

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°21'06"	275.00'	11.29'	S34°47'00"W	11.29'
C2	2°49'52"	325.00'	16.06'	N34°13'22"E	16.06'
C3	1°36'18"	9000.00'	252.12'	S79°01'23"E	252.11'
C4	104°23'13"	35.50'	64.68'	S26°01'37"E	56.10'
C5	1°45'16"	1000.00'	30.62'	S27°02'38"W	30.62'
C6	11°01'27"	1720.00'	330.95'	S33°26'00"W	330.43'
C7	18°37'17"	300.00'	97.50'	S18°36'37"W	97.07'
C8	11°27'13"	1410.00'	281.86'	S33°38'52"W	281.39'
C9	3°35'21"	300.00'	18.79'	N37°34'48"E	18.79'
C10	155°24'23"	49.95'	135.49'	S26°20'44"E	97.62'
C11	13°24'24"	1255.00'	293.66'	N34°37'28"E	292.99'
C12	11°25'53"	1885.00'	376.09'	S33°38'12"W	375.46'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°39'36"E	26.04'	L8	S56°07'29"E	50.03'
L2	S04°54'05"E	14.31'	L9	N74°32'32"E	14.72'
L3	S39°05'36"W	8.72'	L10	N09°17'59"E	25.00'
L4	S50°43'17"E	50.00'	L11	N85°09'01"E	13.98'
L5	N39°16'41"E	19.97'	L12	S34°46'58"E	14.13'
L6	N84°53'52"E	14.11'	L13	N55°12'45"E	14.15'
L7	S13°53'22"E	13.78'	L14	S26°15'00"E	12.34'

**NOTES:**

All property corners are 5/8-inch iron rods with plastic caps stamped "KHA", unless otherwise noted.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999880014.

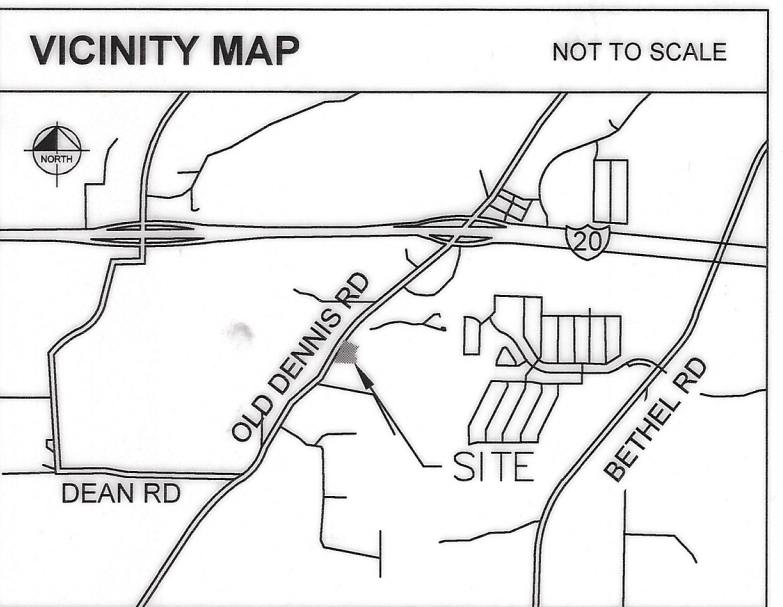
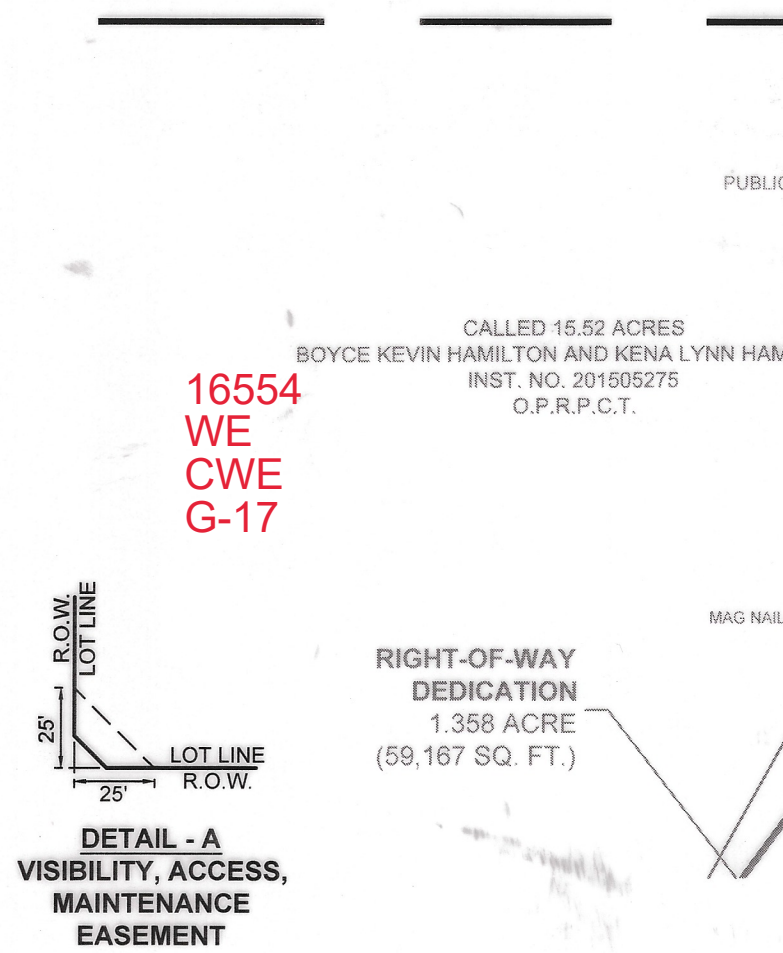
According to Community Panel No. 48367C0380F, dated April 5, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**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.

