

STATE OF TEXAS {

COUNTY OF PARKER {

WHEREAS, FIRST BAPTIST CHURCH OF WEATHERFORD TEXAS is the owner of herein described property to wit:

BEING a 2.93 Acre tract of land in the Parker County Survey, Abstract No. 1071 City Of Weatherford, Parker County, Texas being further described in deeds to First Baptist Church as recorded in Volume 1396, Page 427 Deed Records, Parker County, Texas (D.R.P.C.T.), Volume 1155, Page 945 (D.R.P.C.T.), Volume 1421, Page 1038 (D.R.P.C.T.), Volume 420, Page 443 (D.R.P.C.T.), Volume 295, Page 450 (D.R.P.C.T.) Volume 296, Page 123 (D.R.P.C.T.), R.O.W. Abandonment as recorded under Instrument Number 202332564 (D.R.P.C.T.) & all of Block 23 of City of Weatherford Original Plat as recorded in deed Volume 1209, Page 527 (D.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a mag nail with shiner set at the northeast corner of the said Block 23 Original City Of Weatherford Plat from which a X cut found bears SOUTH 43°53'00" EAST, a distance of 1.40 feet;

THENCE SOUTH 00°09'36" WEST, with the west right-of-way line of South Waco Street a distance of 350.00 feet to a mag nail with shiner set for northeast corner of Lot 4, Block 24 of the Original Town Of Weatherford as recorded in Volume 2178, Page 675 (D.R.P.C.T.);

THENCE leaving the west right-of-way line of South Waco Street and with the common lines of the said Lot 4, Block 24 the following calls:

NORTH 89°49'29" WEST, a distance of 149.99 feet to a mag nail with shiner set for northwest corner of Lot 4, Block 24;

SOUTH 00°09'36" WEST, a distance of 150.00 feet to a mag nail with shiner set for southwest corner of Lot 4, Block 24;

THENCE NORTH 89°49'29" WEST, leaving the common line of Lot 4, Block 24 and with the north right-of-way line of West Oak Street a distance of 150.01 feet to a "X" set in concrete from which a found PK Nail bears NORTH 80°23'18" EAST, a distance of 1.19 feet;

THENCE NORTH 00°09'36" EAST, leaving the north right-of-way line of West Oak Street and with the east right-of-way line of a distance of 500.00 feet to a "X" set in concrete;

THENCE SOUTH 89°49'29" EAST, a distance of 300.00 feet returning to the POINT OF BEGINNING and enclosing 2.93 Acres (127,501 Square Feet) more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FIRST BAPTIST CHURCH OF WEATHERFORD TEXAS, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1 First Baptist Church Weatherford an addition to the City of Weatherford, Texas and does hereby dedicated, in fee simple, to the public use forever, right-of-way, and other public improvements shown thereon. The easements, 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 to 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, regulation and resolutions of the City of Weatherford, Texas.

WITNESS, my hand this 18 day of July, 2024.

BY: *Amber High*

Name: *Amber High*

Title: TRUSTEE

STATE OF TEXAS {

COUNTY OF *Parker*

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Amber High* trustee of FIRST BAPTIST CHURCH WEATHERFORD TEXAS, 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 18 day of July, 2024.

*Jessyca Miller*  
Notary Public in and for the State of Texas

06/04/2028

My Board Expires On:

SYMBOLS LEGEND

D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS  
R.O.W. RIGHT-OF-WAY  
FND FOUND  
○ SET 1/2" CAPPED IRON ROD INSCRIBED "BARRON STARK" OR AS NOTED  
● FOUND MONUMENT AS NOTED

