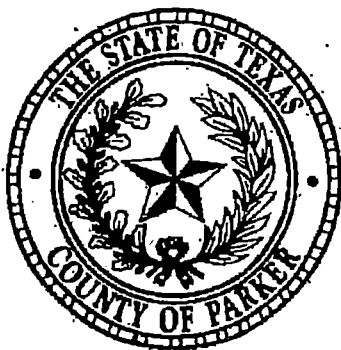




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Shannon's Subdivision
Block 54 Original Town weatherford

Description Lot 39A-R, Lot 39B-R & Lot 39C-R

Filed in Plat Cabinet G slide # 296

File Date 7/10/24 Instrument Date 2/19/2026

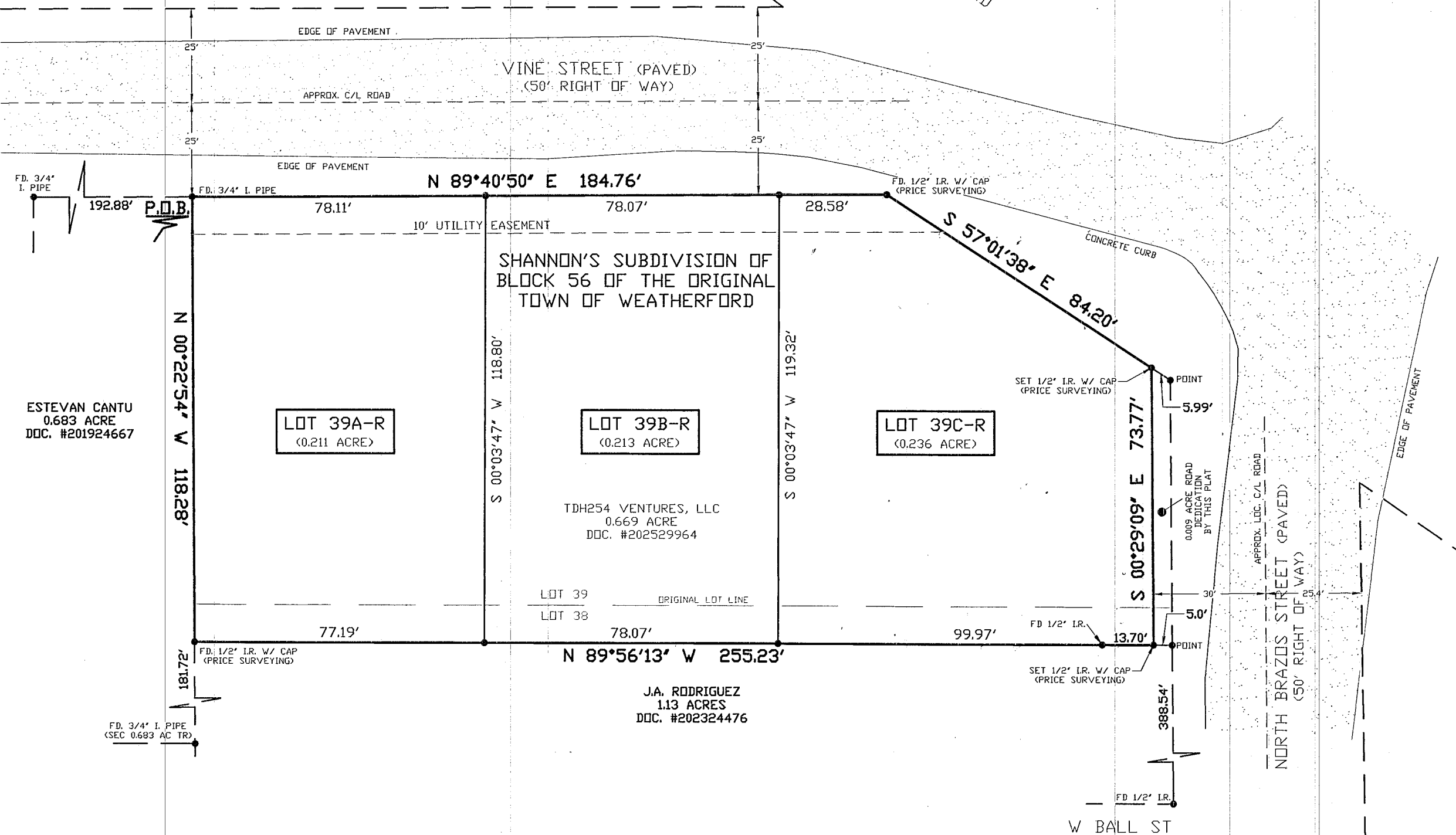
of pages 1

Official Public Record Filed
Recorded on: 07/10/2026 03:01:50 PM
Doc # 202619956
Lila Deakle, County Clerk
Parker County Texas



BAR 3 BAR
HOLDINGS, LLC
0.318 ACRE
DOC. #201607271

UNION PACIFIC RAILROAD



LEGAL DESCRIPTION

Of a 0.660 acre tract, being part of Lot 38 and Lot 39 of Shannon's Subdivision of Block 56 of the Original Town of Weatherford, according to the 1905 Myer's Map, Parker County, Texas; being part of a certain 0.669 acre tract described in Document No. 202529964 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/4" iron pipe in the south right of way line of Vine Street (paved) and at the northeast corner of a certain 0.683 acre tract described in Document No. 201924667 of said Official Public Records for the northwest and beginning corner of this tract.

