

LAND SURVEYOR:



engineering and surveying

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

- 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.

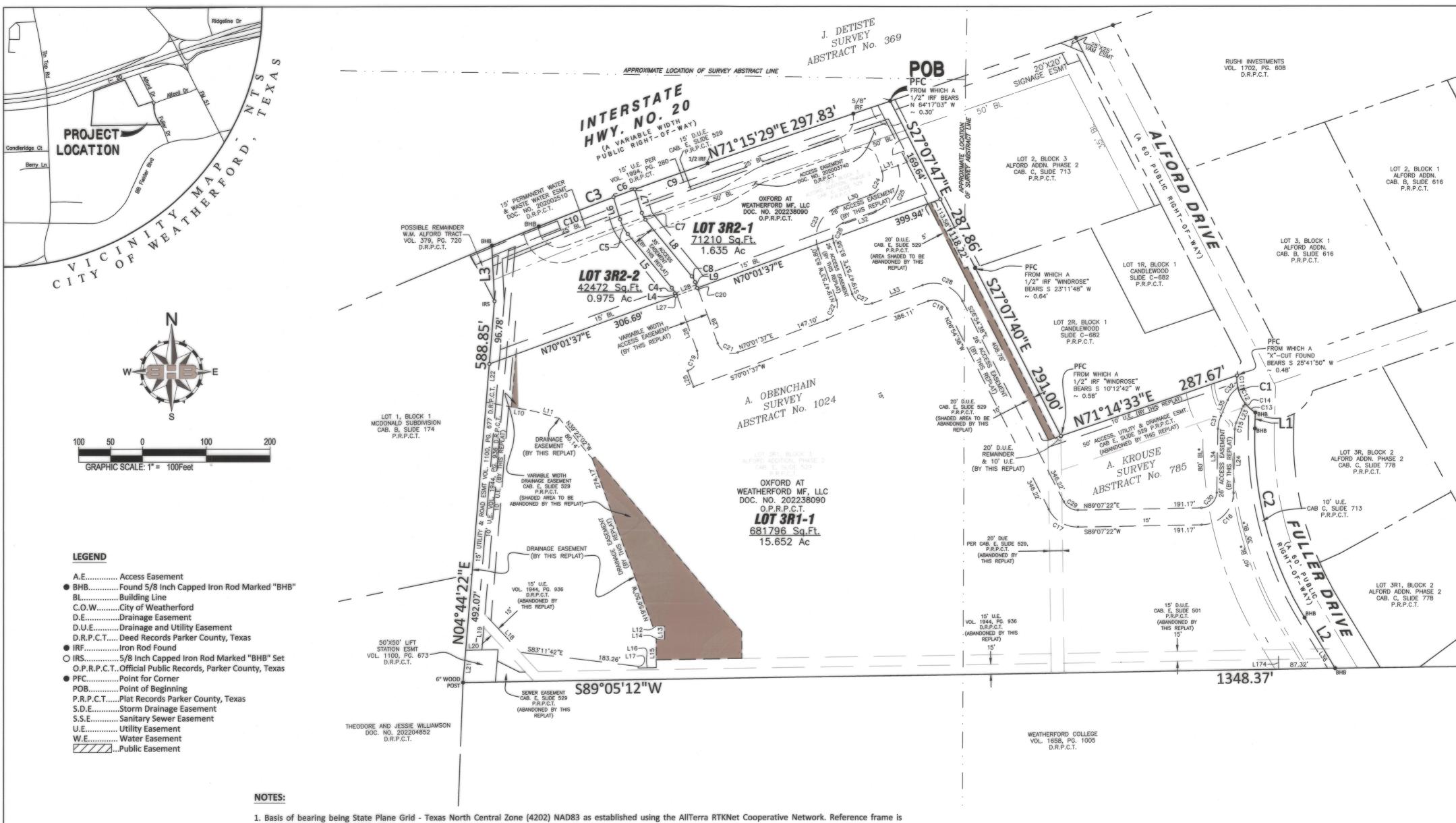
FLOODPLAIN STATEMENT

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.

