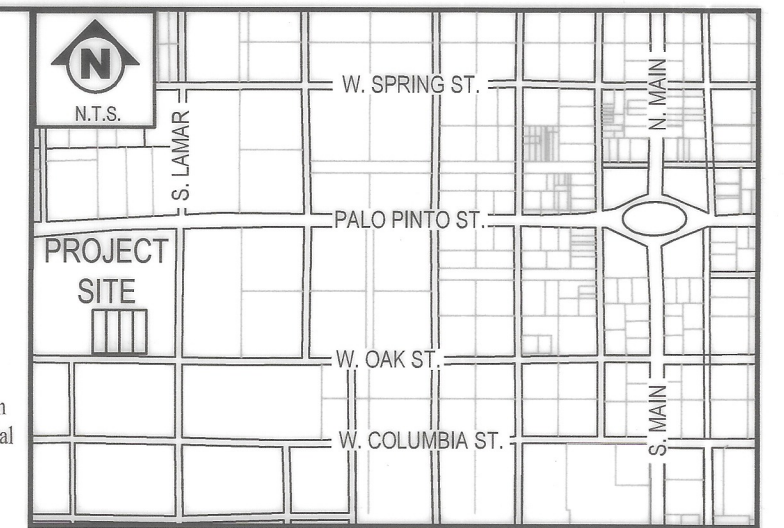


B.B.B. & C. RR. CO. SURVEY  
ABSTRACT NO. 139

NTH CONSTRUCTION, LLC  
INST. NO. 201930145  
O.P.R.P.C.T.

NTH CONSTRUCTION, LLC  
INST. NO. 201930145  
O.P.R.P.C.T.

202118416 PLAT Total Pages: 1



VICINITY MAP

LEGAL DESCRIPTION

WHEREAS, BBS Fourpoints Properties LLC, are the Owners of the herein described property to wit:

BEING 0.53 acre situated in the B.B.B. & C. RR. Co. SURVEY, Abstract No. 139, City of Weatherford, Parker County, Texas, being all of that certain tract of land described in deed to BBS FourPoints Properties LLC, recorded in Instrument Number 201731036, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 5/8" iron rod found in the north line of West Oak Street (an existing 60' Right-of-Way) being the southeast corner of said BBS FourPoints Properties LLC, tract and being the southwest corner of that certain tract of land described in deed to Michael B. Lindsey, recorded in Volume 1144, Page 1300, Real Records, Parker County, Texas, from which a 1/2" iron rod found at the intersection of the west line of Lamar Street with the north line of said West Oak Street, bears S 89°47'27" E, a distance of 110.06 feet, for reference, said point also being the southeast corner of said Michael B. Lindsey tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid coordinate value of NORTH: 6959233.15 and EAST: 2182345.71, for reference;

THENCE N 89°53'18" W, along the north line of said West Oak Street, a distance of 177.89 feet to a 1/2" iron rod found at the southwest corner of said BBS FourPoints Properties LLC, tract and being the southeast corner of that certain tract of land described in deed to City Capital Funding, recorded in Volume 1435, Page 1161, Real Records, Parker County, Texas;

THENCE N 00°07'43" E, leaving the north line of said West Oak Street, along the common line of said BBS FourPoints Properties LLC, tract and said City Capital Funding tract, passing the northeast corner of said City Capital Funding tract and continuing along the west line of said BBS FourPoints Properties LLC, tract, in all, a distance of 130.03 feet to a 1/2" iron rod found at the northwest corner of said BBS FourPoints Properties LLC, tract from which an "x" cut found in a concrete retaining wall, at the easterly southeast corner of that certain tract of land described in deed to Weatherford, Plaza, LLC., recorded in Volume 2894, Page 1201, Official Records, Parker County, Texas, bears S 25°12'51" W, a distance of 15.00 feet, for reference;

THENCE S 89°51'37" E, along the north line of said BBS FourPoints Properties LLC, tract, a distance of 177.94 feet to a 1/2" iron rod found at the northeast corner of said BBS FourPoints Properties LLC, tract;

THENCE S 00°08'50" W, along the east line of said BBS FourPoints Properties LLC, tract, at a distance of 35.52 feet, passing a 1/2" iron rod found at the northwest corner of said Michael B. Lindsey tract, and continuing along the common line of said BBS FourPoints Properties LLC, tract and said Michael B. Lindsey tract, in all, a distance of 129.94 feet to the POINT OF BEGINNING and containing 0.53 acre (23,127 square feet) of land, more or less.

