

OWNER'S CERTIFICATION

WHEREAS Martin Drive, LTD is the owner of a 13.2798 acre (578,468 square foot) tract of land situated in the Rufus Inmann Survey, Abstract No. 725, the I. & G.N. RR Co. Survey, Abstract No. 1823, and the Antonio Sierra Survey, Abstract No. 1179, City of Weatherford, Parker County, Texas, and being all of Lot 1AR3A-2, Block 4, Southpark Addition, an addition to the City of Weatherford according to the plat recorded in Cabinet F, Slide 519, Plat Records, Parker County, Texas, and being all of Lot 1BR, Block 4, Southpark Addition, an addition to the City of Weatherford according to the plat recorded in Cabinet C, Slide 603, said Plat Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "TEXAS SURVEYING" cap found for the northwest corner of said Lot 1AR3A-2, and being in the east right-of-way line of Martin Drive, a variable width right-of-way;

THENCE North 89°39'04" East, along the north line of said Lot 1AR3A-2, a distance of 213.98 feet to a 1/2-inch iron rod with "TEXAS SURVEYING" cap found for the northeast corner of said Lot 1AR3A-2;

THENCE South 01°36'43" East, along the east line of said Lot 1AR3A-2, a distance of 202.81 to a 1/2-inch iron rod with "HARLAN 1974" cap found for the southeast corner of said Lot 1AR3A-2, and being in the north line of said Lot 1BR;

THENCE North 72°56'41" East, along the said north line, a distance of 543.08 feet to a 3/8-inch iron rod found for the northeast corner of said Lot 1BR;

THENCE South 00°02'18" West, along the east line of said Lot 1BR, a distance of 754.85 feet to a point for corner, being the southeast corner of said Lot 1BR, from which a 1/2-inch iron rod found bears North 00°02'18" East, a distance of 0.30 feet;

THENCE South 89°12'14" West, along the south line of said Lot 1BR, a distance of 460.90 feet to a point for corner, being an angle point in the said south line, from which a 3/8-inch iron rod found bears North 24°57'18" East, a distance of 0.40 feet;

THENCE South 01°12'53" West, continuing along the said south line, a distance of 99.92 feet to a point for corner, being the northeast corner of Lot 2C2-C2, Block 4, Southpark Addition, an addition to the City of Weatherford according to the plat recorded in Cabinet B, Slide 708, said Plat Records, from which a 5/8-inch iron rod found bears North 65°09'39" East, a distance of 0.50 feet;

THENCE North 68°00'58" West, along the north line of said Lot 2C2-C2, a distance of 510.37 feet to a 3/4-inch iron rod found for corner, being the southwest corner of aforementioned Lot 1BR, and being in the aforementioned east right-of-way line of Martin Drive, and being the beginning of a non-tangent curve to the left with a radius of 630.00 feet, a central angle of 44°45'45", and a chord bearing and distance of North 23°14'51" East, 479.77 feet;

THENCE along the said east right-of-way line, the following four (4) calls:

In a northeasterly direction, along said non-tangent curve to the left, an arc distance of 492.19 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1BR;

North 72°56'41" East, a distance of 10.50 feet to a 1/2-inch iron rod with "TEXAS SURVEYING" cap found for the southwest corner of aforementioned Lot 1AR3A-2, and being the beginning of a non-tangent curve to the left with a radius of 640.00 feet, a central angle of 00°55'33", and a chord bearing and distance of North 00°06'50" East, 10.34 feet;

In a northerly direction, along said non-tangent curve to the left, an arc distance of 10.34 feet to a 1/2-inch iron rod with "TEXAS SURVEYING" cap found for corner;

North 00°20'56" West, a distance of 258.01 feet to the **POINT OF BEGINNING** and containing 578,468 square feet or 13.2798 acres of land, more or less.

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 21st day of November, 2024.

By: Brian M. Miller
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 21st day of November, 2024.

