

202423943 PLAT Total Pages: 1

| 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 |
| P.R.P.C.T..... | Plat Records, Parker County, Texas |
| UE..... | Utility Easement |

LEGAL DESCRIPTION

BEING a tract of land situated in the R. Inman Survey, Abstract Number 725 and the E. Miller Survey, Abstract Number 873, Parker County, Texas, being all of Lot 2R, Block 1, Austin Plaza Phase III, an addition to the City of Weatherford, Parker County, Texas, according to the plat as recorded in Cabinet D, Slide 613, Plat Records, Parker County, Texas (P.R.P.C.T.), being all of Lot 3, Block 1, Austin Plaza Phase III, an addition to the City of Weatherford, Parker County, Texas, according to the plat as recorded in Cabinet B, Slide 71 (P.R.P.C.T.), and being a portion of a tract of land described in deed to Parker County Hospital District, as recorded in Volume 2695, Page 949, Deed Records, Parker County, Texas (D.R.P.C.T.), and 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 the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.):

BEGINNING at a found 3/8-inch iron rod for the southwest corner of said Lot 2R, same being the northwest corner of Lot 1, Block 1, Austin Plaza Phase III, an addition to the City of Weatherford, Parker County, Texas, according to the plat as recorded in Cabinet B, Slide 35 (P.R.P.C.T.), same being on the east right-of-way line of Texas Drive (a 115 foot public right-of-way) and the beginning of a curve to the right;

with the east right-of-way line of said Texas Drive and said curve to the right, having a central angle of 5°48'23", a radius of 1,290.57 feet, an arc distance of 130.79 feet, and a chord which bears North 3°28'30" East, a distance of 130.73 feet to a found 1000 nail;

THENCE North 06°21'29" East, with the east right-of-way line of said Texas Drive a distance of 28.21 feet to a set 5/8-inch capped iron rod marked "BHB INC" and being the beginning of a curve to the right;

with the east right-of-way line of said Texas Drive and said curve to the right, having a central angle of 14°58'54", a radius of 623.82 feet, an arc distance of 163.12 feet, and a chord which bears North 13°40'40" East, a distance of 162.65 feet to a point for the northwest corner of aforementioned Lot 3, same being the southwest corner of a tract of land described in deed to Parker County Hospital District, as record in Document Number 202329930, Official Public Records, Parker County, Texas (O.P.R.P.C.T.);

THENCE with the common line of said Lot 3 and said Parker County Hospital District, the following courses and distances:

South 57°53'42" East, a distance of 35.59 feet to a point;
North 78°27'55" East, a distance of 60.22 feet to a point;
North 23°11'59" East, a distance of 38.00 feet to a point;
North 52°48'59" East, a distance of 42.56 feet to a point;

South 35°56'42" East, a distance of 79.61 feet to a point, being the northeast corner of said Lot 3, same being the northwest corner of a tract of land described in deed to Parker County Hospital District, as recorded in Volume 2695, Page 949 (O.P.R.P.C.T.);

THENCE South 00°54'31" West, with the common line of said Lot 3 and said Parker County District Hospital tract, passing at a distance of 27.32 feet to a found 600 nail for reference, and continuing for a total distance of 161.86 feet to a found 5/8-inch capped iron rod marked "BROOKES BAKER" for the southeast corner of said Lot 3, same being on the north line of aforementioned Lot 2R;

THENCE South 85°56'11" East, with the common line of said Lot 2R and said Parker County District Hospital tract, passing at a distance of 50.08 feet to a found 1/2-inch iron rod for the northeast corner of said Lot 2R, and now over and across said Parker County District Hospital tract for a total distance of 207.96 feet to a set 5/8-inch capped iron rod marked "BHB INC" and being on the west line of a tract of land described to York Avenue Baptist Church Weatherford, as recorded in Volume 755, Page 532 (D.R.P.C.T.);

THENCE South 00°04'15" West, with the common line of said Parker County Hospital District tract and said York Avenue Baptist Church Weatherford tract, a distance of 300.21 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the southeast corner of said Parker County Hospital District tract and being on the north line of Austin Heights Phase Three Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat as recorded in Cabinet B, Slide 182 (P.R.P.C.T.);

THENCE North 89°44'10" West, with the common line of said Parker County Hospital District tract and said Austin Heights Phase Three Addition, a distance of 212.05 feet for the southwest corner of said Parker County Hospital District tract, same being the southeast corner of aforementioned Lot 1, Block 1, Austin Plaza Phase III, from which a found 100d nail bears North 27°55'38" East, a distance of 0.44 feet;

THENCE North 00°54'31" East, with common line of said Parker County Hospital District tract and said Lot 1, Block 1, a distance of 153.91 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of said Lot 1, Block 1, and being on the north line of aforementioned Lot 2R;

THENCE North 85°59'52" West, with common line of said Lot 2R and said Lot 1, Block 1, a distance of 229.72 feet to the **POINT OF BEGINNING** and containing 136,352 square feet or 3.130 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF PARKER §

DATE 9/10, 2024

That, **Parker County Hospital District**, owner(s) of the land shown on this plat, and designated herein as the **Lot 2R3R1, Block 1, Austin Plaza Phase III**, a subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

Randy Bacus
CEO - Randy Bacus, CACHE

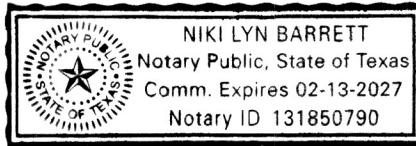
STATE OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, a notary public in the and for the state of Texas, on this day personally appeared Randy Bacus, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 10 day of September, 2024

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
State of Texas Registered Professional Land Surveyor No. 6412
Date: September 9, 2024