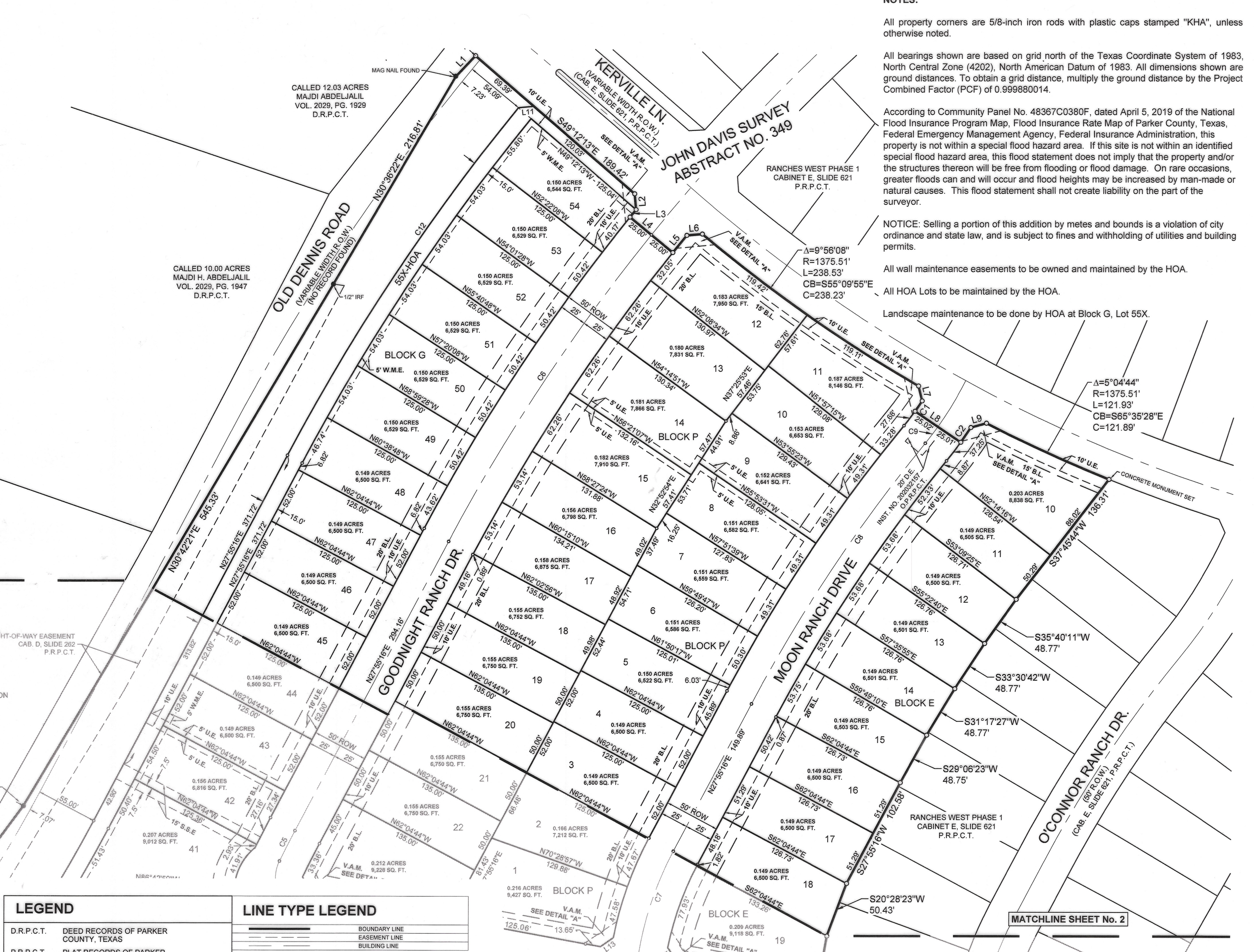
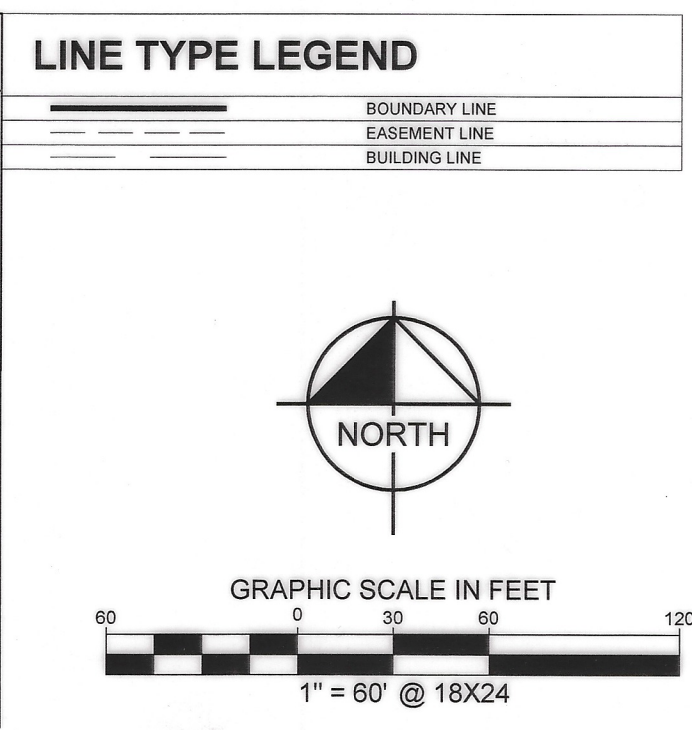
All wall maintenance easements to be owned and maintained by the HOA.

