

LEGEND
 BL.....Building Line
 D.R.P.C.T.....Deed Records, Parker County, Texas
 IRF.....Iron Rod Found
 IRS.....5/8" Capped Iron Rod Set Marked "BHB INC"
 O.P.R.P.C.T.....Official Public Records, Parker County, Texas
 POB.....Point of Beginning
 P.R.T.C.T.....Plat Records, Parker County, Texas

STATE OF TEXAS §
 COUNTY OF PARKER §

WHEREAS Western Star Concrete, is the owner of a tract of land situated in the N. Staggs Survey, Abstract No. 1199, Parker County, Texas and being described in deed as recorded in Document Number 201627231, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and land being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances are at ground):

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said Western tract, same being the northeast corner of a tract of land described to Weldon Dwayne Sarratt, as recorded in Document Number 201816931 (O.P.R.P.C.T.), and the south right-of-way line of Ranger Highway.

THENCE North 58° 36' 27" East, with the common line of said Western tract and said south right-of-way of Ranger Highway, a distance of 195.08 feet to a 5/8 inch iron rod found for the northeast corner of said Western tract, same being the northwest corner of a tract of land described in deed to Dean West, as recorded in Volume 1096, Page 784, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE South 01° 44' 29" West, with the common line of said Western tract and said West tract, a distance of 745.11 feet to a 1/2 inch iron rod found for the southeast corner of said Western tract, same being the southwest corner of said West tract, and being on the north line of a tract of land described in deed to South Bowie Investment Partners, LP, as recorded in Volume 2385, Page 571, (O.P.R.P.C.T.);

THENCE North 88° 48' 13" West, with the common line of said Western and West tract, and the north line of a tract of land described in Affidavit of Heirship to Edd Mann, as recorded in Document Number 201526503 (O.P.R.P.C.T.) a distance of 156.24 feet, to a 5/8 inch iron rod marked "BHB INC" set for the southwest corner of said Western tract, same being the southeast corner of said Sarratt tract;

THENCE North 01° 06' 12" East, with the common line of said Western and Sarratt tract, a distance of 640.00 feet to the **POINT OF BEGINNING**, containing 110,857 Square Feet or 2.545 Acres of Land.

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Weatherford, Texas.

Toby G. Stock
 Toby G. Stock, R.P.L.S. No. 6412
 Date: May 19, 2020

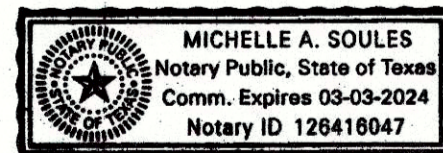


STATE OF TEXAS §
 COUNTY OF TARRANT §

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 19th day of May, 2020

Michelle A. Soules
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BHB
BAIRD, HAMPTON & BROWN
 building partners

OWNER:
 WESTERN STAR CONCRETE
 1507 RANGER HWY.
 WEATHERFORD, TEXAS 76086

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

202025024 PLAT Total Pages: 1

NOTES:

1. Basis of bearing being U.S. 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. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
3. This plat does not alter or remove any existing easements that affect this property and may not be shown.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
5. FEMA/FLOODPLAIN: The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community Panel No. 48367C0265F, Version Number: 2.3.3.2., Map Revised: April 5, 2019.
6. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
7. Underground utilities were not located during this survey. Call 1-800-DIG-TESS and/or utility providers before excavation or construction.
8. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Western Star Concrete, owner, acting herein by and through its authorized agent, Gabe Salmons, does hereby adopt this plat designating the herein above described property Ranger Highway Business Park, an addition in Weatherford ETJ, 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 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 by 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 easements. 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 platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

WITNESS, my hand, this 4 day of August, 2020

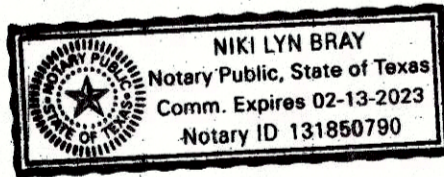
By: *Gabe Salmons*
 Gabe Salmons, Owner
 Authorized Agent

STATE OF TEXAS §
 COUNTY OF Parker §

Before me, the undersigned, a Notary Public for the State of Texas, personally appeared Gabe Salmons, known to be the same person whose name is subscribed hereto.

