

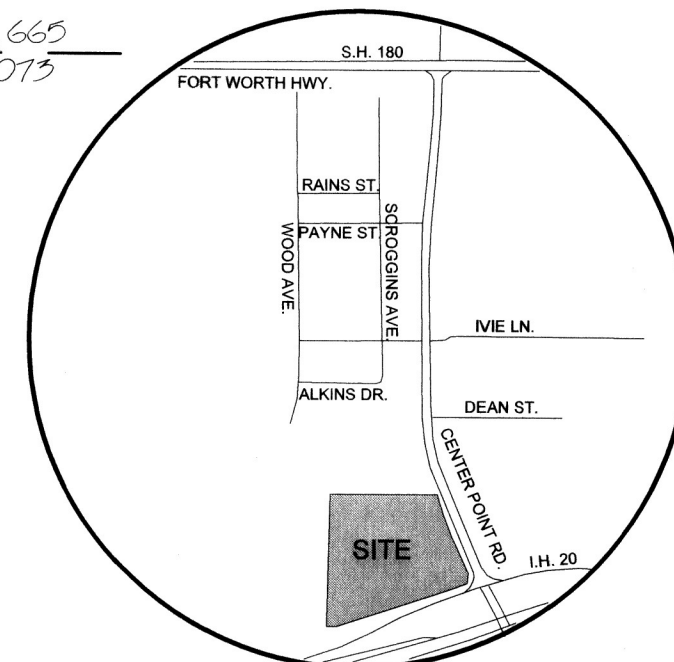
REMAINDER OF
THE CHURCH OF GOD STATE OF TEXAS
TRACT 3
VOLUME 2007, PAGE 1264

NO ZONING INFORMATION AVAILABLE

PARKER COUNTY, TEXAS
CC #201804548

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 2nd day of October, 2023, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



VICINITY MAP
NOT TO SCALE

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
FAX (972) 490-7091
Texas Surveyors No. 100865-00 Expires 12/31/2024
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REVISION	DATE	DESCRIPTION
1	10/04/24	W. COSLEY SURVEY, ABSTRACT NO. 244, the L. DUNCAN SURVEY, ABSTRACT NO. 391, and the P. PIPKIN SURVEY, ABSTRACT NO. 1073 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
2		COSTCO WHOLESALE CORPORATION 999 LAKE DRIVE ISSAQUAH, WASHINGTON 98027

FINAL PLAT
COSTCO WEATHERFORD ADDITION
LOTS 1 & 2, BLOCK A
23.129 ACRES (1,007,512 SQ. FT.)

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48367C0385E, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

202415159 PLAT Total Pages: 2

11451
WE
CWE
I-15 J-15

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelmann.com

OWNER:
The Grove Weatherford, LLC
917 Peyton Place
Cedar Park, Texas 78613

FINAL PLAT
COSTCO WEATHERFORD ADDITION
LOTS 1 & 2, BLOCK A (2 LOTS)
BEING 23.129 ACRES (1,007,512 SQ. FT.) OUT OF THE W. COSLEY SURVEY, ABSTRACT NO. 244, the L. DUNCAN SURVEY, ABSTRACT NO. 391, and the P. PIPKIN SURVEY, ABSTRACT NO. 1073 IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
DATE OF PRODUCTION: DECEMBER 2023
CITY PLAN FILE #SBD 2023-0053

SHEET
1
2

KING INVESTMENTS, LTD.
TRACT 1
VOLUME 1621, PAGE 1605

ZONED: AG - AGRICULTURAL

UTILITY EASEMENT
(TRACT 1) THE GROVE
WEATHERFORD, LLC
CC #202325779

30' SANITARY SEWER AND
STORMWATER EASEMENT
CC #202401874

PARKER COUNTY, TEXAS
(PARCEL 11)
CC #201606458

PARKER COUNTY, TEXAS
(PARCEL 12)
CC #201621542

W. COSLEY SURVEY, ABSTRACT NO. 244
L. DUNCAN SURVEY, ABSTRACT NO. 391

PARKER COUNTY, TEXAS
(PARCEL 13)
CC #201606650

PARKER COUNTY, TEXAS
(PARCEL 14)
CC #201606191

20244.004.003.00
21073.016.000.00

F737

CONTROL OF ACCESS (ACCESS DENIED)

OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, We, The Grove Weatherford, LLC, are the sole owners of a tract of land situated in the W. COSLEY SURVEY, ABSTRACT NO. 244, the L. DUNCAN SURVEY, ABSTRACT NO. 391, and the P. PIPKIN SURVEY, ABSTRACT NO. 1073, Parker County, Texas, being all of a tract of land described in deed to The Grove Weatherford, LLC as recorded in County Clerk's Instrument No. 202107913, Official Public Records, Parker County, Texas, and being all of two (2) tracts of land described in deed to The Grove Weatherford, LLC as recorded in County Clerk's Instrument No. 202325779 Official Public Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with blue plastic cap stamped "TEXAS SURVEYING" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of Center Point Road, a variable width right-of-way, with the North right-of-way of Interstate Highway 20, a variable width right-of-way, said corner clip being defined by deed to Parker County, Texas as recorded in County Clerk's Instrument No. 201601814, Official Public Records, Parker County, Texas;

