



Job No. 202508010
 tbd West Oak Street
 Plot Date: 02/04/2026 2:00 pm
 Scale: 1" = 10'

SYMBOL LEGEND	
W	Water Well/Meter/Valve/Marker
E	Electric Transformer
G	Gas Meter/Pipeline Marker
T	Telecom
S	Sewer Clean-Out/Sewer Manhole
PM	Power Meter
AC	Air Conditioner
⊕	Light Pole
⊗	Fire Hydrant

A LAND TITLE SURVEY OF

TBD WEST OAK STREET, WEATHERFORD, TEXAS, 76086

SHOWN ON THE PARKER COUNTY APPRAISAL DISTRICT AS
 PROPERTY ID: R000020656 - OWNERSHIP: BALL RICHARD L
 PO BOX 1054, MINERAL WELLS, TX 76068-1054
 LEGAL: ACRES: 0.115, SUBD: PACE ADDN, LOT: PT 3, BLK: 003, ADDN: PACE
 SITUS; PALO PINTO ST 0

0.093 ACRES OF LAND OUT OF BLOCK 3, PACE ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.427 ACRES TRACT CONVEYED TO WEATHERFORD PLAZA, LLC AND DESCRIBED IN VOLUME 2894, PAGE 1201, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND ALSO A CALLED 10.433 ACRES TRACT CONVEYED TO WEATHERFORD PLAZA, LLC AND DESCRIBED IN VOLUME 1962, PAGE 315, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIPE FOUND IN THE OCCUPIED NORTH RIGHT OF WAY OF WEST OAK STREET AND AT THE SOUTHWEST CORNER OF A CALLED 0.138 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT 202522152, OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE OCCUPIED NORTH LINE OF SAID WEST OAK STREET, S 89°49'45" W - 40.88 FEET TO A "X-CUT" SET IN CONCRETE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE OVER AND ACROSS SAID CALLED 10.427 ACRES AND SAID CALLED 10.433 ACRES TRACTS THE FOLLOWING BEARINGS AND DISTANCES:

- N 00°07'36" E 98.75 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- N 89°21'03" E - 40.88 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 0.138 ACRES TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID CALLED 0.138 ACRES TRACT, S 00°07'36" W - 99.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.093 ACRES OF LAND.

TOGETHER AND WITH

A 0.0281 ACRES ACCESS EASEMENT OVER AND ACROSS BLOCK 3, PACE ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. BEING OVER AND ACROSS A PORTION OF A CALLED 10.427 ACRES TRACT CONVEYED TO WEATHERFORD PLAZA, LLC AND DESCRIBED IN VOLUME 2894, PAGE 1201, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND ALSO A CALLED 10.433 ACRES TRACT CONVEYED TO WEATHERFORD PLAZA, LLC AND DESCRIBED IN VOLUME 1962, PAGE 315, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A X-CUT SET IN CONCRETE IN THE OCCUPIED NORTH RIGHT OF WAY OF WEST OAK STREET FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED EASEMENT FROM WHICH A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 0.138 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT 202522152, OFFICIAL RECORDS, PARKER COUNTY, TEXAS BEARS S 89°49'45" E - 14.88 FEET.

THENCE ALONG THE OCCUPIED NORTH LINE OF SAID WEST OAK STREET, N 89°49'45" W - 26.00 FEET TO A X-CUT SET IN CONCRETE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE OVER AND ACROSS SAID CALLED 10.427 ACRES AND SAID CALLED 10.433 ACRES TRACTS THE FOLLOWING BEARINGS AND DISTANCES:

- N 00°07'36" E - 47.00 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;
- N 89°49'45" E - 26.00 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;
- S 00°07'36" W - 47.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0281 ACRES.

Fidelity National Title Insurance Company - Commitment No.: 9001382500389
 (NO ITEMS LISTED TO REVIEW)

****RESEARCH NOTES****

**Called 10.433 Acres - Volume 1962, Page 315, Official Public Records, Parker County, Texas calls to contain all of a called "0.093 acres tract of land recorded in Volume 1580, Page 507", which is described by metes and bounds description in Volume 1435, Page 1161.

FLOODPLAIN NOTE:
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM NO. 48367C0270E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE:
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE:
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYORS NOTES:
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. LOCATION OF SOME UTILITIES SHOWN FROM ON-GROUND MARKINGS AND RAILROAD COMMISSION GIS DATABASE. CALL 811 BEFORE EXCAVATION.
 2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID). ANY ELEVATIONS SHOWN ARE BASED ON NAVD83, US SURVEY FEET, GEOID18.
 3) ANY STOCK TASKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 1917 S. INTERSTATE 35 AUSTIN, TEXAS 78741
 WEBSITE: HTTP://PELS.TEXAS.GOV EMAIL: INFO@PELS.TEXAS.GOV PHONE: 512-440-7723

I HEREBY CERTIFY THE FOLLOWING:
 • THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY IA, CONDITION 2, LAND TITLE SURVEY.
 • ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 • TO THE BEST OF MY KNOWLEDGE THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN.
 • THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON THE GROUND JULY 30, 2025.

I ASSUME NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. ORIGINAL COPIES OF THIS SURVEY WILL BE RETAINED IN THE SURVEYORS OFFICE AND MAY BE OBTAINED BY WRITTEN REQUEST. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON. THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

Justin Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 361-814-1888
 JUSTIN@NOCTUAMAPS.COM

