



Job No. 202308033 - Minor Replat
City of Weatherford
Revision 02
Plot Date: 10/27/2023 2:00 pm
Scale: 1" = 100'

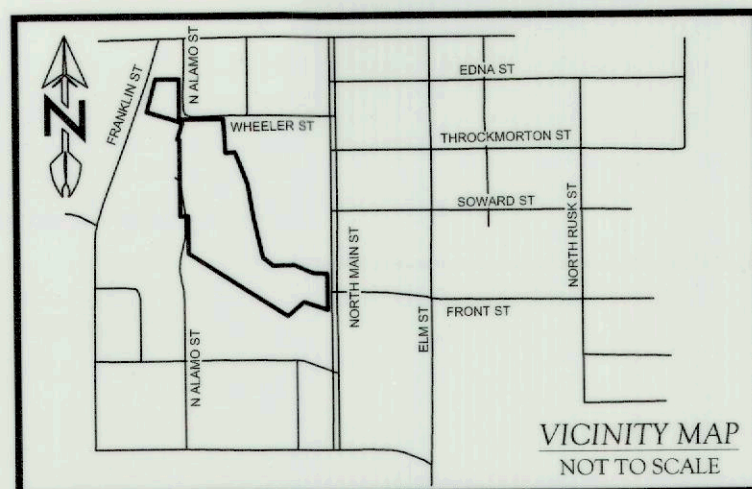
Called 0.482 Acres
Jennifer Dybwad Henderson
& Eric Vincent Dybwad
Document No. 201805692
Official Public Records
Parker County, Texas

Lot 18
Mulkins Addition
Volume 18, Page 80
Deed Records
Parker County, Texas

Lot 17
Mulkins Addition
Volume 18, Page 80
Deed Records
Parker County, Texas

Lot 16
Mulkins Addition
Volume 18, Page 80
Deed Records
Parker County, Texas

Lot 15
Mulkins Addition
Volume 18, Page 80
Deed Records
Parker County, Texas



LINE	BEARING	DISTANCE
L1	S(N) 89°24'15" W(E)	49.72'
L2	N(S) 82°47'16" W(E)	12.77'
L3	N(S) 16°15'23" E(W)	107.50'
L4	N(S) 89°02'09" E(W)	42.67'
L5	S(N) 89°59'58" E(W)	99.61'
L6	N(S) 86°39'06" E(W)	58.74'
L7	S(N) 22°34'10" E(W)	61.16'
L8	S(N) 20°35'19" E(W)	147.89'
L9	S(N) 50°36'56" E(W)	81.00'
L10	N(S) 88°37'08" E(W)	130.13'
L11	S(N) 66°28'22" E(W)	125.35'
L12	S(N) 87°24'36" E(W)	85.24'
L13	S(N) 00°18'42" E(W)	221.53'
L14	N(S) 71°15'36" W(E)	151.58'
L15	S(N) 49°12'21" W(E)	131.56'
L16	N(S) 57°01'37" W(E)	42.96'
L17	N(S) 68°10'57" W(E)	249.15'
L18	S(N) 79°14'35" E(W)	30.78'
L19	N(S) 09°48'02" W(E)	59.50'
L20	S(N) 10°11'32" W(E)	119.90'

Called 3.54 Acres
City of Weatherford
McGratton Park
Volume 250, Page 80
Deed Records
Parker County, Texas

19035.055.001.20
19035.055.001.50

Lot 1R, Block 55
Original Town of Weatherford
Plat Cabinet E, Slide 161
Plat Records, Parker County, Texas

Lot 2-R
10.069
Acres

Lot 1-R
1.750
Acres

Remainder of Called 11.903 Acres
DP & P Property Company, LLC
Document No. 202229823
Official Public Records
Parker County, Texas

Called 0.651 Acres
City of Weatherford
Document No. 202320803
Official Public Records

OWNER/DEVELOPER
City of Weatherford

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@nctuamaps.com



"LEGEND"
O = POINT FOR CORNER IN A CREEK UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND SEPTEMBER 5, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361-813-1888
JUSTIN@NCTUAMAPS.COM