THENCE South 71 degrees 50 minutes 50 seconds West, along the North right-of-way of said Interstate Highway 20 and the South line of said The Grove Weatherford, LLC tracts, a distance of 936.43 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at an angle point in the North right-of-way of said Interstate Highway 20 as defined by deed to Parker County, Texas as recorded in County Clerk's Instrument No. 201621542, Official Public Records, Parker County, Texas;

THENCE South 71 degrees 50 minutes 56 seconds West, continuing along the North right-of-way of said Interstate Highway 20 and the South line of said The Grove Weatherford, LLC tract, a distance of 198.10 feet to a 1/2-inch iron rod with orange plastic cap stamped "CARTER" found for corner;

THENCE South 46 degrees 50 minutes 49 seconds West, continuing along the North right-of-way of said Interstate Highway 20 and the South line of said The Grove Weatherford, LLC tract, a distance of 116.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the South corner of said The Grove Weatherford, LLC tract on the East line of a tract of land described in deed to King Investments, Ltd., as recorded in Volume 1621, Page 1605, Official Public Records, Parker County, Texas, said point being the Northwest corner of said Parker County tract (Parcel 12; CC # 201621542) and the Northeast corner of a tract of land described in deed to Parker County, Texas (Parcel 11) as recorded in County Clerk's Instrument No. 201606458, Official Public Records, Parker County, Texas;

THENCE North 00 degrees 54 minutes 56 seconds East, departing the North right-of-way of said Interstate Highway 20, along the East line of said King Investments, Ltd. tract, a distance of 139.93 feet to a 5/8-inch iron rod found for corner, said point being the Northwest corner of said The Grove Weatherford, LLC tract [Tract 2:] (CC# 202325779);

THENCE North 01 degrees 23 minutes 35 seconds East, continuing along the East line King Investments, Ltd. tract, a distance of 1,047.93 feet to a 1/2-inch iron rod with blue plastic cap stamped "TEXAS SURVEYING" found for the Northwest corner of said The Grove Weatherford, LLC tract (CC #202107913), and the Southwest corner of the remainder of a tract of land described in deed to Church of God State of Texas, as recorded in Volume 2007, Page 1264, Official Public Records, Parker County, Texas;

THENCE South 89 degrees 59 minutes 58 seconds East, departing the East line of said King Investments, Ltd. tract, along the South line of the remainder of said Church of God State of Texas tract and the North line of said The Grove Weatherford, LLC tract (CC #202107913), a distance of 892.74 feet to a 1/2-inch iron rod with blue plastic cap stamped "TEXAS SURVEYING" found for the Northeast corner of said The Grove Weatherford, LLC tract (CC #202107913) and the Southeast corner of the remainder of said Church of God State of Texas tract, on the West right-of-way of said Center Point Road, said point being the beginning of a non-tangent curve to the left having a radius of 1,260.00 feet, a central angle of 06 degrees 32 minutes 13 seconds, a chord bearing of South 17 degrees 18 minutes 47 seconds East, and a chord length of 143.68 feet;

THENCE along the East line of said The Grove Weatherford, LLC tract (CC #202107913), the West right-of-way of said Center Point Road, and said non-tangent curve to the left, an arc distance of 143.76 feet to a 1/2-inch iron rod with blue plastic cap stamped "TEXAS SURVEYING" found for corner;

THENCE South 20 degrees 34 minutes 54 seconds East, continuing along the East line of said The Grove Weatherford, LLC tract (CC #202107913), the West right-of-way of said Center Point Road, a distance of 233.56 feet to a point for North corner of said The Grove Weatherford, LLC tract [Tract 1:] (CC# 202325779) from which a 1/2-inch iron rod with blue plastic cap stamped "TEXAS SURVEYING" found, bears South 62 degrees 42 minutes 02 seconds East, a distance of 0.33 feet;

THENCE South 24 degrees 57 minutes 54 seconds East, continuing along the East line of said The Grove Weatherford, LLC tract (CC# 202325779), and the West right-of-way of said Center Point Road, a distance of 145.23 feet to a 1/2-inch iron rod with blue plastic cap stamped "TEXAS SURVEYING" found for the Southeast corner of said The Grove Weatherford, LLC tract Tract 1:] (CC# 202325779);

THENCE South 24 degrees 36 minutes 45 seconds East, continuing along the East line of said The Grove Weatherford, LLC tract (CC #202107913), the West right-of-way of said Center Point Road, a distance of 212.83 feet to a 1/2-inch iron rod with blue plastic cap stamped "TEXAS SURVEYING" found for corner at the North end of said corner clip;

THENCE South 23 degrees 37 minutes 03 seconds West, along said corner clip, a distance of 79.95 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1,007,512 square feet or 23.129 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 2nd day of October, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we), the undersigned, owners(s) of the land shown on this plat, and designated as the **COSTCO WEATHERFORD ADDITION**, an addition to the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate tot he use of the public forever all streets, alleys, parks, water courses, drains, easement and public places thereon shown for the purpose and consideration therein expressed.