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

F 537

JULY 2023
SHEET 1 OF 4



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

LAND SURVEYOR:



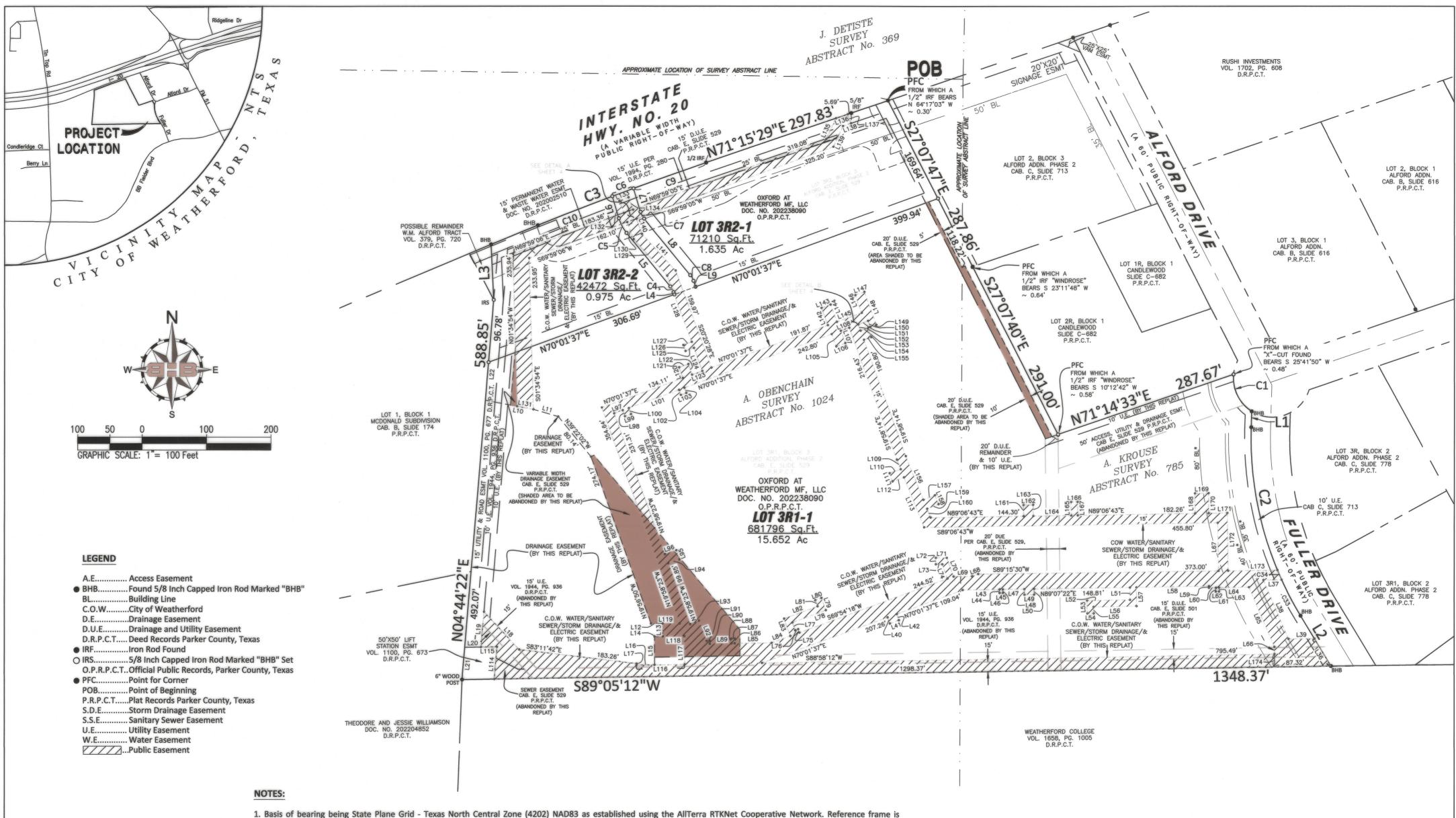
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- NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- 2. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
- 3. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
- 4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
- 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.
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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** F 537 SHEET 2 OF 4



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

LAND SURVEYOR:

DEVELOPER:

Justin Swartz



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Drawing: F:\iob\2020\800\032 Alford Apartments\01 CADD\03 Survey\Replat.dwg

- 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.
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F 537

SHEET 3 OF 4

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.

Owner or Representative

STATE OF TEXAS§

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared, 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.