MINOR REPLAT

202329251 PLAT Total Pages: 1

LOT 1-R & 2-R, BLOCK 55, ORIGINAL TOWN OF WEATHERFORD

11.819 ACRES NORTH MAIN IN PARKER COUNTY, TEXAS.
BEING A TRACT OF LAND WEST OF MCGRATTON PARK, WEATHERFORD, TEXAS 76086
PLAT PRODUCED: OCTOBER 17, 2023

11.819 ACRES OF LAND LOCATED IN THE PARKER C.S.L. SURVEY, A-1071. BEING A PORTION OF A CALLED 11.903 ACRES TRACT CONVEYED TO DP & P PROPERTY COMPANY, LLC AS DESCRIBED IN DOCUMENT No. 202229823, AND ALL OF A CALLED 10.069 ACRES TRACT CONVEYED TO THE CITY OF WEATHERFORD AS DESCRIBED IN DOCUMENT No. 202315447 BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING CALLED A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK 55, A PORTION OF LOTS 2 AND 3, BLOCK 61 AND A PORTION OF LOT 1, BLOCK 62, ORIGINAL TOWN OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE 1905 MYERS MAP, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF THE VACATED NORTH ALAMO STREET DESCRIBED IN VOLUME 435, PAGE 97, AND BEING THE CALLED NORTHWEST CORNER OF SAID LOT 2, BLOCK 55;

THENCE S 89°24'15" W - 49.72 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF A CALLED 0.676 ACRES TRACT CONVEYED TO ZULMA MEZA AND ARMANDO MEZA AS DESCRIBED IN DOCUMENT No. 201611697 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°06'16" W - 471.00 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE ALONG SAID CREEK N 82°47'16" W - 12.77 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE N 16°15'23" E - 107.50 FEET TO A RAILROAD TIE POST FOUND;

THENCE N 72°48'14" W - 227.05 FEET TO A RAILROAD TIE POST FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF FRANKLIN STREET;

THENCE ALONG THE EAST LINE OF FRANKLIN STREET, N 16°04'16" E - 205.67 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE N 89°02'09" E - 42.67 FEET TO A RAILROAD TIE POST FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.482 ACRES TRACT CONVEYED TO JENNIFER DYBWAD HENDERSON AND ERIC VINCENT DYBWAD AS DESCRIBED IN DOCUMENT No. 201805692 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID HENDERSON AND DYBWAD TRACT AND THE TRACT DESCRIBED HEREIN, S 89°59'58" E - 99.61 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "TEXAS SURVEYING INC", SAID POINT ALSO BEING IN THE WEST LINE OF ALAMO STREET;

THENCE ALONG THE WEST LINE OF ALAMO STREET, S 00°07'32" E - 247.39 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "TEXAS SURVEYING INC", SAID POINT ALSO BEING AT THE INTERSECTION OF THE WEST LINE OF ALAMO STREET AND THE SOUTH LINE OF WHEELER STREET;

THENCE ALONG THE SOUTH LINE OF WHEELER STREET, N 89°39'43" E - 271.37 FEET TO A RAILROAD TIE POST FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.642 ACRES TRACT CONVEYED TO BALTAZAR MARTINEZ ET UX, VANESSA CORONADO AS DESCRIBED IN DOCUMENT No. 201500312 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID MARTINEZ AND CORONADO TRACT AND SAID TRACT DESCRIBED HEREIN, S 02°49'38" E - 207.10 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "CARTER 5691", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID MARTINEZ AND CORONADO TRACT;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID MARTINEZ AND CORONADO TRACT AND SAID TRACT DESCRIBED HEREIN, N 86°39'06" E - 58.74 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "CARTER 5691", SAID POINT ALSO BEING NORTHWEST CORNER OF CALLED 3.54 ACRES TRACT CONVEYED TO THE CITY OF WEATHERFORD, KNOWN AS MCGRATTON PARK, AS DESCRIBED IN VOLUME 250, PAGE 80 RECORDED IN THE DEED RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID MCGRATTON PARKER AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCE:

