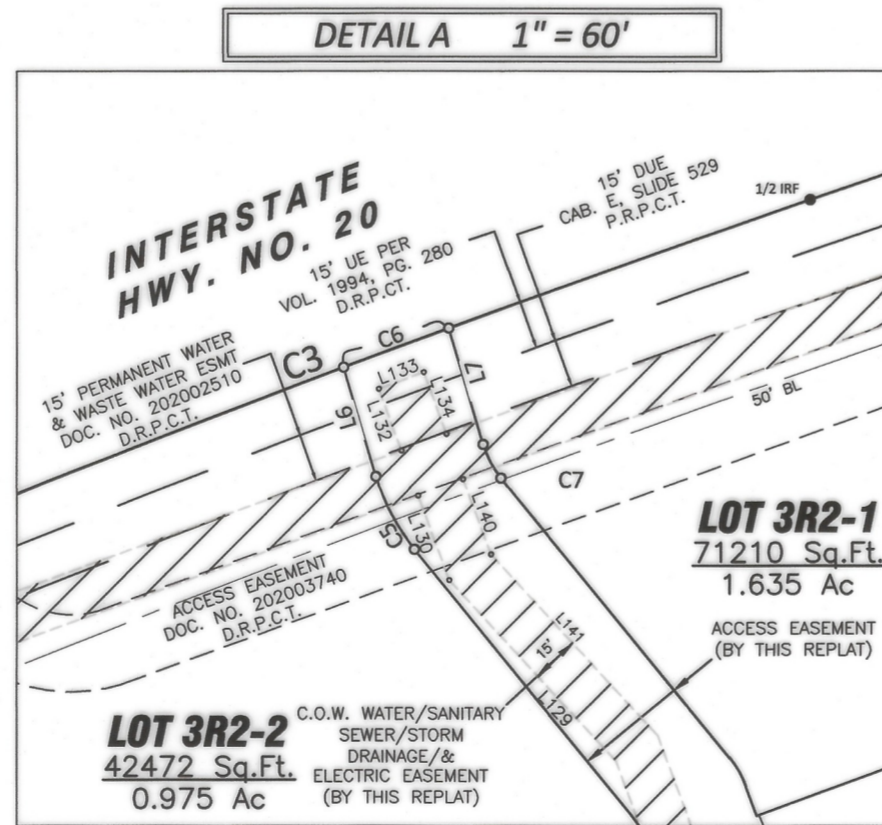
Line Data Table
Number Bearing Distance

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202320503
08/04/2023 10:54 AM
Fee: 88.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas, as delegated by the City Council, and is hereby approved by such Department.

Dated this the 02 day of August, 2023

By: Monica Johnson
Development & Neighborhood Services Staff

ATTEST: Brandon P.
Secretary

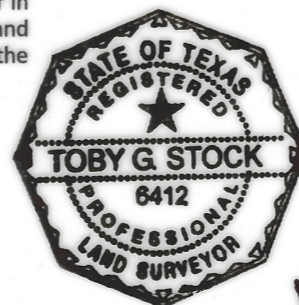
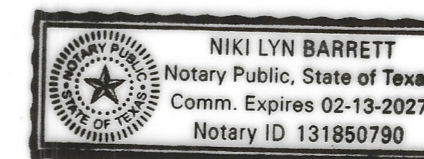
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JULY 2023
SHEET 4 OF 4

STATE OF TEXAS
COUNTY OF Parker

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of July, 2023

Niki Lyn Barrett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Surveyor's Certification

I, Toby G. Stock, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

Toby G. Stock
Toby G. Stock, RPLS No. 6412
Date: July 28, 2023

F537