DEVELOPER:

Justin Swartz

Dallas, Texas 75225

8411 Preston Rd., Suite 700

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAND SURVEYOR:



BAIRD, HAMPTON & BROWN

engineering and surveying

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

	ole	rve Data Tab	Cu				
Chord Length	Chord Bearing	Arc Length	Radius	Delta	lumber		
63.71	S26'12'21"E	67.16'	64*08'33" 60.00' 6		C1		
301.10'	S14°47'06"E	305.30	530.00'	33°00'18"	C2		
356.94	N69*15'15"E	357.00'	23 3'35'11" 5703.58' 3				
10.15	N29°38'52"W	10.19'					
25.64	N28°00'20"W	5'14" 65.00' 25.81' N28*00'20"W		22°45'14" 65.00'			
35.07	N69°40'08"E	'08" 5703.58' 35.07' N69°40'08"		0°21'08" 5703.58'			
11.84'	S28*00'20"E	11.91'	C6 0'21'08" 5703.58' C7 22'45'14" 30.00'		C7		
10.15	S29°38'52"E	10.19'			C8		
119.69'	N70°26'46"E	119.69	09 1'12'08" 5703.58'		1°12'08" 5703.58' 119.6		C9
202.23	N68°28'37"E	202.24	5703.58	2°01'54"	C10		

	LOT TABLE		DF	RAINAGE EASE	MENT
	Line Data Tabl	е		Line Data Tabl	е
nber	Bearing	Distance	Number	Bearing	Distance
L1	S1°43'04"W	24.43'	L10	N79°12'09"W	75.67
_2	S31°17'16"E	91.06'	L11	N73°56'42"W	40.26
_3	N2°47'03"W	85.82'	L12	S89°29'56"W	18.10'
_4	N19°54'46"W	3.76'	L13	N0°30'04"W	20.00'
L5	N39°22'57"W	106.82	L14	N89°29'56"E	12.88'
_6	N16°37'43"W	35.54	L15	N0°16'21"W	43.88'
_7	S16°37'43"E	37.81	L16	N88*58'46"E	28.21'
_8	S39°22'57"E	112.82	L17	S1'01'14"E	2.47'
_9	S19*54'46"E	9.73'	L18	S43*04'59"E	80.00'
			L19	N4*52'55"E	54.91'
			L20	S89°05'12"W	25.12'

FILED AND RECORDED

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

PROPOSED ACCESS EASEMENT (A.E.)

Curve Data Table

Number	Delta	Radius	Arc Length	Arc Length Chord Bearing	
C11	18°17'52"	60.00' 19.16'		S3'17'01"E	19.08'
C12	26°03'58"	60.00'	27.29'	S25°27'57"E	27.06
C13	19*46'42"	60.00'	20.71	N48°23'17"W	20.61
C14	16'33'15"	16.00'	4.62'	S40°28'27"W	4.61'
C15	24°29'27"	24.00'	10.26	S13*18'15"W	10.18'
C16	88°03'50"	50.00'	76.85	S45°05'27"W	69.51
C17	63*58'03"	50.00'	55.82'	N58*53'37"W	52.97'
C18	83°03'45"	24.00'	34.79'	N68'26'31"W	31.83'
C19	89*56'23"	24.00'	37.67	N25'03'25"E	33.92'
C20	4*37'46"	50.00'	4.04'	S22°13'39"E	4.04'
C21	90°03'37"	24.00'	37.72'	S64°56'35"E	33.96'
C22	89°49'30"	24.00'	37.63'	N25'06'52"E	33.89'
C23	89*46'59"	50.00'	78.35	N25'05'36"E	70.58
C24	86*36'51"	30.00'	45.35'	N26°40'41"E	41.15
C25	88*10'19"	56.00'	86.18'	S25*53'57"W	77.92'
C26	94*52'12"	23.00'	38.08'	S25*05'53"W	33.88'
C27	027 90°10′30″		37.77'	S64°53'08"E	33.99'
C28	83°03'45"	50.00'	72.49'	S68'26'31"E	66.30'
C29	63°58'00"	24.00'	26.79'	S58*53'38"E	25.42'
C30	88*03'50"	24.00'	36.89'	N45*05'27"E	33.36'
C31	23'47'51"	50.00'	20.77	N12*57'27"E	20.62
C32	33'12'15"	43.00'	24.92'	S39*52'38"W	24.57

Line Data Table								
Number	Bearing	Distance						
L23	S23*17'34"W	28.07						
L24	S1°03'31"W	98.04						
L25	N19*58'23"W	26.00'						
L26	N19*54'46"W	90.86						
L27	S70°01'37"W	2.00'						
L28	N70°01'37"E	33.84						
L29	S19*54'46"E	86.77						