By: Paul P. Miller
Mayor

ATTEST:
Andrea McDonald
Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202430712
11/22/2024 02:09 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as **LOTS 1 & 2, WEATHERFORD MARTIN ADDITION**, a 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.

MARTIN DRIVE, LTD.,
a Texas limited partnership

By: SouthernTex Company, LLC,
a Texas limited liability company
Its: General Partner

By: Michael A. Wells
Michael A. Wells, Managing Member

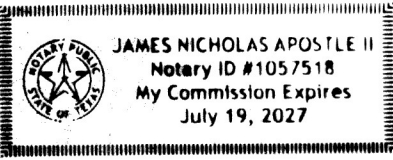
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael A. Wells, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 12th day of November, 2024.

James Nicholas Apostole II
Notary Public in and for the State of Texas

My Commission expires: July 19, 2027



SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision and that all corners are as shown hereon.



Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

17580.004.001.10
17580.004.001.50

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day appeared Joshua D. Wargo, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the 7 day of November, 2024.

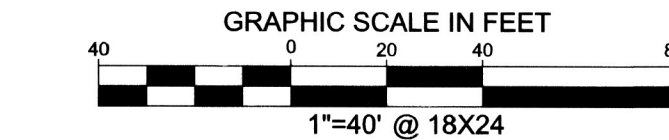
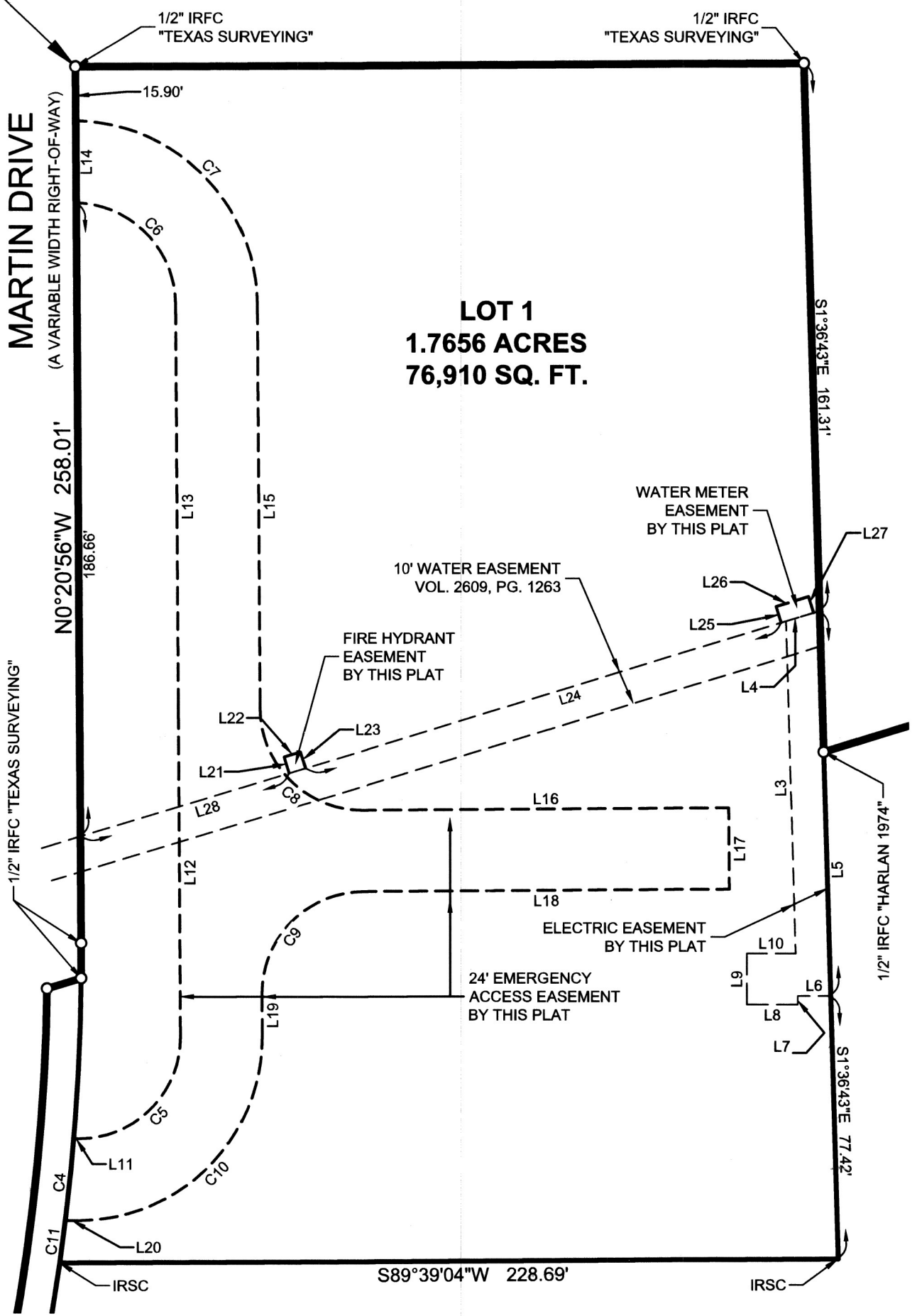
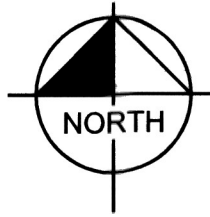
Ernie
Notary Public in and for the State of Texas



