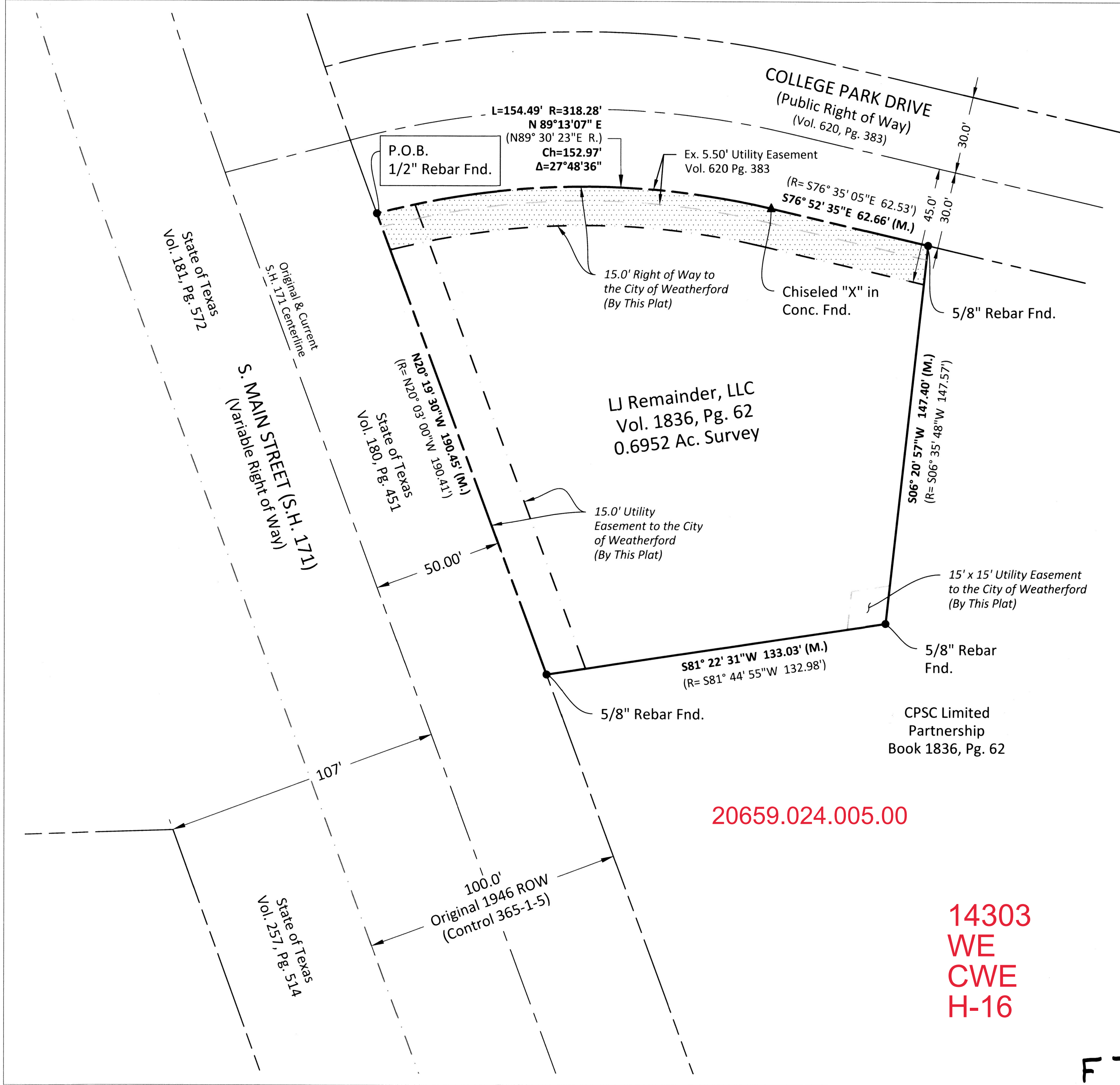
