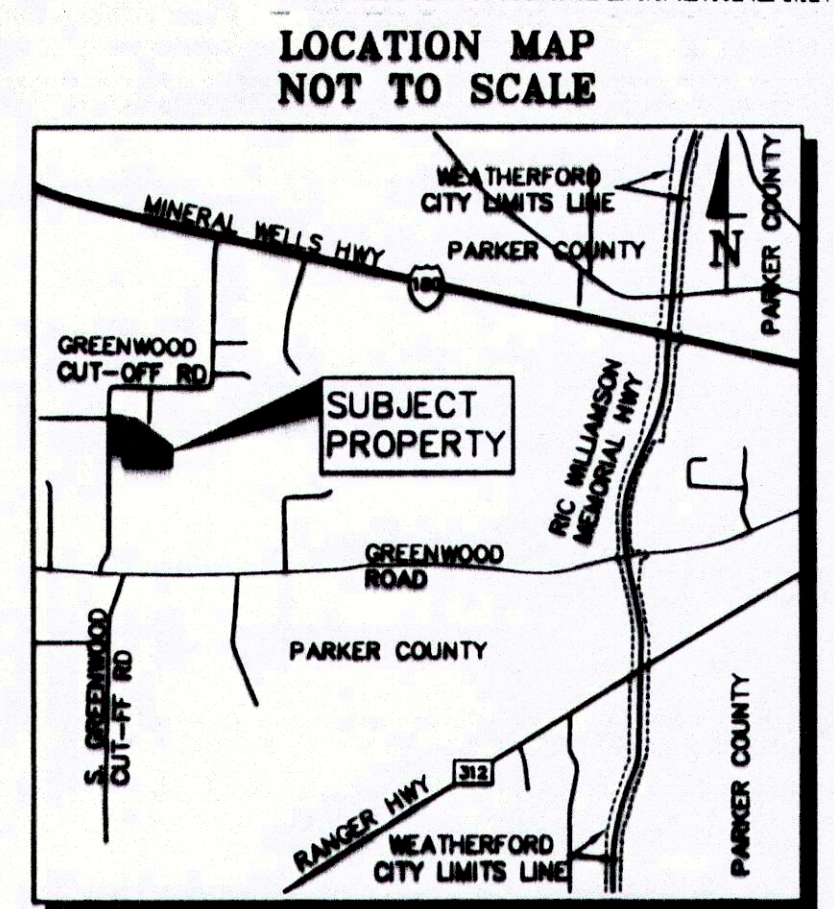


CM DENOTES CONTROL POINTS FOR BASIS OF BEARING. BASIS OF BEARING IS AS DESCRIBED IN DEED RECORDED IN VOLUME 1941, PAGE 902, DEED RECORDS, PARKER COUNTY, TEXAS.



CITY OF WEATHERFORD
 FINAL PLAT APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS
 RECOMMENDED BY: *[Signature]* DATE: 2-19-15
 CITY PLANNER
 APPROVED BY: *[Signature]* CITY COUNCIL
 MAYOR/CITY MANAGER DATE: 2-20-15
 ATTEST: *[Signature]* DATE: 2/20/15
 CITY SECRETARY

LINE	BEARING	LENGTH
L1	S89°18'58"E	110.28
L2	S67°44'34"E	98.23
L3	S87°13'36"E	111.73
L4	S54°47'56"E	275.37
L5	S50°33'23"E	268.08
L6	N25°56'55"W	324.83

L1	S 89°18'58"E	103.62'
L2	S 77°06'49"E	51.93'
L3	S 67°44'34"E	52.05'
L4	S 72°34'15"E	22.77'
L5	S 87°13'36"E	59.29'
L6	S 78°59'09"E	77.20'
L7	S 56°29'36"E	50.71'
L8	S 53°32'57"E	67.55'
L9	S 51°20'31"E	56.75'
L10	S 54°47'56"E	57.33'
L11	S 56°01'10"E	38.32'
L12	S 49°14'41"E	50.84'
L13	S 50°33'23"E	52.94'
L14	S 57°05'25"E	51.24'
L15	S 52°51'44"E	52.57'
L16	S 40°00'03"E	36.52'
L17	S 67°17'02"E	58.48'
L18	S 17°34'20"E	39.72'
L19	S 60°09'17"E	77.94'