19032
WE
CWE
H-16

OWNER/SUBDIVIDER
Martin Drive, LTD
4139 Centurion Way, Suite 500
Addison, Texas 75001

FINAL PLAT
LOT 1 & LOT 2
WEATHERFORD MARTIN ADDITION
BEING 13.2798 ACRES IN LOT 1AR3A-2 &
LOT 1BR, BLOCK 4, SOUTHPARK ADDITION
RUFUS INMANN SURVEY, ABSTRACT NO. 725
I. & G.N. RR CO. SURVEY, ABSTRACT NO. 1823
ANTONIO SIERRA SURVEY, ABSTRACT NO. 1179
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS



CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C4	636.36'	2°10'26"	N05°53'24"E	24.14'	24.14'
C5	30.00'	90°00'00"	N44°39'04"E	42.43'	47.12'
C6	30.00'	88°05'23"	N44°23'37"W	41.71'	46.12'
C7	54.00'	88°56'20"	S44°49'06"E	75.66'	83.82'
C8	30.00'	90°00'00"	S45°20'56"E	42.43'	47.12'
C9	30.00'	90°00'00"	S44°39'04"W	42.43'	47.12'
C10	54.00'	90°00'00"	S44°39'04"W	76.37'	84.82'
C11	616.28'	1°10'03"	N07°32'09"E	12.56'	12.56'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L3	N01°36'43"W	97.90'	L17	S00°20'56"E	24.00'
L4	N72°56'41"E	10.37'	L18	S89°39'04"W	107.41'
L5	S01°36'43"E	113.37'	L19	S00°20'56"E	12.45'
L6	N90°00'00"W	9.70'	L20	S89°39'04"W	4.22'
L7	S00°00'00"E	2.58'	L21	N17°03'19"W	5.00'
L8	N90°00'00"W	15.00'	L22	N72°56'41"E	5.00'
L9	N00°00'00"E	15.00'	L23	S17°03'19"E	5.00'
L10	N90°00'00"E	14.35'	L24	N72°56'41"E	146.17'
L11	N89°39'04"E	1.60'	L25	N17°03'19"W	5.00'
L12	N00°20'56"W	96.45'	L26	N72°56'41"E	10.00'
L13	N00°20'56"W	119.24'	L27	S17°03'19"E	5.00'
L14	N00°20'56"W	24.01'			
L15	S00°20'56"E	119.24'			
L16	N89°39'04"E	107.41'			

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

MAP Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CRG	JDW	11/7/2024	060015300	2 OF 2