

SURVEYOR'S NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202)..

2. In the preparation of this survey, the surveyor has relied upon that commitment for title insurance as prepared by Fidelity National Title Insurance Company, GF Number FT-44122-9001222400054-LE, having an effective date of January 15, 2024 and an issued date of January 24, 2024. All plottable exceptions are shown unless otherwise noted.

3. Per FEMA Flood Insurance Rate Map Number 48367C0270E, dated September 26, 2008, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

4. The purpose of this plat is to combine 2 lots, and a portion of a third for commercial development and replat the remainder lot.

OWNER'S DEDICATION:

State of Texas §
County of Parker §

WHEREAS Retail Opportunity Weatherford LLC and Tennison Ventures, L.P. are the owners of a tract of land situated in the Sarah Monk Survey, Abstract Number 906, City of Weatherford, Parker County, Texas and being all of Lots 2, 3 and 4, of Block 1, Olde Towne Shoppe, an addition to the City of Weatherford, Parker County, Texas, as recorded in Cabinet C, Slide 105, Plat Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Lot 3, said corner being on the north right-of-way line of Fort Worth Highway 180 (a 100-foot wide right-of-way);

THENCE North 00 degrees 32 minutes 42 seconds East, along the west lint of said Block 1, a distance of 160.50 feet to a 1/2-inch iron rod with a cap stamped "TEXAS" found for the angle corner;

THENCE North 89 degrees 23 minutes 42 seconds East, continuing along said west line, a distance of 24.40 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as with cap) set for angle corner;

THENCE North 00 degrees 32 minutes 42 seconds East, continuing along said west line, a distance of 429.71 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Lot 2, said corner being on the south right-of-way line of Jameson Street (a 60-foot wide right-of-way);

THENCE South 89 degrees 52 minutes 15 seconds East, along the common said south right-of-way line and north line of Lot 2, a distance of 115.50 feet to a 1/2-inch iron rod with cap set the most northerly northeast corner of said Lot 2 and the northwest corner of Lot 1 of said Block 1;

THENCE South 00 degrees 32 minutes 42 seconds East, departing said south-right-of-way line and along the common east line of said Lot 2 and west line of said Lot 1, a distance of 139.45 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 1;

THENCE South 89 degrees 12 minutes 46 seconds East, continuing along said east line and the south line of said Lot 1, a distance of 102.33 feet to a 1/2-inch iron rod set for the most easterly northeast corner of said Lot 2 and the southeast corner of said Lot 1, said corner being on the west right-of-way line of North Bankhead Drive (a 50-foot wide right-of-way) and the east line of said Block 1;

THENCE South 00 degrees 34 minutes 33 seconds West, along the common east line of said Block 1 and said west right-of-way line, a distance of 446.77 feet to the POINT OF BEGINNING AND CONTAINING 113,113 square feet or 2.597 acres of land, more or less.

Date 11/7, 20 24

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the OLDE TOWNE SHOPPE subdivision to the City of Weatherford, Texas, and whose name is subscribed hereto, 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.

Dan Avnery
RETAIL OPPORTUNITY WEATHERFORD, LLC
DAN AVNERY, MANAGER

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 Dan Avnery, known to me to be the person whose name is subscribed to the above and 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 the 7th day of Nov, 20 24

Matthew Heath, Jr.
Notary Public in and for the state of Texas
Bryan Tennison
TENNISON VENTURES, L.P.
BY SBT PROPERTIES, LLC
BRYAN TENNISON, PRESIDENT AND SOLE MEMBER

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 Bryan Tennison, known to me to be the person whose name is subscribed to the above and 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 the 11th day of NOV, 20 24