NOTE:
 EXCEPTIONS TO THE WEATHERFORD MUNICIPAL CODE APPROVED WITH APPROVAL OF THIS PLAT ARE LISTED AS FOLLOWS:
 1. WMC §11-3-9(a) - PRIVATE, ONSITE WATER WELLS WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER WHERE LOT SIZES ARE THREE ACRES OR GREATER.
 2. WMC §11-3-9(b) - PRIVATE, ONSITE WASTEWATER TREATMENT UNIT WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER AND ONLY WHERE LOT SIZES ARE THREE ACRES OR GREATER.
 3. WMC §11-5-9(a) - WHEN A PROPOSED SUBDIVISION, WHETHER RESIDENTIAL OR NONRESIDENTIAL, ABUTS ON ONE OR BOTH SIDES OF AN EXISTING SUBSTANDARD STREET, OR ON A PLANNED OR FUTURE ROAD AS SHOWN ON THE THOROUGHFARE PLAN, BEING SUBSTANDARD ACCORDING TO THE THEN EXISTING CURRENT THOROUGHFARE PLAN, THE DEVELOPER SHALL BE REQUIRED TO IMPROVE HIS OR HER REASONABLE SHARE OF THE EXISTING ONSITE FACILITY AS THAT TERM IS DEFINED HEREIN, INCLUDING APPURTENANT SIDEWALKS, BARRIER-FREE RAMPS, SCREENING AND LANDSCAPING, MEDIAN OPENING AND/OR LEFT TURN LANES (IF A DIVIDED THOROUGHFARE), STORM DRAINAGE STRUCTURES, WATER QUALITY OR EROSION CONTROLS, AND OTHER UTILITIES AS DEFINED IN SECTION 11-1-13, TO BRING THE SAME TO CITY STANDARDS, OR TO REPLACE IT WITH A STANDARD CITY STREET AS DETERMINED BY THE TRAFFIC IMPACT ANALYSIS, IF REQUIRED, AT NOT COST TO THE CITY.

LAND USE DATA
 TOTAL LAND AREA 1.463 ACRES
 R-O-W DEDICATION 0.00 LF
 TOTAL LOTS 1 RESIDENTIAL LOTS
 ESTIMATED POPULATION 3.5 PERSONS
 MINIMUM LOT SIZE 1.0 ACRES
 MINIMUM LOT WIDTH 240'
 MINIMUM LOT DEPTH 273'
 PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL
 PROPERTY LOCATED IN WEATHERFORD ETJ LIMITS.

NOTE:
 FUTURE DEVELOPMENT OF LOTS 2 & 3, BLOCK 1 GENTRY ADDITION ARE SHOWN FOR REFERENCE ONLY. CONFIGURATION OF THESE FUTURE LOTS MAY CHANGE AT THE TIME OF DEVELOPMENT. THESE LOTS ARE NOT INCLUDED IN THE PLAT FOR RECORD FOR LOT 1, BLOCK 1 GENTRY ADDITION.
 PROJECT SURVEYOR:
 HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TEXAS 76086
 817.596.9700

ACCT. NO.: 12735
 SCH. DIST.: WE
 CITY:
 MAP NO.: F-15
 20627.001.005.10
 20627.001.005.00
 OWNER/DEVELOPER: remainder 6.308
 MURRAY & ROBIN C. GENTRY
 855 GREENWOOD CUT-OFF ROAD
 WEATHERFORD, TEXAS 76088
 817.597.8956

MINOR PLAT
**LOT 1, BLOCK 1
 GENTRY ADDITION**
 BEING 1.463 ACRES SITUATED IN THE
 DAVID HARRY SURVEY, ABSTRACT NO. 596
 PARKER COUNTY, TEXAS
 PREPARED JANUARY 2015
 PLAT RECORDED IN CABINET **D** SLIDE **390**
 RECORDED ON 2015
 PREPARED BY
SD Engineering, Inc.
 Site Development Engineering
 PO Box 1387 Aledo, TX 76008-1387
 (817) 441-8400 Fax (817) 441-6085
 TEXAS REGISTERED ENGINEERING FIRM F-7643
 TEXAS REGISTERED SURVEYING FIRM 10095800
 REVISED 02/11/15 - CITY COMMENTS
 REVISED 02/09/15 - CITY COMMENTS
 1 OF 2