Given under my hand and seal of office this the 4 day of August, 2020

Niki Lyn Bray
 Notary Public



CITY APPROVAL STATEMENT

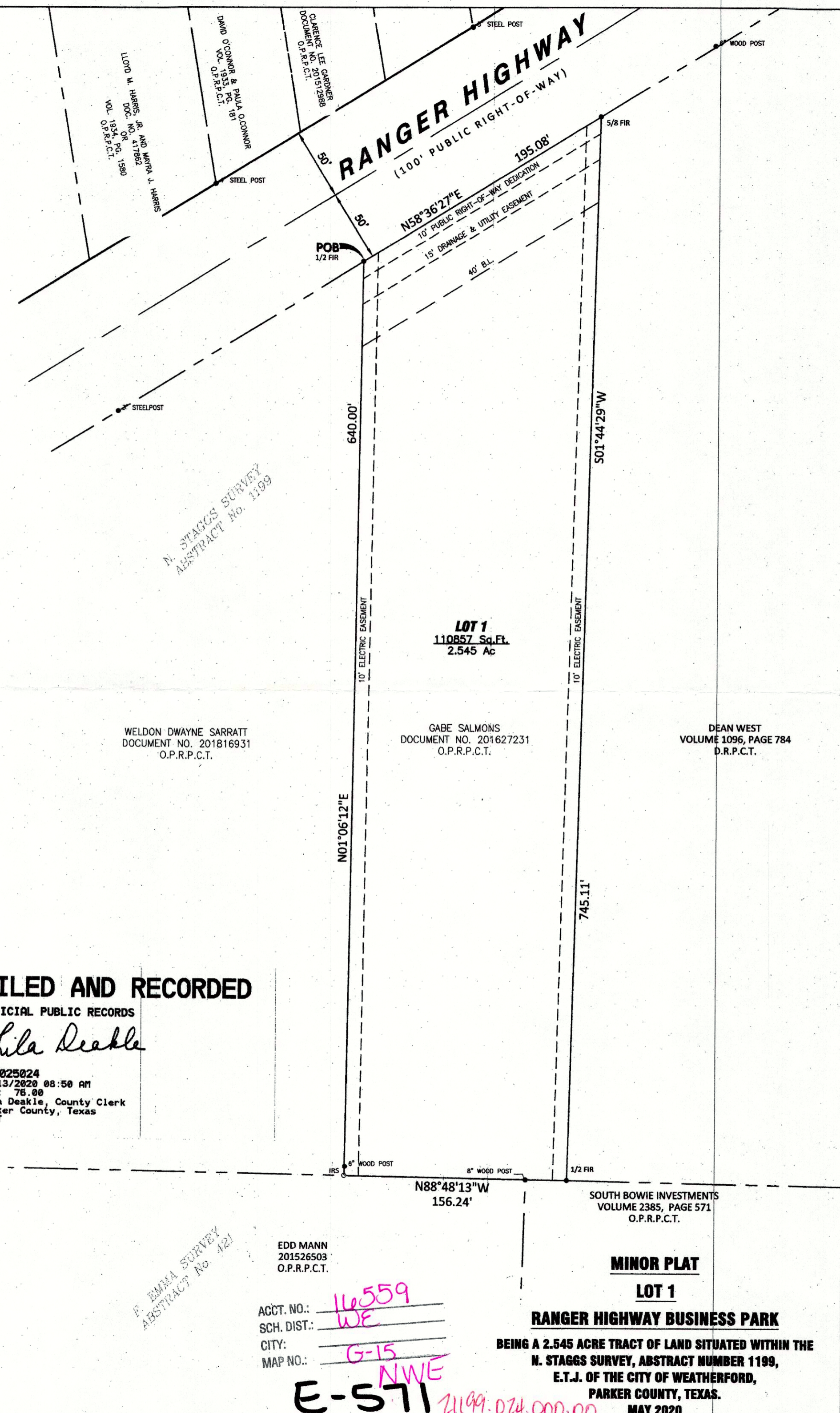
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY: PLANNING AND ZONING COMMISSION, CITY OF WEATHERFORD

Dawn Patton CHAIRPERSON DATE 8/12/20
Kumaraiah DATE 8/12/20

APPROVED BY: CITY COUNCIL, CITY OF WEATHERFORD

Paul Farris MAYOR DATE 8/12/20
Malinda Nowell CITY SECRETARY DATE 8/12/20



N. STAGGS SURVEY
 ABSTRACT No. 1199

WELDON DWAYNE SARRATT
 DOCUMENT NO. 201816931
 O.P.R.P.C.T.

GABE SALMONS
 DOCUMENT NO. 201627231
 O.P.R.P.C.T.

DEAN WEST
 VOLUME 1096, PAGE 784
 D.R.P.C.T.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202025024
 08/13/2020 08:50 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

E. EMMA SURVEY
 ABSTRACT No. 421

EDD MANN
 201526503
 O.P.R.P.C.T.

ACCT. NO.: 16559
 SCH. DIST.: WE
 CITY: G-15
 MAP NO.: NWE

E-571 21199.024.000.00
 MAY 2020

MINOR PLAT
LOT 1
RANGER HIGHWAY BUSINESS PARK
 BEING A 2.545 ACRE TRACT OF LAND SITUATED WITHIN THE
 N. STAGGS SURVEY, ABSTRACT NUMBER 1199,
 E.T.J. OF THE CITY OF WEATHERFORD,
 PARKER COUNTY, TEXAS.
 MAY 2020