Line Data Table										
Number	Bearing	Distance								
L30	N69*59'06"E	53.91'								
L31	N70°01'02"E	26.06								
L32	S69*59'06"W	53.91'								
L33	N70°01'37"E	83.01								
L34	N1°03'31"E	98.04								
L35	N23°17'34"E	26.34								

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				
C33	6°47'11"	530.00'	30.00' 62.78' S27°53		62.74'				
C34	1°45'36"	530.00'	16.28'	S23°37'15"E	16.28'				

Line Data Table

L156 S22°12'09"E 72.87'

L157 N67°44'58"E 19.07'

L158 | S22°12'07"E | 15.00'

L159 S67*44'58"W 19.07'

L160 S22*12'07"E 14.58'

L161 N0°53'17"W 17.24'

L162 N89°06'43"E 15.00'

L163 S0°53'17"E 17.24'

L164 N89°06'43"E 59.07'

L165 N0°53'15"W 20.87'

L167 S0*53'15"E 20.87'

L168 N0°52'29"W 30.98'

L169 N89*06'29"E 21.14'

L170 S0°18'27"E 30.98'

L171 N89'06'43"E 29.07'

L172 S0*53'17"E 89.45'

L173 N89°15'30"E 76.43'

L174 N0°54'48"W 20.00'

10.00'