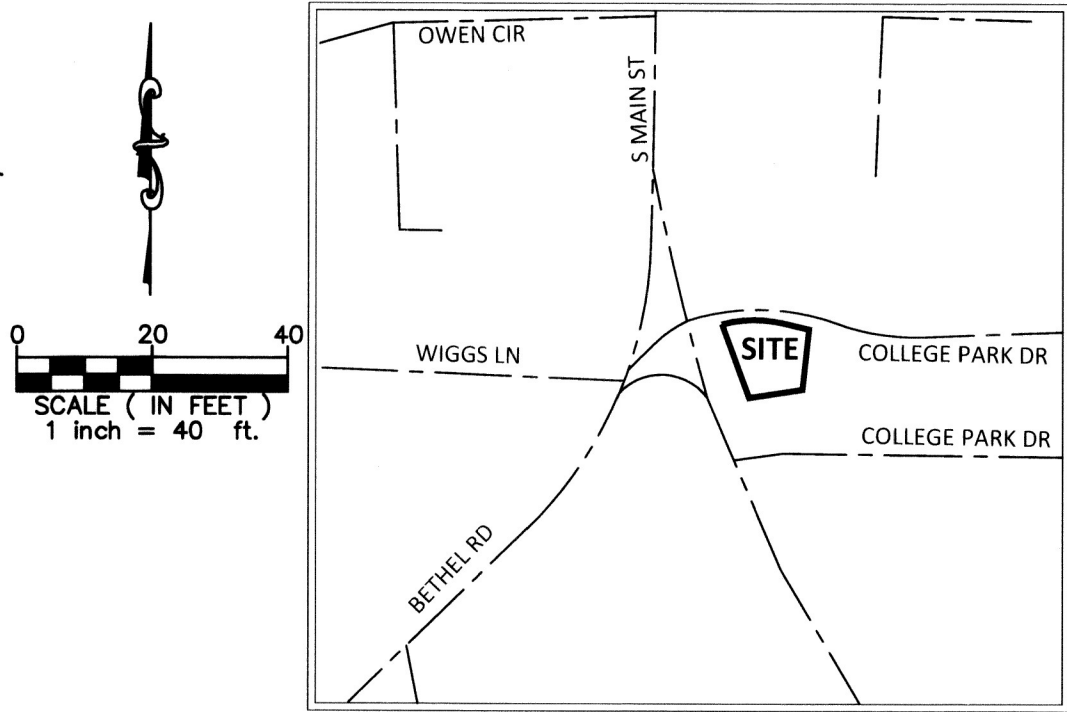




