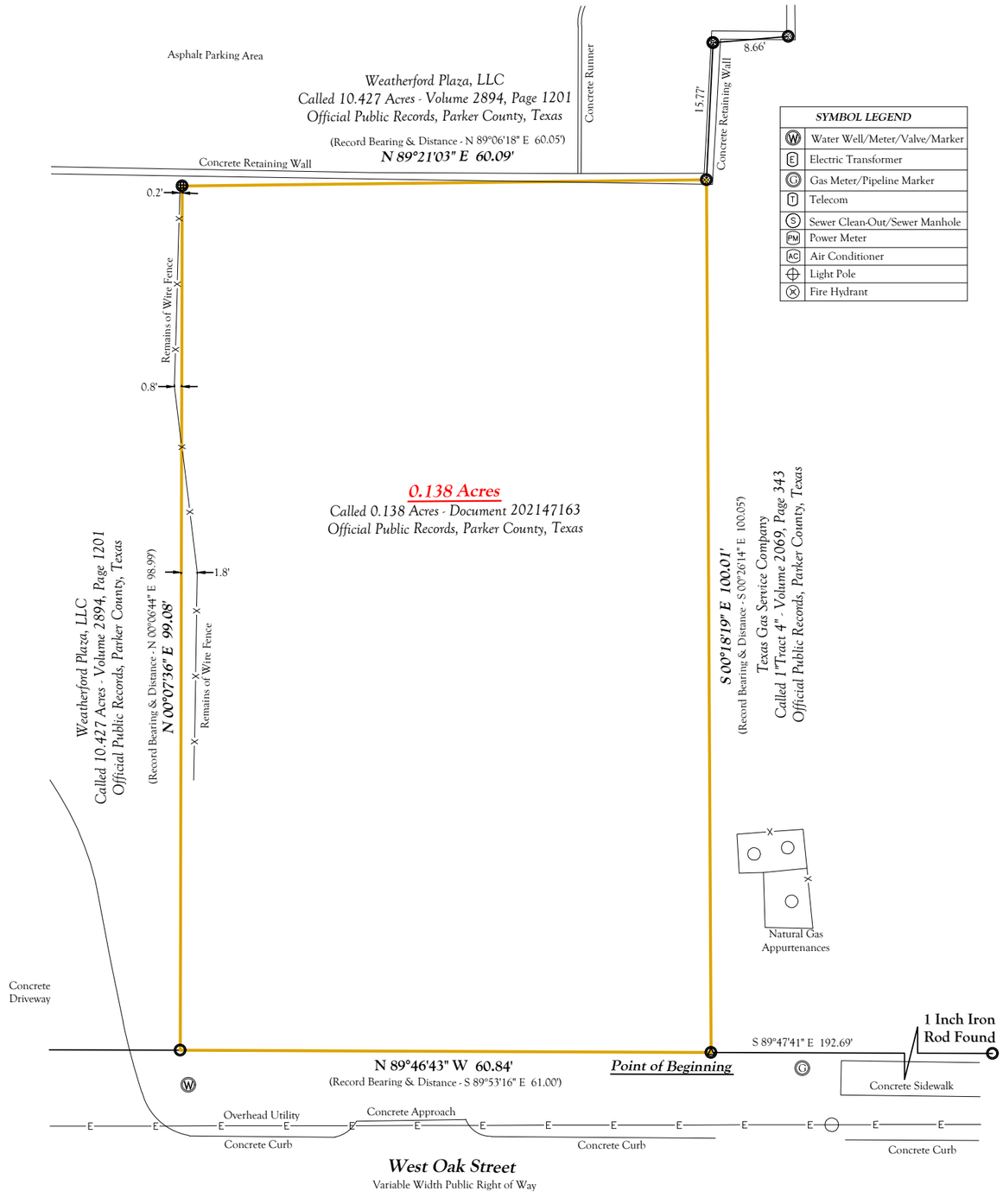

SYMBOL LEGEND	
W	Water Well/Meter/Valve/Marker
E	Electric Transformer
G	Gas Meter/Pipeline Marker
T	Telecom
S	Sewer Clean-Out/Sewer Manhole
PM	Power Meter
AC	Air Conditioner
	Light Pole
	Fire Hydrant

Job No. 202508011
514 West Oak Street
Plot Date: 08/06/2025 8:30 am
0' 7.5' 15'
Scale: 1" = 15'

STANDARD LAND SURVEY OF

514 WEST OAK STREET, WEATHERFORD, TEXAS, 76086

0.138 ACRES OF LAND OUT OF LOT 4, BLOCK 3, PACE ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO PARKER COUNTY ROOFING, INC. AND SALUTIS, LLC AS DESCRIBED IN DOCUMENT 202147163 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE OCCUPIED NORTH RIGHT OF WAY OF WEST OAK STREET AND AT THE SOUTHWEST CORNER OF A CALLED "TRACT 4" CONVEYED TO TEXAS GAS SERVICE COMPANY AS DESCRIBED IN VOLUME 2069, PAGE 345, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH A 1 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 0.53 ACRES TRACT OF LAND CONVEYED TO BBS FOURPOINTS PROPERTIES, LLC AS DESCRIBED IN DOCUMENT 201731036 RECORDED IN THE OFFICIAL RECORDS, PARKER COUNTY, TEXAS BEARS S 89°47'41" E - 192.69 FEET.

THENCE ALONG THE OCCUPIED NORTH LINE OF SAID WEST OAK STREET, **N 89°46'43" W - 60.84 FEET** TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF A CALLED 10.427 ACRES TRACT OF LAND CONVEYED TO WEATHERFORD PLAZA, LLC AS DESCRIBED IN VOLUME 2894, PAGE 1201, OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE COMMON LINE OF SAID CALLED 10.427 ACRES TRACT OF LAND AND THE HEREIN DESCRIBED TRACT THE FOLLOWING BEARINGS AND DISTANCES:
N 00°07'36" E - 99.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 89°21'03" E - 60.09 FEET TO A X-CUT IN CONCRETE FOUND AT A NORTHWEST CORNER OF SAID CALLED "TRACT 4" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID CALLED "TRACT 4", **S 00°18'19" E - 100.01 FEET** TO THE **POINT OF BEGINNING** AND CONTAINING **0.138 ACRES** OF LAND.

LEGEND

- ⊗ = X - Cut Found in Concrete
- ○ = 5/8 " Iron Rod Found
- ⊕ = 1/2" Iron Rod Found
- △ = 1/2" Iron Pipe Found

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, 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)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) 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.
6) 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 1B, 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 RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

STATE OF TEXAS
REGISTERED
Justin Rene Parenteau
5959
PROFESSIONAL
LAND SURVEYOR