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

**B**  
**Barron-Stark**  
Engineers

OWNER:  
FIRST BAPTIST CHURCH  
221 W. Church St  
Weatherford, TX 76086

FILED FOR RECORD  
PLAT RECORDS, PARKER COUNTY, TEXAS  
CABINET **F** SLIDE **750**  
DATE

COUNTY CLERK STAMP

**FILED AND RECORDED**

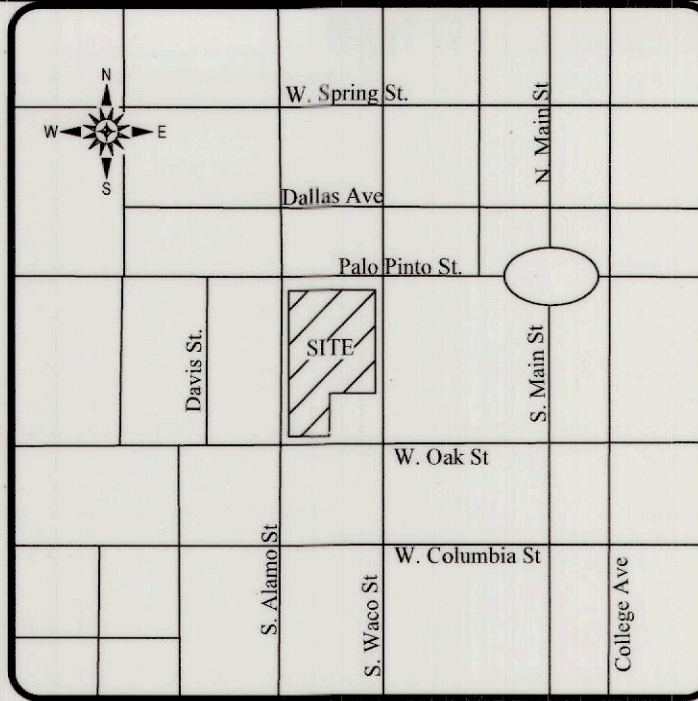
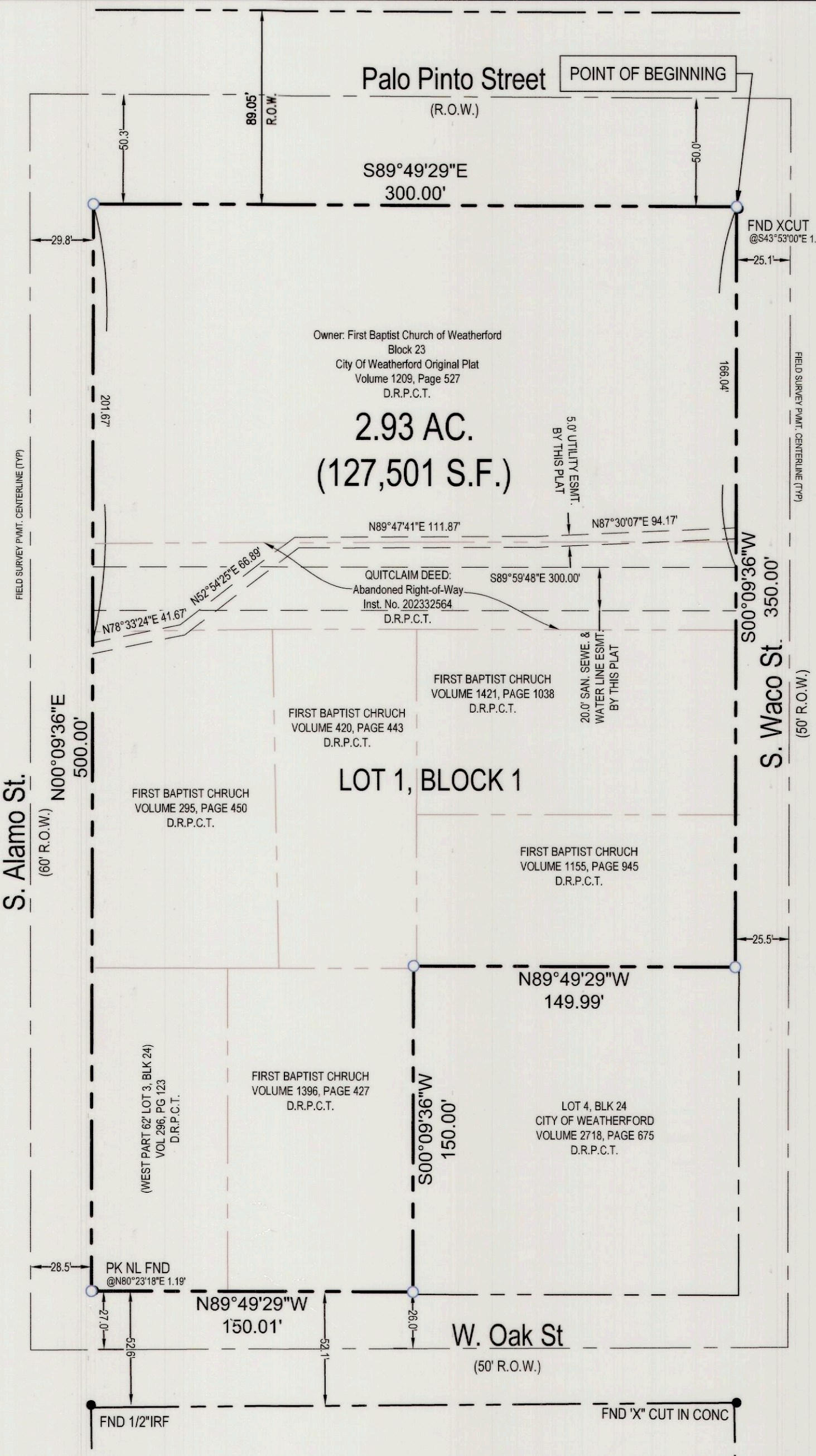
OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202418799  
07/23/2024 09:10 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