LOCATION MAP
N.T.S



Craig T. Stiffler
Craig T. Stiffler, R.P.L.S. No. 6871
889 Highway 144, Calhoun, LA 71225
P. 517-775-6846



OWNER/DEVELOPER:
LJ Remainder, LLC
2 Liberty Square, 9th Floor
Boston, MA 02109-4884
P: 617-570-4600

NOTES:
BASIS OF BEARINGS:
Relative to grid bearings of Texas coordinate system of 1983 - North Central Zone,
as obtained by GPS observation (reference frame: NAD_83(2011)(epoch:2010.000).

REFERENCES:
-Deed and Plats are as referenced on survey.
-Right of Way Map for F.M. Highway No. 1884, Control 1601-2-1 in January of 1953

FLOOD ZONE:
The subject survey is in Flood Zone X as shown on FEMA Map No. 48367C0385F,
effective April 5, 2019.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT.

LEGEND

SET MONUMENT
FOUND MAG NAIL
FOUND MONUMENT (AS NOTED)

O.R. SURVEY DIVISION
EASEMENT/SERVITUDE
RIGHT OF WAY
BOUNDARY LINE
CENTERLINE
FENCE LINE

(R.) RECORD
(M.) MEASURED

FINAL PLAT OF LJS REBUILD SUBDIVISION
FOR 1701 S. MAIN ST., WEATHERFORD, TX 76086
A 0.6952 ACRE TRACT LOCATED IN THE P.S. HALL SURVEY, ABSTRACT
NO. 659, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

BY:	DATE:	REVISION:
MRC	3/4/2024	Revised from 22.5' to 15.0' ROW to City
MRC	4/9/2024	Rev. Acreage and Measured Distances
MRC	4/22/2024	Updated Owner/Dev. Contact info
APPROVED BY:		
CTS		
DRAFTER:		
MRC		
PROJECT:		
23-06-13		
DATE:		
04-22-2024		
1		
2		

STATE OF TEXAS
COUNTY OF PARKER

0.6952 acres of land located in the P.S. Hall Survey, Abstract No. 659, City of Weatherford, Parker County, Texas, being all of a called 0.6952 acre tract conveyed to LJ Remainder, LLC as described in Volume 1836, page 62 recorded in the Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found at the Northwest corner of the said 0.6952 acre tract, being at the intersection of the East right of way line of South Main Street (State Highway No. 171 - variable width right of way) and the South right of way line of College Park Drive (variable width right of way) as described in Volume 620, page 383 recorded in the Official Public Records of Parker County, Texas;

THENCE along the said South right of way of College Park Drive on a curve to the right, having an arc length = 154.49 feet, radius = 318.28 feet and chord = North 89 degrees 13 minutes 07 seconds East, 152.97 feet to a chiseled X in concrete found at the P.T. of said curve;

Thence South 76 degrees 52 minutes 35 seconds East along the said South right of way of College Park Drive, a distance of 62.66 feet to a 5/8 inch rebar found at the Northeast corner of the said 0.6952 acre tract;

Thence South 06 degrees 20 minutes 57 seconds West along the East line of the said 0.6952 acre tract, a distance of 147.40 feet to a 5/8 inch rebar found at the Southeast corner thereof;

Thence South 81 degrees 22 minutes 31 seconds West along the South line of the said 0.6952 acre tract, a distance of 133.03 feet to a 5/8 inch rebar found at the Southwest corner thereof;

Thence North 20 degrees 19 minutes 30 seconds West along the said East right of way of South Main Street, a distance of 190.45 feet to the POINT OF BEGINNING, containing 0.6952 acres.

State of ~~Texas~~ New York §
County of ~~Parker~~ Nassau §
Date May 3, 2024

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the LJS Rebuild 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.

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

[Signature]
Owner

State of ~~Texas~~ New York §
County of Nassau §

Before me, the undersigned authority, a notary public in and for the State of New York, on this day personally appeared Samuel Ashner, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the May day of 3, 2024.

[Signature]
Notary Public for the State of New York.

LIZETTE BELTRAN
NOTARY PUBLIC STATE OF NEW YORK
QUEENS COUNTY
LIC. #01BE6267432
COMM. EXP. August 20, 2024

Notary Seal

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202411535
05/06/2024 03:31 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Owner/Developer:
LJ Remainder, LLC
2 Liberty Square, 9th Floor
Boston, MA 02109-4884
P. 617-570-4600

This plat has been submitted to, and considered by, the Planning and 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 on this 6th day of May, 2024

BY: [Signature]
Chairman

ATTEST: [Signature]
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 on this 6th day of May, 2024

BY: [Signature]
Mayor

ATTEST: [Signature]
Secretary

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 supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated on this 22nd day of April, 2024

BY: [Signature]
Craig T. Stiffler, R.P.L.S. No. 6871
889 Highway 144, Calhoun, LA 71225
P. 517-775-6846



F704

FINAL PLAT OF LJS REBUILD SUBDIVISION
FOR 1701 S. MAIN ST., WEATHERFORD, TX 76086
A 0.6952 ACRE TRACT LOCATED IN THE P.S. HALL SURVEY, ABSTRACT
NO. 659, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

BY:	DATE:	REVISION:
MRC	4/9/2024	Rev. Acreage and Measured Distances
MRC	4/22/2024	Updated Owner/Dev. Contact Info
APPROVED BY:		
CTS		
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MRC		
PROJECT:		
23-06-13		
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04-22-2024		
2 2		