- S 22°34'10" E - 61.16 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "TEXAS SURVEYING INC";
- S 20°35'19" E - 147.89 FEET TO A RAILROAD TIE POST FOUND;
- S 09°39'41" E - 130.13 FEET TO A 3 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1R, BLOCK 55, ORIGINAL TOWN OF WEATHERFORD, AS DESCRIBED IN PLAT CABINET E, SLIDE 161 RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID LOT 1R AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

- S 12°42'27" E - 259.06 FEET TO A 3 INCH STEEL FENCE POST FOUND;
- S 50°36'56" E - 81.00 FEET TO A 5 INCH STEEL FENCE POST FOUND;
- N 88°37'08" E - 130.13 FEET TO A 3 INCH STEEL FENCE POST FOUND;
- S 66°28'22" E - 125.35 FEET TO A 3 INCH STEEL FENCE POST FOUND;
- S 87°24'36" E - 85.24 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "STEVENS 5395", SAID POINT ALSO BEING IN THE WEST LINE OF NORTH MAIN STREET, ALSO KNOWN AS FARM TO MARKET HIGHWAY 51;

THENCE ALONG THE WEST LINE OF NORTH MAIN STREET S 00°18'42" E - 221.53 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959";

THENCE N 71°15'36" W - 151.58 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE S 49°12'21" W - 131.56 FEET TO A POINT FOR CORNER IN A CREEK, SAID POINT ALSO BEING IN THE OCCUPIED NORTH LINE OF THE TEXAS AND PACIFIC RAILROAD COMPANY RIGHT OF WAY;

THENCE ALONG SAID OCCUPIED NORTH LINE OF THE TEXAS AND PACIFIC RAILROAD COMPANY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

- N 57°01'37" W - 42.96 FEET TO A POINT FOR CORNER IN A CREEK;
- N 57°35'01" W - 231.84 FEET TO A 2 INCH WOOD FENCE POST FOUND;
- N 57°21'07" W - 221.83 FEET TO A 8 INCH WOOD FENCE POST FOUND;
- N 57°07'36" W - 223.59 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF SAID VACATED NORTH ALAMO STREET;

THENCE ALONG THE EAST LINE OF SAID VACATED NORTH ALAMO STREET, N 00°22'16" W - 229.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.819 ACRES OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF WEATHERFORD DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 1-R & 2-R, BLOCK 55, ORIGINAL TOWN OF WEATHERFORD** A SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS, MY HAND, THIS 6th DAY OF November, 2023

BY: James Hotopp
James Hotopp, City Manager
PRINTED NAME AND TITLE

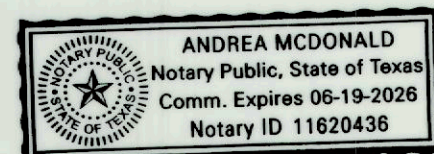
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED,

James Hotopp
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 6th DAY OF November 2023

Andrea McDonald
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202329251
11/09/2023 10:44 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF WEATHERFORD DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 1-R & 2-R, BLOCK 55, ORIGINAL TOWN OF WEATHERFORD** A SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS, MY HAND, THIS 8th DAY OF November 2023

BY: Robert R. Davis
Robert R. Davis, Member
PRINTED NAME AND TITLE

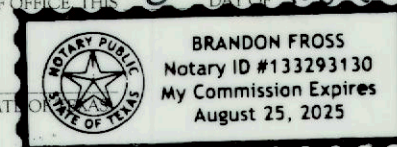
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED,

Robert R. Davis
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 8th DAY OF November 2023

Brandon Fross
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS)
COUNTY OF PARKER)

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 8th day of November, 2023

By: [Signature]
Development & Neighborhood Services Staff

ATTEST:
[Signature]
Development & Neighborhood Services Staff