

Notes:
Bearings converted to GPS coordinates
NAD83 North Central Texas Zone 4202

Legal Description

Being a portion of Lots 1,2,3 and 4, Block 55 and a portion of Lots 1 and 2, Block 61 and a part of Block 62 ORIGINAL TOWN OF WEATHERFORD, Parker County, Texas as described in deed known as First, Second, Third and Fourth Tracts to Harold Ogle and wife Nannie Jo Ogle by deed recorded in Volume 1745, Page 1282, Real records, Parker County, Texas. Being further described as a portion of that deed described in deed to Moore 6 Properties, LLC, recorded in 201526233, Official Public Records, Parker County, Texas;

Beginning at a 1/2" iron found being per deed call (in V. 1745, P. 1282) the south boundary line of Soward Street (vacated) and being the called northwest corner of Lot 2, Block 55;

THENCE South 89 degrees 42 minutes 47 seconds West 50.00 feet to a 1/2" iron found;

THENCE North 00 degrees minutes 20 seconds West 471.00 feet to a 1/2" iron found;

THENCE North 82 degrees 41 minutes 20 seconds West 12.77 feet to a 1/2" iron found;

THENCE North 16 degrees 21 minutes 10 seconds East 107.52 feet cross tie fence post found;

THENCE North 72 degrees 52 minutes 01 seconds West 227.54 feet to a cross tie fence post found in the east line of Franklin Street;

THENCE North 16 degrees 00 minutes 58 seconds East, along the ease line of Franklin Street, 205.72 feet to a cross tie fence post found;

THENCE North 89 degrees 21 minutes 08 seconds East 42.72 feet to a cross tie fence post found at the southwest corner of that certain tract of land described in deed to Jennifer Dybwad and Eric Vincent Dybwad by deed recorded in 201805692, Official Public Records, Parker County, Texas;

THENCE North 89 degrees 54 minutes 38 seconds East, along the south line of said Dybwad tract, 117.77 feet to a cross tie fence post found in the west line of Alamo Street;

THENCE South 00 degrees 53 minutes 49 seconds West, along the west line of Alamo Street, 178.53 feet to a cross tie fence post found;

THENCE South 54 degrees 40 minutes 46 seconds West 22.19 feet to a cross tie fence post found;

THENCE South 42 degrees 42 minutes 33 seconds East 49.91 feet to a cross tie fence post found;

THENCE Along said fence, as follows:

South 67 degrees 55 minutes 01 seconds East 10.34 feet to a fence post found ;
South 66 degrees 48 minutes 42 seconds East 23.37 feet to a fence post found;
South 84 degrees 19 minutes 10 seconds East 26.87 feet to a fence post found in the south line of Wheeler Street;

THENCE North 89 degrees 58 minutes 51 seconds East, along the south line of said Wheeler Street, 177.21 feet to a cross tie fence post found at the northwest corner of that certain tract of land described in deed to Baltazar Martinez et ux, Vanessa Coronado by deed recorded in 201500312, Official Public Records, Parker County, Texas;

THENCE South 03 degrees 30 minutes 02 seconds East, along the west line of said Martinez tract, 207.51 feet to a fence post found;

THENCE North 86 degrees 01 minutes 40 seconds East along the south line of said Martinez tract, 56.90 feet to a capped "Carter" 3/8" iron found;

THENCE South 22 degrees 27 minutes 34 seconds East 61.16 feet to a capped "Carter" 3/8" iron found;

THENCE South 20 degrees 28 minutes 39 seconds East 147.58 feet to a cross tie fence post found;

THENCE South 08 degrees 27 minutes 59 seconds East 203.69 feet to a 3" steel fence post found at the northwest corner of Lot 1R, Block 55, ORIGINAL TOWN OF WEATHERFORD, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Cabinet E, Slide 161, Plat Records, Parker County, Texas;

THENCE Along the west and south line of said Lot 1R, as follows:

South 13 degrees 47 minutes 52 seconds East, 260.09 feet to a 3" steel fence post found;

South 51 degrees 03 minutes 23 seconds East, 80.37 feet to a capped Stevens Surveying 1/2" iron found;

North 88 degrees 37 minutes 12 seconds East, 129.59 feet to a point;

South 66 degrees 29 minutes 05 seconds East, 125.98 feet to a capped Stevens Surveying 1/2" iron found;

South 87 degrees 24 minutes 01 seconds East, 85.13 feet to a capped Stevens Surveying 1/2" iron found in the west line of North Main Street;

THENCE South 00 degrees 19 minutes 58 seconds East, along the west line of North Main Street, 221.31 feet to a point;

THENCE North 71 degrees 39 minutes 26 seconds West, 151.37 feet to a point in creek;

THENCE South 49 degrees 21 minutes 53 seconds West 131.42 feet to a point in creek;