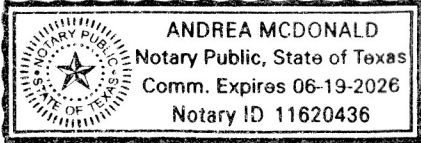
Andrei Duta
The Grove Weatherford, LLC

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Andrei Duta, Owner, 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.

Given under my hand and seal of office, this 13th day of June, 2024.

Andrea McDonald
Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a registered professional surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from and actual survey of the property made under my supervision.

Dated this the 13 day of June, 2024.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

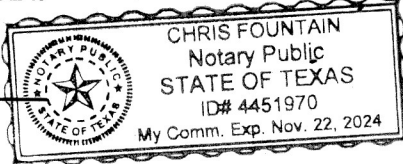


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a notary public, on this day personally appeared Leonard J. Lueker, 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.

Given under my hand and seal of office, this 13 day of June, 2024.

Chris Fountain
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 13th day of June, 2024.

By: Brian Cooper
Chairman

Attest: Andrea McDonald
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 13th day of June, 2024.

By: Paul Fleckner
Mayor

Attest: Andrea McDonald
Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202415159
06/13/2024 10:24 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S24°57'54"E	145.23'
L2	S23°37'03"W	79.95'
L3	S23°51'49"E	148.96'
L4	N72°44'41"E	7.49'
L5	N17°15'19"W	10.00'
L6	S72°44'41"W	7.50'
L7	N69°25'06"E	7.49'
L8	N20°34'54"W	10.00'
L9	S69°25'06"W	7.49'
L10	N20°34'54"W	34.95'
L11	N01°23'35"E	41.53'
L12	N88°36'25"W	10.00'
L13	S01°23'35"W	41.53'
L14	N43°36'25"W	56.10'
L15	S88°36'25"E	32.39'
L16	N01°24'07"E	10.00'
L17	N88°36'25"W	32.39'
L18	S88°36'25"E	32.55'
L19	N01°23'35"E	15.00'
L20	N88°36'25"W	32.55'
L21	N01°23'35"E	68.39'
L22	N46°23'35"E	145.04'
L23	N68°53'35"E	104.99'
L24	S01°23'35"W	19.03'

LINE TABLE		
LINE #	BEARING	DISTANCE
L25	S88°36'25"E	9.99'
L26	N01°27'40"E	19.03'
L27	S88°36'25"E	104.49'
L28	S01°23'35"W	15.74'
L29	S88°36'25"E	7.00'
L30	N01°23'35"E	15.74'
L31	S88°36'25"E	124.96'
L32	S68°53'35"W	110.95'
L33	S01°23'35"W	42.04'
L34	S07°53'08"W	154.32'
L35	N01°23'35"E	35.83'
L37	N01°23'35"E	151.41'
L38	S65°14'02"W	15.00'
L39	S01°23'36"W	68.97'
L40	S43°36'25"E	20.48'
L41	N07°53'00"E	160.84'
L42	S46°23'35"W	154.23'
L44	N00°00'02"E	14.61'
L45	N89°59'58"W	10.00'
L46	S00°00'02"W	14.61'
L47	S67°30'02"W	24.82'
L48	S88°36'25"E	15.00'
L49	S85°10'02"E	15.03'
L50	S88°36'25"E	19.41'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	6°32'13"	1,260.00'	143.76'	143.68'	S17°18'47"E
C3	23°51'29"	100.00'	41.64'	41.34'	S11°55'45"E
C4	3°04'50"	1,275.05'	68.56'	68.55'	S19°02'37"E
C5	3°20'12"	1,213.93'	70.70'	70.69'	S15°23'43"E

SURVEYOR:

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelmann.com

OWNER:

The Grove Weatherford, LLC
917 Peyton Place
Cedar Park, Texas 78613

FINAL PLAT
COSTCO WEATHERFORD ADDITION

LOTS 1 & 2, BLOCK A (2 LOTS)

BEING 23.129 ACRES (1,007,512 SQ. FT.) OUT OF THE W. COSLEY SURVEY, ABSTRACT NO. 244, the L. DUNCAN SURVEY, ABSTRACT NO. 391, and the P. PIPKIN SURVEY, ABSTRACT NO. 1073 IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
DATE OF PRODUCTION: DECEMBER 2023
CITY PLAN FILE #SBD 2023-0053

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 88
Texas Surveyors No. 10066-00 Expires 12/31/2024
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W. COSLEY SURVEY, ABSTRACT NO. 244, the L. DUNCAN SURVEY, ABSTRACT NO. 391, and the P. PIPKIN SURVEY, ABSTRACT NO. 1073
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WASHINGTON 98027

FINAL PLAT
COSTCO WEATHERFORD ADDITION
LOTS 1 & 2, BLOCK A
23.129 ACRES (1,007,512 SQ. FT.)

Date : 19.04.24
Scale : N/A
File : 58852.00-FPLT
Project No. : 26054

SHEET
2 of 2

F737