Brandi Lee Smith
Notary Public in and for the state of Texas

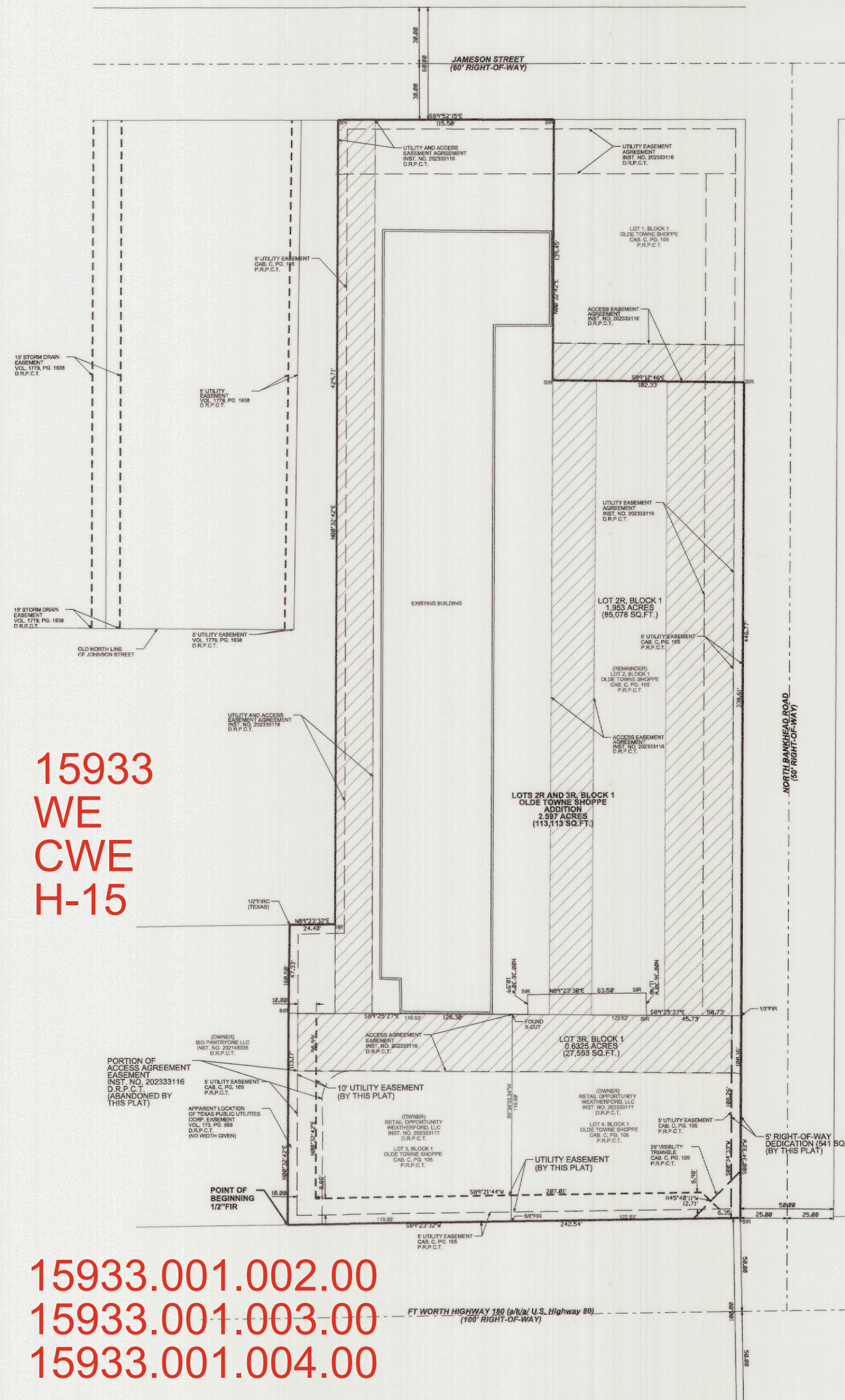
G020

202429995 PLAT Total Pages: 1

0 30' 60' 120'

1" = 60'

N



LEGEND

D.R.P.C.T.
P.R.P.C.T.
SIR

FIR(C)
VOL.
PG.
INST.
NO.
CAB.
SQ. FT.

DEED RECORDS OF PARKER COUNTY, TEXAS
PLAT RECORDS OF PARKER COUNTY, TEXAS
SET 1/2-INCH IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "GEONAV"
FOUND IRON ROD (WITH CAP STAMPED...)

VOLUME
INSTRUMENT
NUMBER
CABINET
SQUARE FEET

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.

Dated this the 13th day of November, 20 24

By: Brian C. Smith
Chairman

ATTEST:

Andrea McDonald
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.

Dated this the 13th day of November, 20 24

By: Paul Parker

ATTEST:

Andrea McDonald
Secretary

SURVEYOR'S CERTIFICATE:

I, Joel C. Howard, 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 supervision.

Joel C. Howard
Registered Professional Land Surveyor
Joel C. Howard, RPLS No. 6267

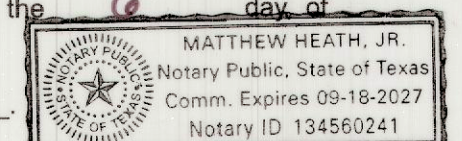
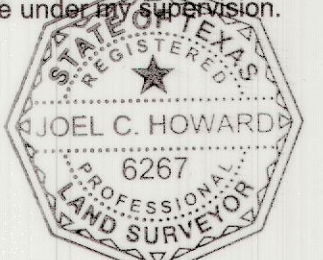
State of Texas §

County of Dallas §

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared Joel C. Howard, known to me to be the person whose name is subscribed to the above and 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 the 6th day of November, 20 24

Matthew Heath, Jr.
Notary Public in and for the state of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202429995
11/15/2024 10:47 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNERS:

LOT 2:

TENNISON VENTURES, L.P.
BRYAN W. TENNISON
6320 INTERSTATE 20
ALEDO, TEXAS 76008

LOTS 3 AND 4:

RETAIL OPPORTUNITY WEATHERFORD LLC
A TEXAS LIMITED LIABILITY COMPANY
4851 LBJ FREEWAY 10TH FLOOR
DALLAS, TX 75244

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 3234
TBPLS FIRM NO. 10194205

DATE: AUGUST 06, 2024

DRAWN BY: MHJR

FINAL PLAT
OLDE TOWNE SHOPPE
ADDITION
LOTS 2R AND 3R, BLOCK 1

2.597 ACRES
(113,113 SQ. FT.)
BEING A REPLAT
OF
LOTS 2, 3 AND 4,
OF

OLDE TOWNE SHOPPE ADDITION,
AN ADDITION TO THE CITY OF WEATHERFORD,
RECORDED IN CAB. C, PG. 105
P.R.P.C.T.

SITUATED IN THE
SARAH MONK SURVEY,
ABSTRACT NO. 906
CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS