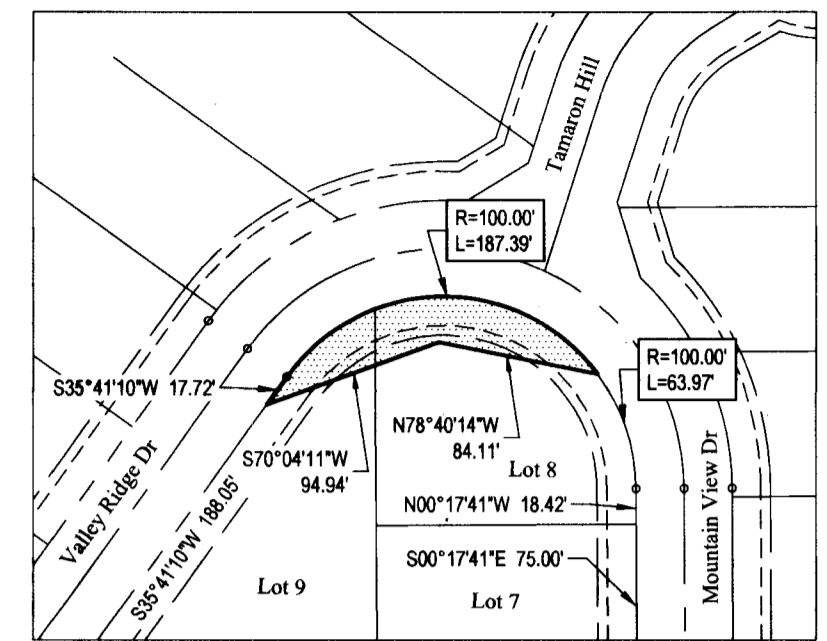


GRAPHIC SCALE 1"=100'

J.B. WYNN SURVEY ABSTRACT NO. 1637
A. McCARVER SURVEY ABSTRACT NO. 910

SSB CROWN VALLEY DEVELOPMENT, LLC
TRCAT 2 (REMAINDER)
INST. NO. 201817950
O.P.R.P.C.T.

POINT OF BEGINNING
NORTH: 6962795.05
EAST: 2225997.84
NAD 83, ZONE 4202 (GRID)



DETAIL
nts
VARIABLE WIDTH SITE DISTANCE EASEMENT

- NOTES:
- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET/FOUND STAMPED "C.F. STARK RPLS 5084".
 - SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - MMF = MINIMUM FINISH FLOOR

LINE No.	LENGTH	BEARING
L1	41.79	N34°41'38"W
L2	12.89	N00°17'41"W
L3	50.00	S89°42'19"W
L4	33.91	S49°39'26"W
L5	60.17	S83°13'37"W
L6	37.87	N56°00'10"W
L7	7.44	N15°13'58"W
L8	50.00	S74°46'02"W
L9	32.65	S33°59'50"W
L10	37.82	N58°32'31"E
L11	38.07	S17°01'42"E
L12	120.88	S31°07'59"E
L13	97.14	S50°54'38"E

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.77	300.00	8°44'28"	N61°39'47"W	45.72
C2	19.21	300.00	3°40'09"	N87°35'51"W	19.21
C3	67.26	525.00	7°20'27"	S86°53'51"W	67.22
C4	189.88	575.00	18°55'13"	N87°18'46"W	189.02
C6	9.91	10.50	54°04'17"	N31°49'53"E	9.55
C7	9.91	10.50	54°04'17"	S85°54'10"W	9.55

20910.001.000.00

ACCT NO: 11709
SCH DIST: AL
CITY: CWE

Final Plat

Lot 16 thru Lot 43, Block C
and
Lots 1 thru 15, Block D

CROWN VALLEY PHASE 2-3B
An Addition to the City of Weatherford, Parker County, Texas

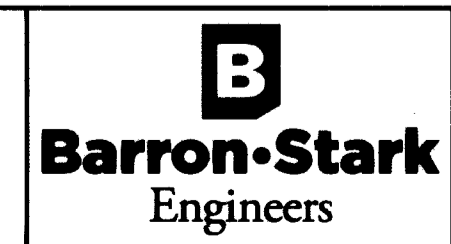
Situated in the
A. McCARVER SURVEY, Abstract No. 910
and the
J.B. WYNN SURVEY, Abstract No. 1637
City of Weatherford, Parker County, Texas

43 Residential Lots
16.51 Acres

NOTE:
◆ INDICATES STREET NAME CHANGE

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **E**, SLIDE **704**
DATE _____

OWNER:
SSB CROWN VALLEY DEVELOPMENT, LLC
1409 Summit Avenue
Fort Worth, TX 76102
817-371-6776



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 362-9731
DATE FEB 2021
SHEET
1 of 2

USER: GARY GREEN
 PLOTTED ON: 3/10/2021 1:14 PM
 FILE NAME: N:\BARRON STARK SWIFT ENG\262 - SSB REAL ESTATE INVESTMENT\9731 - CROWN VALLEY PHASE 2-3B FINAL PLAT.DWG