L166 N89°06'45"E

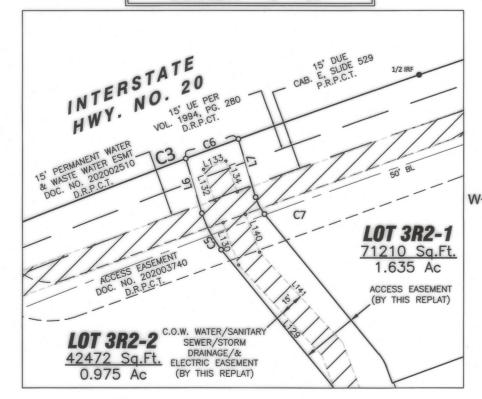
Bearing Distance

- 1	Line Data Table			Line Data Table			1	Line Data Table			l	ine Data Tabl	е
Number	Bearing	Distance	Number	Bearing	Distance		Number	Bearing	Distance	1	Number	Bearing	Distance
L36	S31°17'16"E	49.54	L66	N0°40'59"W	11.16'		L96	S71°00'43"W	18.68'		L126	N20°20'28"W	10.00'
L37	S89°15'30"W	28.16'	L67	S0°53'17"E	74.42'		L97	N70°00'51"E	14.08'		L127	N69°43'13"E	13.90'
L38	S23°13'10"E	98.91'	L68	S69°53'48"W	10.04		L98	S19°58'14"E	10.00'		L128	N20°20'28"W	108.95
L39	N89°31'14"E	40.07	L69	S89°07'22"W	28.80'		L99	N70°01'46"E	10.00'		L129	N42°50'28"W	76.77
L40	S19*58'23"E	10.16'	L70	N20°05'42"W	30.90'		L100	N19°58'14"W	10.00'		L130	N20°20'28"W	28.08
L41	N70°01'37"E	15.00'	L71	N90°00'00"W	16.99'		L101	N70°01'50"E	82.95'		L131	N79°12'09"W	25.60'
L42	N19°58'23"W	10.16'	L72	S0°00'00"E	10.00'		L102	S19*55'31"E	8.31'		L132	N20°20'28"W	20.39
L43	N89°07'22"E	57.21	L73	N90°00'00"E	10.00'		L103	N70°19'04"E	9.00'		L133	N69°39'32"E	15.00'
L44	S0°58'36"E	5.52'	L74	S20°05'42"E	23.50'		L104	N19°55'31"W	8.36'		L134	S20°20'28"E	20.48
L45	N89°01'24"E	5.00'	L75	N19°56'34"W	5.69'		L105	S20°20'05"E	20.42'		L135	N24*59'06"E	35.39
L46	N0°58'36"W	5.51'	L76	S70°03'26"W	5.00'		L106	N69'39'55"E	15.00'		L136	N71°15'29"E	19.16'
L47	S89°07'22"W	33.51'	L77	N20°09'46"W	12.79'		L107	N20°20'05"W	20.33'		L137	S19°49'22"E	15.00'
L48	S0°53'17"E	8.66'	L78	N69°54'18"E	55.41'		L108	N70°01'37"E	14.01'		L138	S71°15'29"W	13.04'
L49	N89°06'43"E	15.00'	L79	N20°05'42"W	20.00'		L109	S22°12'07"E	16.03'		L139	S24°59'06"W	35.20'
L50	N0°53'17"W	8.66'	L80	S69°54'18"W	10.00'		L110	S70°12'07"W	18.33'		L140	S20°20'28"E	25.01
L51	S0°53'14"E	19.00'	L81	S20°05'42"E	10.00'		L111	S19°47'53"E	13.50'		L141	S42°50'28"E	76.77
L52	S89°06'46"W	66.64	L82	S69°54'18"W	55.41'		L112	N70°12'07"E	18.90'		L142	N19°58'14"W	28.31
L53	S0°53'14"E	20.00'	L83	S20°05'42"E	28.50'		L113	S22*12'07"E	83.45'		L143	N70°01'46"E	15.00'
L54	N89°06'46"E	10.00'	L84	S69°54'18"W	30.99'		L114	N4°44'22"E	50.00'		L144	S19°58'14"E	28.31'
L55	N0°53'14"W	10.00'	L85	S89°10'26"W	57.34'		L115	S89°05'12"W	24.88'		L145	N70°01'37"E	41.00'
L56	N89°06'46"E	66.64	L86	N0°17'46"W	7.14		L116	N88*58'19"E	74.96'		L146	N19°48'33"W	28.99
L57	N0°53'14"W	29.00'	L87	N89°58'10"W	5.00'		L117	N1°01'14"W	43.45'		L147	N70°24'50"E	15.00'
L58	N89°07'25"E	112.64'	L88	S0°17'46"E	7.21'		L118	S89°29'56"W	33.29'		L148	S19°51'48"E	53.90'
L59	S0°00'00"E	2.50'	L89	S89°10'26"W	33.29'		L119	N89°29'56"E	26.22		L149	S70°01'46"W	9.99'
L60	N89°07'22"E	10.70'	L90	N0°00'43"E	4.40'		L120	N19°39'28"W	17.50'		L150	N19°58'14"W	10.00'
L61	S0°14'59"E	6.02'	L91	N89°59'17"W	4.95'		L121	N70°20'32"E	15.00'		L151	S70°01'43"W	16.09
L62	N89°27'24"E	5.00'	L92	N21°07'43"W	33.58'		L122	S19*39'28"E	17.41'		L152	S19*58'14"E	10.33'
L63	N0°15'04"W	6.05'	L93	S68*52'17"W	14.53'		L123	N70°01'37"E	16.99'		L153	N70°18′39″E	12.26'
L64	N89'07'22"E	46.48'	L94	N71'00'42"E	18.43'		L124	N20°20'28"W	37.95		L154	S19'41'21"E	15.00'
L65	S23°13'10"E	100.14	L95	N19°00'17"W	15.04		L125	S69°39'32"W	13.90'		L155	S70°18'39"W	12.19

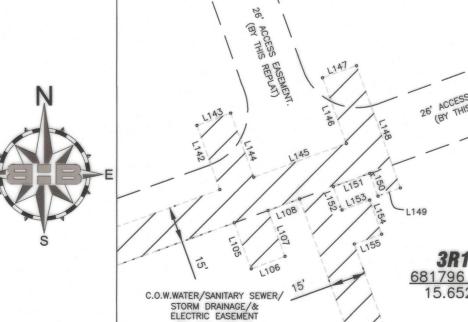
1'' = 60'DETAIL A

L21 S4°44'22"W 50.00'

L22 S4*44'22"W 58.93'



TOBY G STOCK



3R1-1 681796 Sa.Ft. 15.652 Ac (BY THIS REPLAT)

DETAIL B

1'' = 40'

STATE OF TEXAS
COUNTY OF POURCES §

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

Given under my hand and seal of office, this



NIKI LYN BARRETT Notary Public, State of Texa Comm. Expires 02-13-2027 Notary ID 131850790

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 4 OF 4

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

F537

Phone: 214-754-0057

Surveyor's Certification

Date: July 28, 2023

property made under my supervision.

tock, RPLS No. 6412

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 200 day of AUGUST