Thence N. 89 deg. 40 min. 50 sec. E. 184.76 feet along the south right of way line of said Vine Street to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northeast corner of this tract.

Thence S. 57 deg. 01 min. 38 sec. E. 84.20 feet along the south right of way line of said Vine Street to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of North Brazos Street (paved) for the most easterly northeast corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the most easterly northeast corner of said 0.669 acre tract bears S. 57 deg. 01 min. 38 sec. E. 5.99 feet.

Thence S. 00 deg. 29 min. 09 sec. E. 73.77 feet along the west right of way line of said North Brazos Street to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of a certain 1.13 acres tract described in Document No. 202324476 of said Official Public Records for the southeast corner of this tract. Whence a point at the southeast corner of said 0.669 acre tract and the northeast corner of said 1.13 acres tract bears S. 89 deg. 56 min. 13 sec. E. 5.00 feet.

Thence N. 89 deg. 56 min. 13 sec. W. at 13.70 feet pass a found 1/2" iron rod and in all 255.23 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 0.683 acre tract for the southwest corner of this tract. Whence a found 3/4" iron pipe at the southeast corner of said 0.683 acre tract bears S. 00 deg. 22 min. 54 sec. E. 181.72 feet.

Thence N. 00 deg. 22 min. 54 sec. W. 118.28 feet to the place of beginning.

STATE OF TEXAS

COUNTY OF PARKER

That I, TDH254 VENTURES, LLC, the owner of the land shown on this plat, and designated herein as Lot 39A-R, Lot 39B-R and Lot 39C-R of SHANNON'S SUBDIVISION OF BLOCK 56 OF THE ORIGINAL TOWN OF WEATHERFORD, Parker County, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

STEPHEN REICH, Managing Member

Date: 02/19/2026

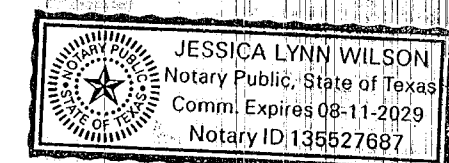
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEPHEN REICH, 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 consideration therein expressed and in the capacity stated.

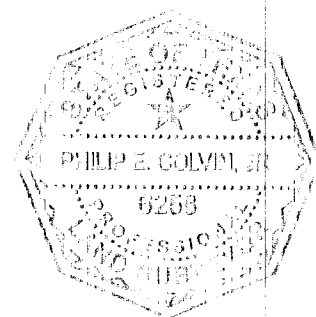
GIVEN under my hand and seal of office this 24th day of February, 2026

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 OCTOBER 21, 2025

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 JN251190 221421.crd FN251131



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 24th DAY OF February, 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 24th DAY OF February, 2026

BY:
MAYOR

ATTEST:
SECRETARY

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: THIS TRACT IS CURRENTLY ZONED R1

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: FUTURE DEVELOPMENT MAY BE SUBJECT TO THE
INSTALLATION, BONDING OR SURETY OF PUBLIC
IMPROVEMENTS AND INFRASTRUCTURE DEEMED
NECESSARY BY THE CITY OF WEATHERFORD.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE
SELLER AS TO THE GROUNDWATER AVAILABILITY

NOTE: WATER IS CURRENTLY SUPPLIED BY CITY OF
WEATHERFORD

NOTE: SEWER WILL BE SUPPLIED BY CITY OF
WEATHERFORD

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.

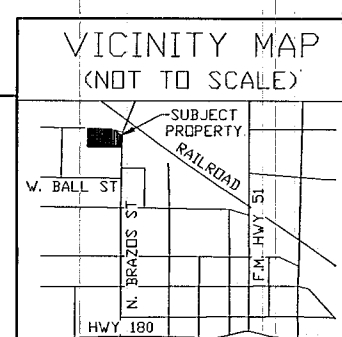
Official Public Record Filed
Recorded on: 07/10/2026 03:01:50 PM
Doc # 202619956
Lila Deakle, County Clerk
Parker County Texas



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE _____



DEVELOPER
TDH254 VENTURES, LLC
499 DUB LANE
WEATHERFORD, TX 76088
817-597-6931

ENGINEER
FLANAGAN ENGINEERING
FIRM #4376
306 W 7TH ST, STE 303
FORT WORTH, TX 76102
817-704-0480

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
LOT 39A-R, LOT 39B-R
AND LOT 39C-R
SHANNON'S SUBDIVISION
OF BLOCK 56 OF THE
ORIGINAL TOWN OF WEATHERFORD

BEING A SUBDIVISION OF A 0.660 ACRE
TRACT OF LAND OUT OF SHANNON'S
SUBDIVISION OF BLOCK 56 OF THE
ORIGINAL TOWN OF WEATHERFORD,
PARKER COUNTY, TEXAS

PLAT DATE: JANUARY 30, 2026

19035.056.038.10

19035
WE
CWE
H-15

G-296

