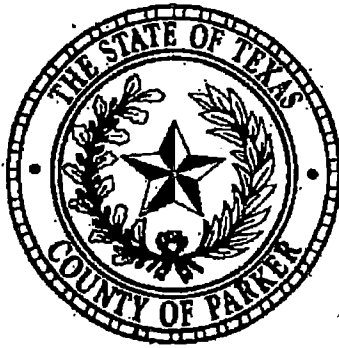




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Major's Industrial Addition

Block 4, Lots A thru H Block 5

Description Lot A9 Commercial Lots

Filed in Plat Cabinet G slide # 276

File Date 5/8/24 Instrument Date 4/9/26

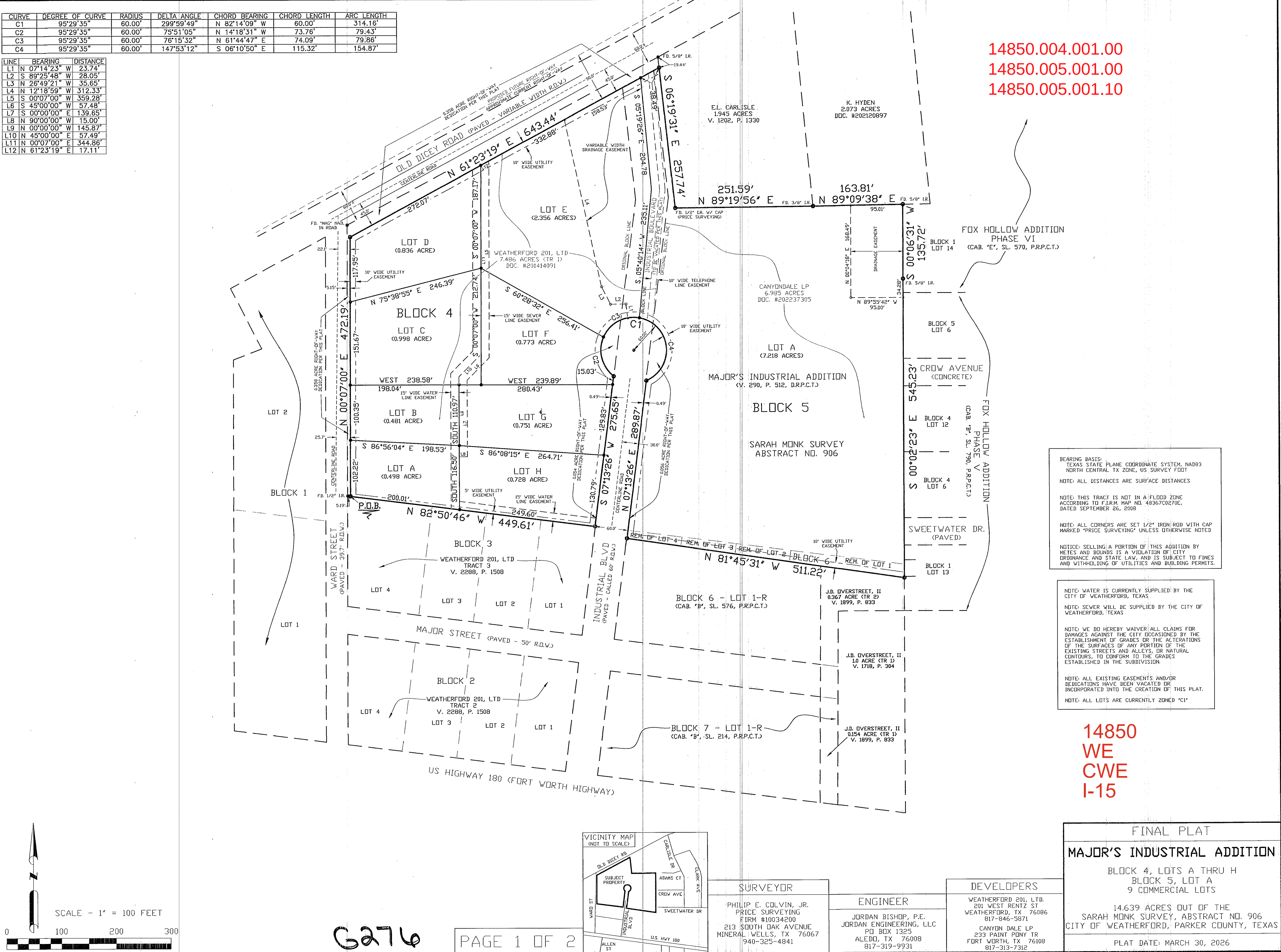
of pages 2

Official Public Record Filed
Recorded on: 05/08/2026 02:04:23 PM
Doc # 202613176
Lila Deakle, County Clerk
Parker County Texas



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	299°59'49"	N 82°14'09" W	60.00'	314.16'
C2	95°29'35"	60.00'	75°51'05"	N 14°18'31" W	73.76'	79.43'
C3	95°29'35"	60.00'	76°15'32"	N 61°44'47" E	74.09'	79.86'
C4	95°29'35"	60.00'	147°53'12"	S 06°10'50" E	115.32'	154.87'

LINE	BEARING	DISTANCE
L1	N 07°14'23" W	23.74'
L2	S 89°25'48" W	28.05'
L3	N 26°49'21" W	35.65'
L4	N 12°18'59" W	312.33'
L5	S 00°07'00" W	359.28'
L6	S 45°00'00" W	57.48'
L7	S 00°00'00" E	139.65'
L8	N 90°00'00" W	15.00'
L9	N 00°00'00" W	145.87'
L10	N 45°00'00" E	57.49'
L11	N 00°07'00" E	344.86'
L12	N 61°23'19" E	17.11'



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14850.005.001.10

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0270E,
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

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.

NOTE: WATER IS CURRENTLY SUPPLIED BY THE
CITY OF WEATHERFORD, TEXAS

NOTE: SEWER WILL BE SUPPLIED BY THE CITY OF
WEATHERFORD, TEXAS

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR
DAMAGES AGAINST THE CITY OCCASIONED BY THE
ESTABLISHMENT OF GRADES OR THE ALTERATIONS
OF THE SURFACES OF ANY PORTION OF THE
EXISTING STREETS AND ALLEYS, OR NATURAL
CONTOURS, TO CONFORM TO THE GRADES
ESTABLISHED IN THE SUBDIVISION.

NOTE: ALL EXISTING EASEMENTS AND/OR
DEDICATIONS HAVE BEEN VACATED OR
INCORPORATED INTO THE CREATION OF THIS PLAT.

NOTE: ALL LOTS ARE CURRENTLY ZONED "C1"

14850
WE
CWE
I-15

FINAL PLAT

MAJOR'S INDUSTRIAL ADDITION

BLOCK 4, LOTS A THRU H

BLOCK 5, LOT A

9 COMMERCIAL LOTS

14.639 ACRES OUT OF THE

SARAH MONK SURVEY, ABSTRACT NO. 906

CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

PLAT DATE: MARCH 30, 2026

SURVEYOR	ENGINEER	DEVELOPERS
PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841	JORDAN BISHOP, P.E. JORDAN ENGINEERING, LLC PO BOX 1325 ALEDO, TX 76008 817-319-9931	WEATHERFORD 201, LTD. 201 WEST RENTZ ST WEATHERFORD, TX 76086 817-846-5871 CANYON DALE LP 233 PAINT PONY TR FORT WORTH, TX 76108 817-313-7312

G276

STATE OF TEXAS
COUNTY OF PARKER

That I, WEATHERFORD 201, LTD, the owner of the land shown on this plat, and designated herein as BLOCK 4 and BLOCK 5 of MAJOR'S INDUSTRIAL ADDITION to the City of Weatherford, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.


STEVE WATSON, General Partner of Weatherford 201, LTD.

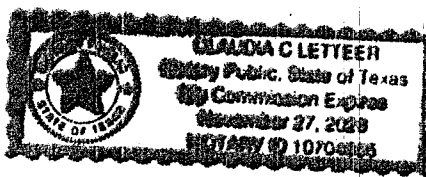
4/9/26
Date

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 STEVE WATSON, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this 9th day of April, 2026


Signature



LEGAL DESCRIPTION

Of a 14.639 acres tract of land out of the Sarah Monk Survey, Abstract No. 906, Parker County, Texas; being part of Block 4, Block 5, Block 6 and a portion of Industrial Street in Major's Industrial Addition to the City of Weatherford, according to plat recorded in Volume 290, Page 512 of the Deed Records of Parker County, Texas; and being part of those certain tracts described in Document No. 201414091 and in Document No. 202237305 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Ward Street and in the south line of said Block 4 for the southwest and beginning corner of this tract. Whence a found 1/2" iron rod at the southwest corner of said Block 4 bears N. 82 deg. 50 min. 46 sec. W. 5.19 feet.

Thence N. 00 deg. 07 min. 00 sec. E. 472.19 feet along the east line of said Ward Street to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of Old Dicey Road for the northwest corner of this tract.

Thence N. 61 deg. 23 min. 19 sec. E. 643.44 feet along the south line of said Old Dicey Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Block 5 and in the west line of a certain 1.945 acres tract described in Volume 1202, Page 1330 of the Real Records for the most northerly northeast corner of this tract. Whence a found 5/8" iron rod at the northeast corner of said Block 5 bears N. 06 deg. 19 min. 31 sec. W. 19.44 feet.

Thence S. 06 deg. 19 min. 31 sec. E. 257.74 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 1.945 acres tract for an ell corner of this tract and said Block 5.

Thence N. 89 deg. 19 min. 56 sec. E. 251.59 feet to a found 3/8" iron rod at the southeast corner of said 1.945 acres tract for a corner of this tract and said Block 5.

Thence N. 89 deg. 09 min. 38 sec. E. 163.81 feet to a found 5/8" iron rod at the northwest corner of Lot 14 in Block 1 of Fox Hollow Addition, Phase VI, according to plat recorded in Cabinet E, Slide 570 of the Plat Records, for the most easterly northeast corner of this tract and said Block 5.

Thence S. 00 deg. 06 min. 31 sec. W. 135.72 feet to a found 5/8" iron rod for a corner of this tract and said Lot 14.

Thence S. 00 deg. 02 min. 23 sec. E. 545.23 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Block 6 for the southeast corner of this tract.

Thence N. 81 deg. 45 min. 31 sec. W. 511.22 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Industrial Boulevard and in the north line of Lot 1-R, according to plat recorded in Cabinet B, Slide 576 of said Plat Records, for a corner of this tract.

Thence N. 07 deg. 13 min. 26 sec. E. 289.87 feet along the east right of way line of said Industrial Boulevard to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence along the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 299 deg. 59 min. 49 sec., a chord of N. 82 deg. 14 min. 09 sec. W. 60.00 feet, and an arc length of 314.16 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of said Industrial Boulevard for a corner of this tract.

Thence S. 07 deg. 13 min. 26 sec. W. 275.65 feet along the west right of way line of said Industrial Boulevard to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said Block 4 for a corner of this tract.

Thence N. 82 deg. 50 min. 46 sec. W. 449.61 feet to the place of beginning.

STATE OF TEXAS
COUNTY OF PARKER

That I, CANYONDALE LP, the owners of the land shown on this plat, and designated herein as BLOCK 4 and BLOCK 5 of MAJOR'S INDUSTRIAL ADDITION to the City of Weatherford, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

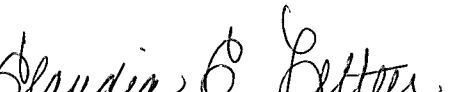

JIM RATTERREE, General Partner of Canyondale LP

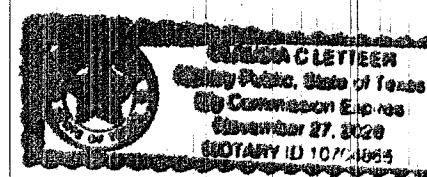
4/09/26
Date

STATE OF TEXAS
COUNTY OF Parker

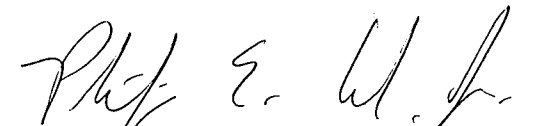
BEFORE ME, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared JIM RATTERREE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein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

GIVEN under my hand and seal of office this 9th day of April, 2026


Signature



I, THE UNDERSIGNED, 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 DIRECT SUPERVISION ON JULY 6, 2023


PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN221226 221226A.dwg
14324.crd FN230842 FN230946



Official Public Record Filed
Recorded on: 05/08/2026 02:04:23 PM
Doc # 202613176
Lila Deakle, County Clerk
Parker County Texas



PAGE 2 OF 2

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

EXECUTED THIS THE 5th DAY OF May, 2026

BY: 
CHAIRMAN

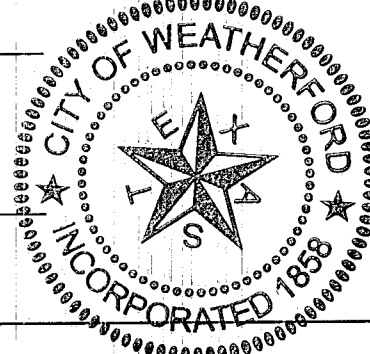
ATTEST: 
SECRETARY

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

EXECUTED THIS THE 5th DAY OF May, 2026

BY: 
MAYOR

ATTEST: 
SECRETARY



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14850.005.001.00
14850.005.001.10

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WE
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I-15

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 276
DATE 5/8/26

FINAL PLAT
MAJOR'S INDUSTRIAL ADDITION
BLOCK 4, LOTS A THRU H
BLOCK 5, LOT A
9 COMMERCIAL LOTS
14.639 ACRES OUT OF THE
SARAH MONK SURVEY, ABSTRACT NO. 906
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
PLAT DATE: MARCH 30, 2026