All HOA Lots to be maintained by the HOA.

Landscape maintenance to be done by HOA at Block G, Lot 55X.



LEGEND	
D.R.P.C.T.	DEED RECORDS OF PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS OF PARKER COUNTY, TEXAS
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT No.
B.L.	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE ESMT.
MIN.FFE	MINIMUM FINISHED FLOOR ELEVATION
	STREET NAME CHANGE



**FINAL PLAT**  
**RANCHES WEST PHASE 3**

BLOCK E, LOTS 10-19;  
BLOCK G, LOTS 27-37, 38X, 39-54 & 55X;  
BLOCK P, LOT 1-23;  
60 RESIDENTIAL LOTS  
2 OPEN SPACE LOTS

15.115 ACRES OUT OF THE JOHN DAVIS, A-349  
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

**OWNER:**  
D.R. Horton - Texas, Ltd.  
6751 North Freeway  
Frisco, Texas 76131  
P (817) 230-0800  
Contact: Justin Bosworth

**APPLICANT:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, TX 7535  
Ph: 972.335.3580  
Contact: Rob Myers, PE

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034

Tel. No. (972) 335-3580  
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	JAN. 2022	068517096	3 OF 4

DWG NAME: K:\P\ SURVEY\068517096-WEATHERFORD BB FIELD\RDING\068517096 PHASE 3 FINAL PLAT.DWG PLOTTED BY: GUNAWAN, SYLVANA 1/20/2022 11:59 AM