

NOTE:  
NO NEW ROADS  
WATER: INDIVIDUAL PRIVATE WELLS  
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

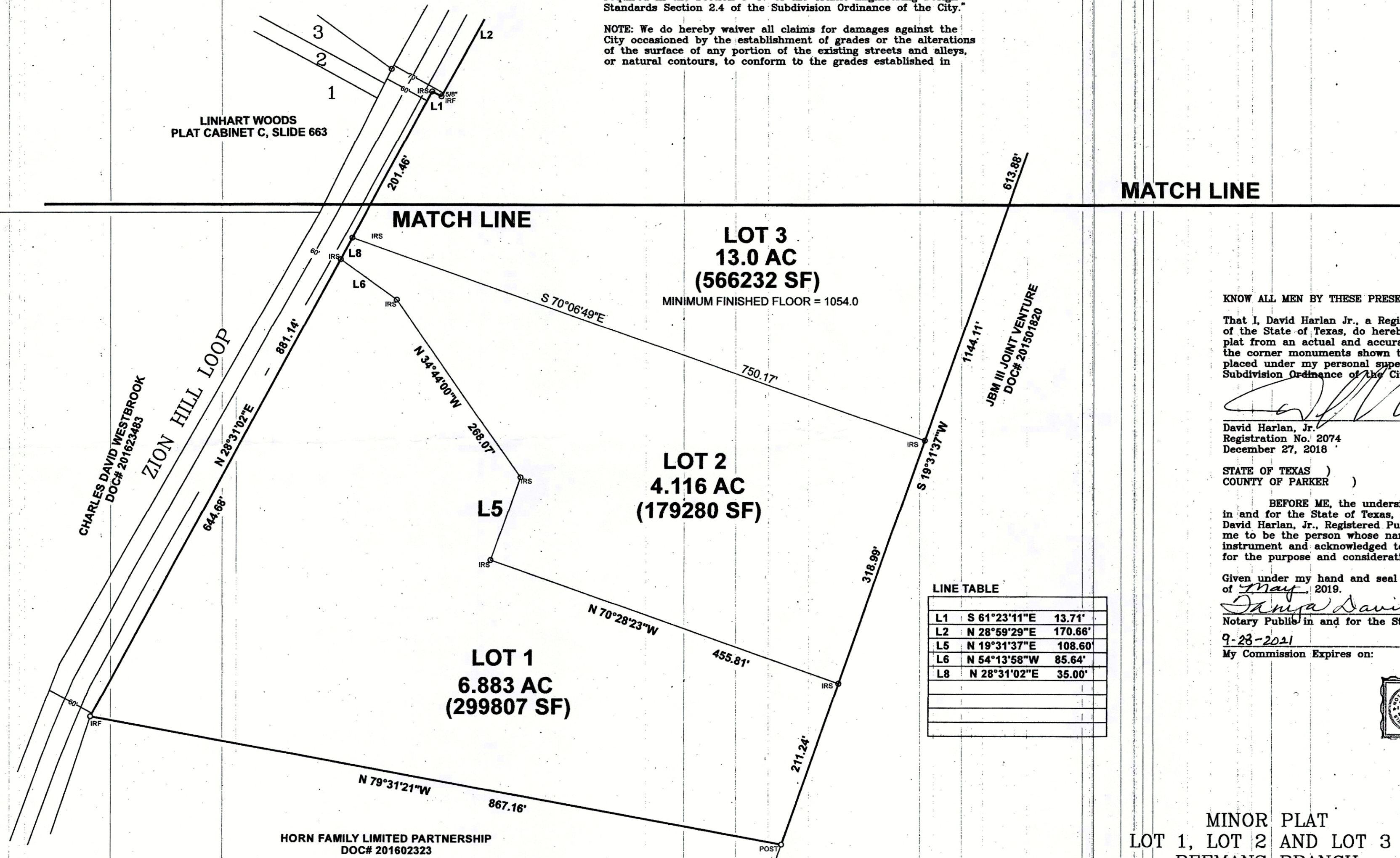
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 F EFFECTIVE DATE: SEPTEMBER 26, 2008 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA. ZONE "A"; NO BASE FLOOD ELEVATION DETERMINED ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



MATCH LINE

MATCH LINE

**LOT 3**  
13.0 AC  
(566232 SF)  
MINIMUM FINISHED FLOOR = 1054.0

**LOT 2**  
4.116 AC  
(179280 SF)

**LOT 1**  
6.883 AC  
(299807 SF)

LINE TABLE

L1	S 61°23'11"E	13.71'
L2	N 28°59'29"E	170.66'
L5	N 19°31'37"E	108.60'
L6	N 54°13'58"W	85.64'
L8	N 28°31'02"E	35.00'

KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.  
Registration No. 2074  
December 27, 2018

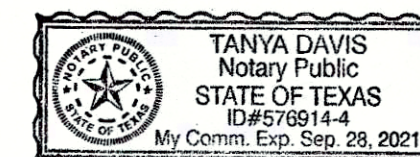
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 17 day of May, 2019.

*Tanya Davis*  
Notary Public in and for the State of Texas

9-28-2021  
My Commission Expires on:

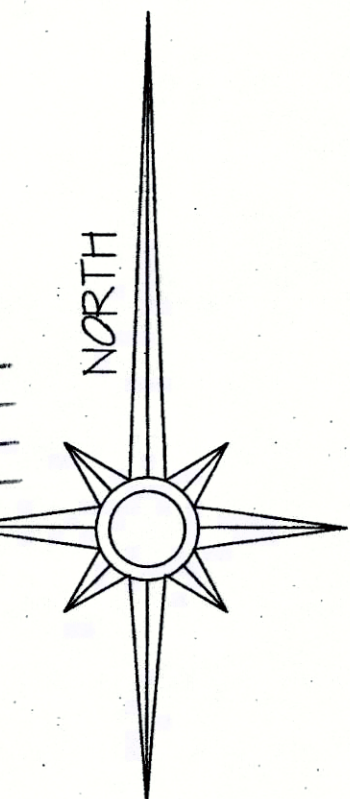


ACCT. NO.: 10453  
SCH. DIST.: WE  
CITY: #12  
MAP NO.: NWE

MINOR PLAT  
LOT 1, LOT 2 AND LOT 3  
BEEMANS BRANCH

IN THE EXTRA-TERRITORIAL JURISDICTION OF  
THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
Being 24.00 acres situated in and being a portion of the  
J. M. Jones Survey, Abstract No. 744, Parker County, Texas

20744.003.004.00  
MAY 2019



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500

Owner/Developer:  
Helen Biggs  
817-757-9952  
1106 E Bankhead Drive  
Weatherford, TX 76086

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

SHEET TWO OF THREE

Cabinet/Instrument#

E Slide 296