OWNER'S DEDICATION

State of Texas }  
County of Parker }

Date 5-5, 2021

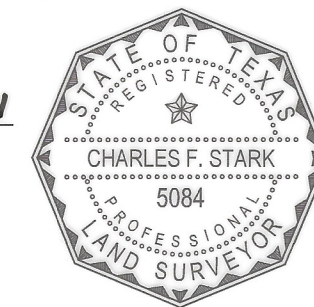
I, the undersigned, owner of the land shown on this plat, and designated herein as Lots 1 through 4, Block 1, OAK STREET TOWNHOMES, a subdivision to the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*Greg J. Shaw*  
Owner

I, the undersigned, 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.

*Charles F. Stark* 5/5/21  
Charles F. Stark Date  
Registered Professional Land Surveyor  
Texas Registration No. 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084



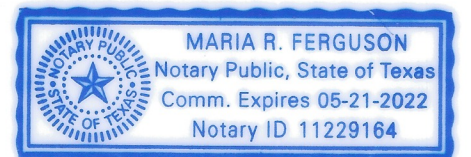
STATE OF TEXAS  
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Greg Shaw, 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 5 day of

May, 2021  
*Maria R. Ferguson*  
Notary Public in and for The State of Texas

05-21-2022  
My Board Expires On:



16040.003.008.00

ACCT NO: 15831  
SCH DIST: WE  
CITY: CWE

Minor Plat

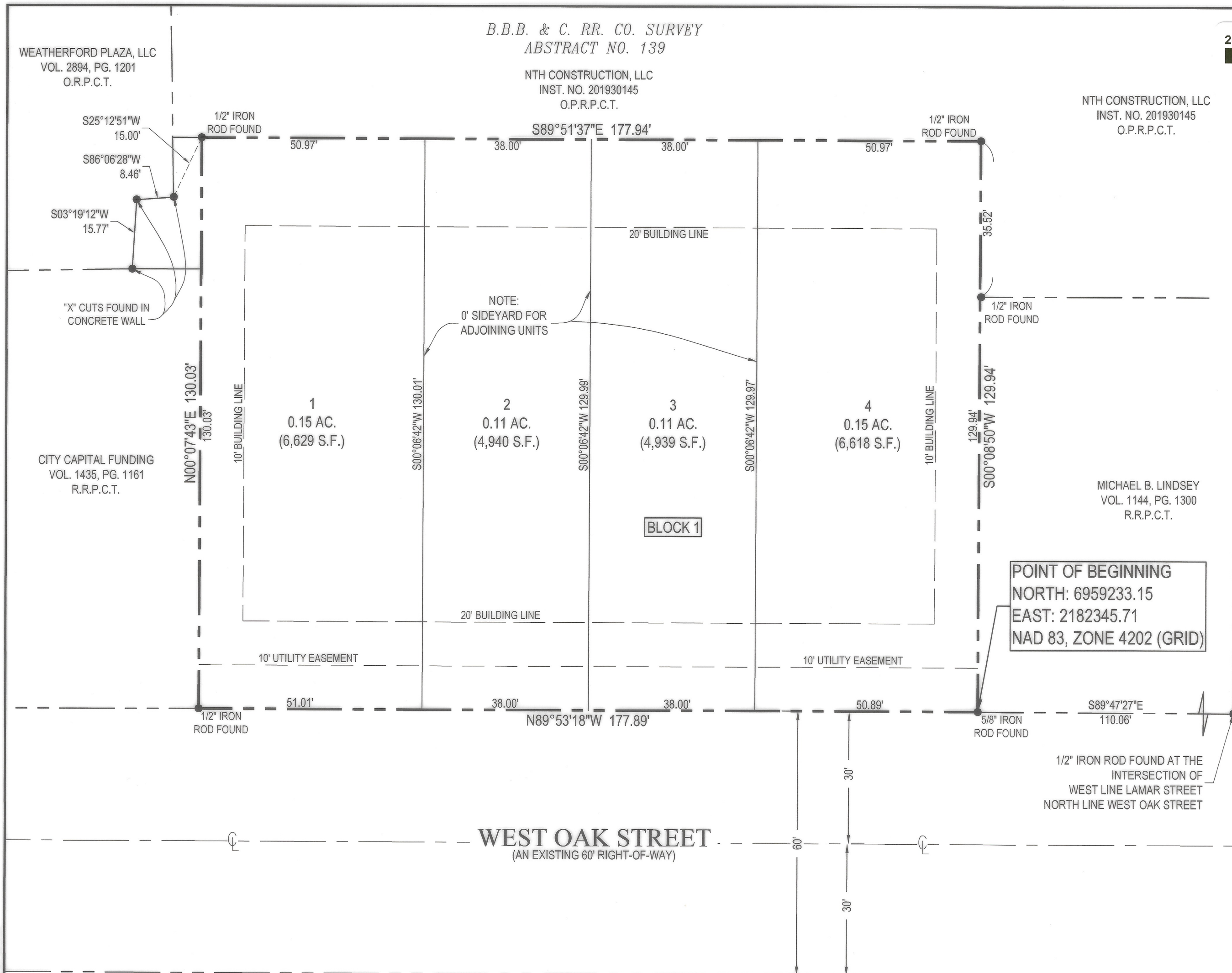
Lots 1 thru 4, Block 1

OAK STREET TOWNHOMES

An Addition to the City of Weatherford  
Parker County, Texas

Being 0.53 Acre Situated in the  
B.B.B. & C. RR. CO. SURVEY, Abstract No. 139  
City of Weatherford  
Parker County, Texas

4 Residential Lots



WEST OAK STREET  
(AN EXISTING 60' RIGHT-OF-WAY)

POINT OF BEGINNING  
NORTH: 6959233.15  
EAST: 2182345.71  
NAD 83, ZONE 4202 (GRID)

GENERAL NOTES

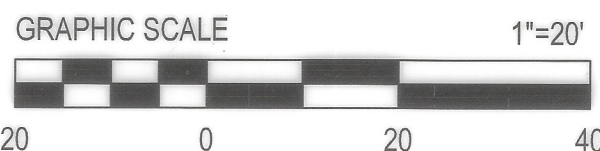
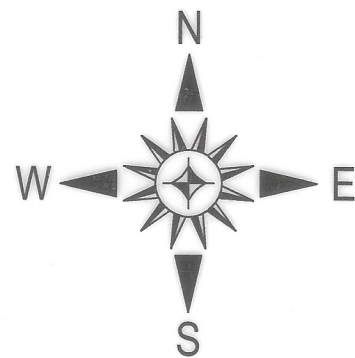
- All lot corners are 1/2 inch capped iron rods stamped "C.F. Stark, RPLS 5084" unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
- Basis of Bearing for this plat is GPS Observation NAD 83, Zone 4202 (Grid).
- This property does not lie within a FEMA designated flood plain or flood prone area, Parker County FIRM, Panel 48367C0270E, Effective Date Sept. 26, 2008.
- 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.
- All portions of this plat lie within the corporate city limits of the City of Weatherford.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

NOTE:

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.

FLOOD STATEMENT:

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, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0270E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



Approval by the Development & Neighborhood Services Department

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 10th day of May, 2021

By *Charles F. Stark*  
Development, & Neighborhood Services Staff

ATTEST: *Imkehlack*  
Secretary

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202118416  
05/10/2021 03:55 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

OWNER:

BBS Fourpoints Properties LLC  
3502 Cliff View Loop  
Weatherford, TX 76086  
Parker County  
Phone: 817-613-9851

FILED FOR RECORD

PARKER COUNTY, TEXAS PLAT RECORD

CABINET E, SLIDE 750

DATE \_\_\_\_\_

JOB No. 261-9634  
DATE FEB. 2021

SHEET

1 of 1



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