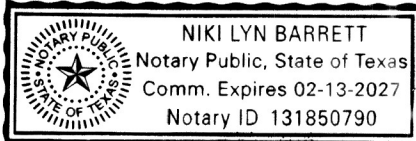
STATE OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, a notary public in the and for the state of Texas, on this day personally appeared Toby G. Stock, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 9 day of September, 2024

Niki Lyn Barrett
Notary Public in and for the State of Texas



GENERAL NOTES

- 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.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- 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.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

FLOOD ZONE NOTE

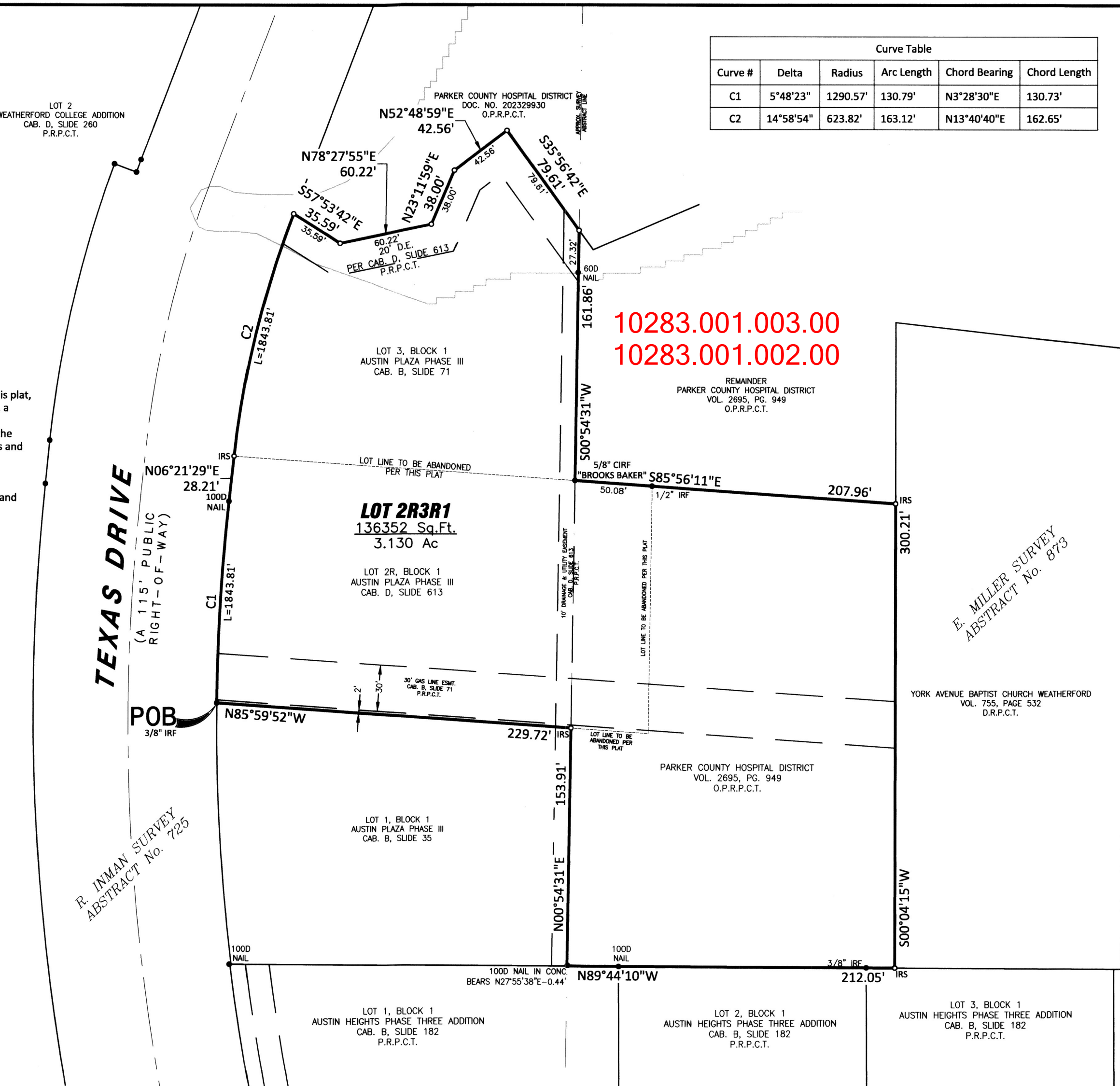
A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs):

Zone A - Without Base Flood Elevations (BFE) determined per Flood Insurance Rate Map (FIRM), Community Panel Number 48367C0385F, Map Revised April 5, 2019. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0385F, Map Revised April 5, 2019.

| Curve Table | | | | |
|-------------|-----------|----------|------------|---------------|
| Curve # | Delta | Radius | Arc Length | Chord Bearing |
| C1 | 5°48'23" | 1290.57' | 130.79' | N3°28'30"E |
| C2 | 14°58'54" | 623.82' | 163.12' | N13°40'40"E |

10283.001.003.00
10283.001.002.00



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202423943
09/13/2024 03:53 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS AND A PORTION OF A TRACT OF LAND INTO ONE LOT.

REPLAT

LOT 2R3R1, BLOCK 1

AUSTIN PLAZA PHASE III

AN ADDITION TO THE CITY OF WEATHERFORD,

PARKER COUNT, TEXAS

BEING A 3.130 ACRE SUBDIVISION OUT OF

THE ELSBERRY MILLER SURVEY, ABSTRACT NO. 873 AND

THE R. INMAN SURVEY, ABSTRACT NO. 725,

PARKER COUNTY, TEXAS

SEPTEMBER 2024

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