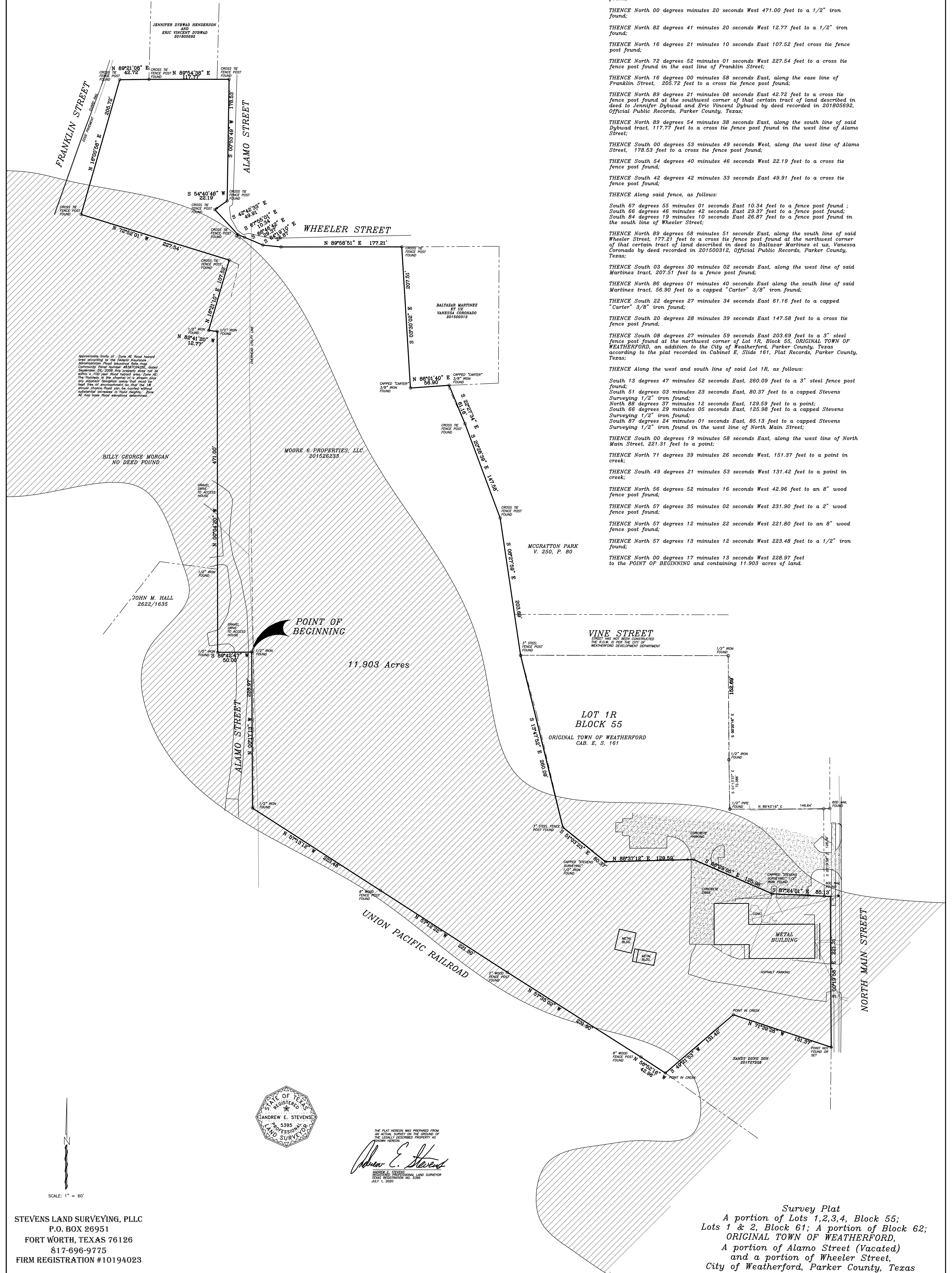
THENCE North 56 degrees 52 minutes 16 seconds West 42.96 feet to an 8" wood fence post found;

THENCE North 57 degrees 35 minutes 02 seconds West 231.90 feet to a 2" wood fence post found;

THENCE North 57 degrees 12 minutes 22 seconds West 221.80 feet to an 8" wood fence post found;

THENCE North 57 degrees 13 minutes 12 seconds West 223.48 feet to a 1/2" iron found;

THENCE North 00 degrees 17 minutes 13 seconds West 228.97 feet to the POINT OF BEGINNING and containing 11.903 acres of land.



Survey Plat
A portion of Lots 1,2,3,4, Block 55;
Lots 1 & 2, Block 61; A portion of Block 62;
ORIGINAL TOWN OF WEATHERFORD,
A portion of Alamo Street (Vacated)
and a portion of Wheeler Street,
City of Weatherford, Parker County, Texas

STEVENS LAND SURVEYING, PLLC
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FIRM REGISTRATION #10194023



THE PLAT HEREON WAS PREPARED FROM
AN ACTUAL SURVEY ON THE GROUND OF
THE LEGALLY RECORDED PROPERTY AS
FOUR HEREIN.
Andrew E. Stevens
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
JULY 1, 2020