PROJECT #134-10187

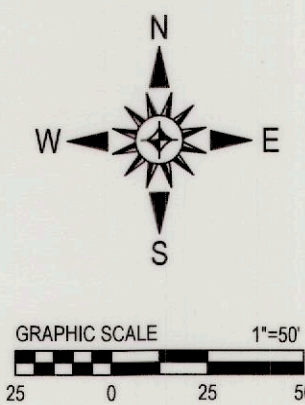
June 2024

SHEET X of 1



Vicinity Map

NOT TO SCALE



202418799 PLAT Total Pages: 1

GENERAL NOTES:

- 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.
- Bearing are based on the Texas State Plane Coordinate System, Texas Central Zone 4202 (NAD 83).
- Any reference to the 100 year flood plain or flood hazard zones are an estimate based on 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, Texas, Dated Sept. 26, 2008, Map No. 48367C0270E, and does not appear to lie within a flood hazard area.
- 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 city limits of the City of Weatherford.

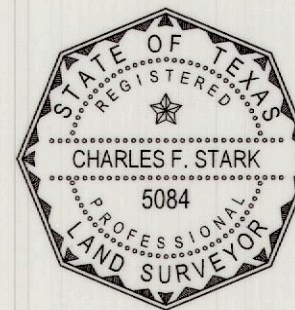
STATE OF TEXAS {

COUNTY OF PARKER {

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Charles F. Stark, RPLS  
Texas Registration No. 5084



ACCT. NO: 12315

SCH. DIST: WE

CITY: CWE

MAP NO: H-15

Approval by Development & Neighborhood Services Department

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

Dated this 18th day of July, 2024

By *Jamie Moon*  
Development & Neighborhood Services Staff

ATTEST: *Monica Johnson*  
Secretary

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FINAL PLAT

LOT 1, BLOCK 1

FIRST BAPTIST CHURCH WEATHERFORD  
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER  
COUNTY, TEXAS

BEING 2.93 ACRES SITUATED IN  
PARKER COUNTY SURVEY,  
ABSTRACT NO. 1071  
BEING BLOCK 23 & LOTS 1 THRU 3 BLOCK 24  
ORIGINAL TOWN OF WEATHERFORD  
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS