

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.

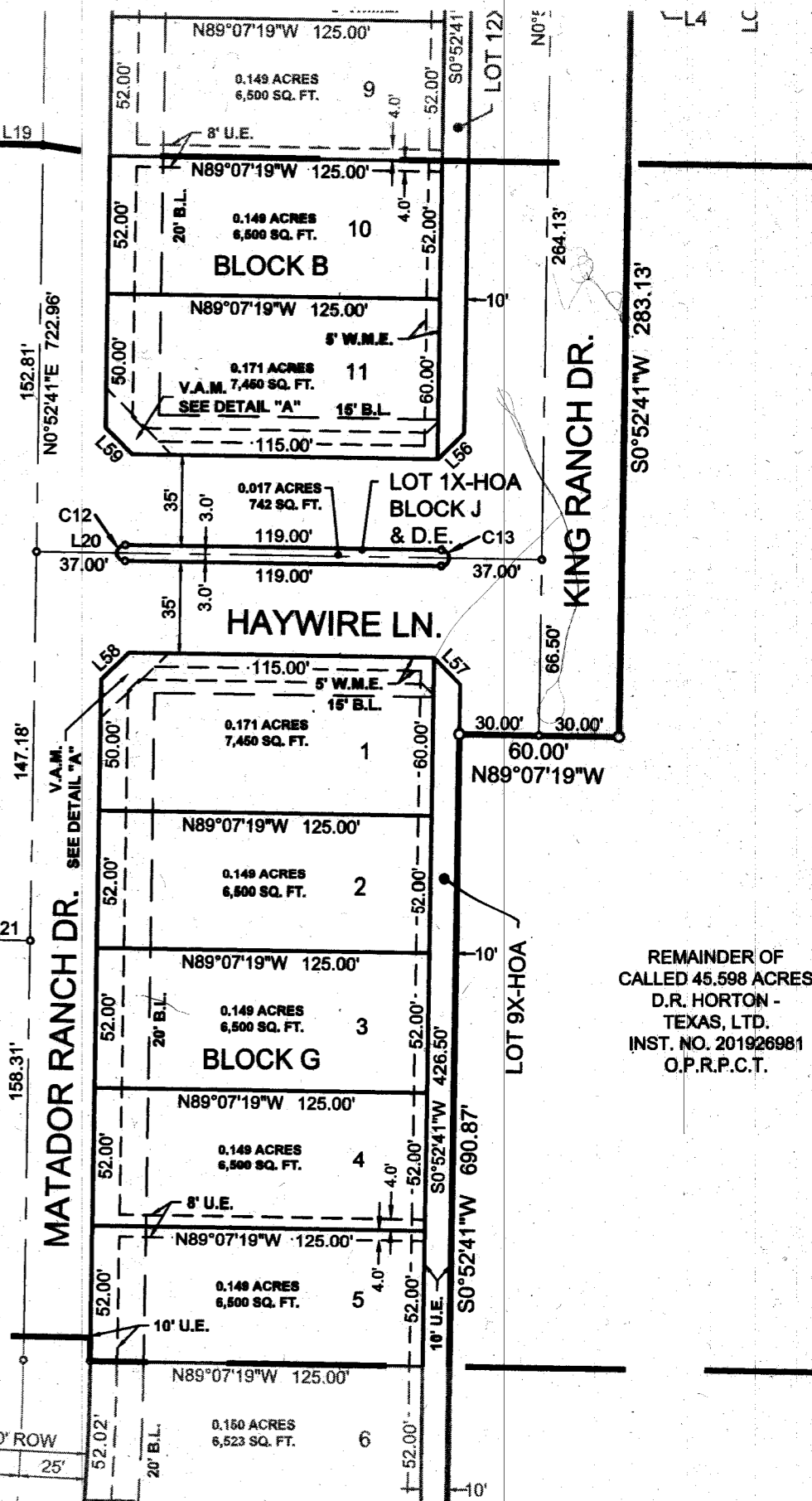
According to Community Panel No. 48367C0380F, dated April 5, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site 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 9X.



CALLED 12.03 ACRES
MAJDI ABDELJALIL
VOL. 2029, PG. 1929
D.R.P.C.T.

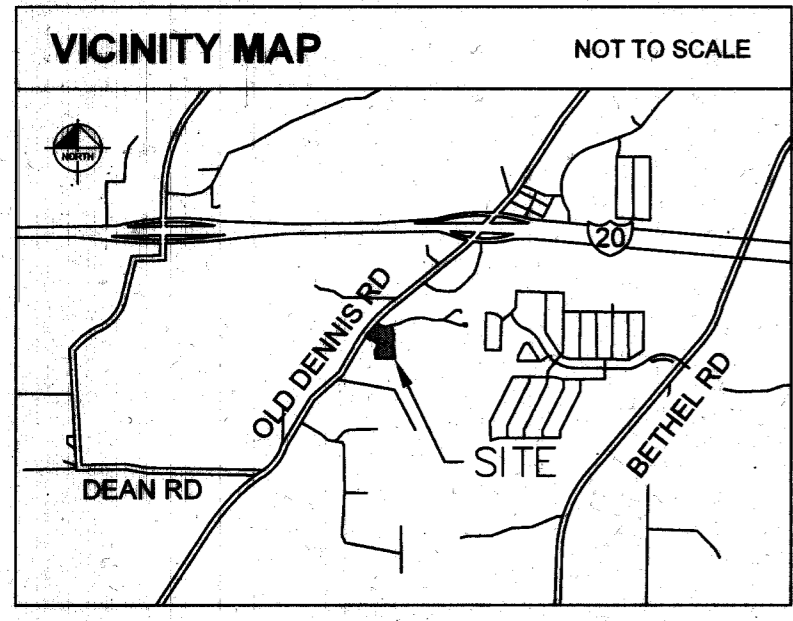
REMAINDER OF
CALLED 45.598 ACRES
D.R. HORTON - TEXAS, LTD.
INST. NO. 201926981
O.P.R.P.C.T.

REMAINDER OF
LOT 1
MCCASLAND ADDITION, LOTS 1 & 2
CAB. D, SLIDE 262
P.R.P.C.T.

20' D.E.
INST. NO.
202032157
O.P.R.P.C.T.

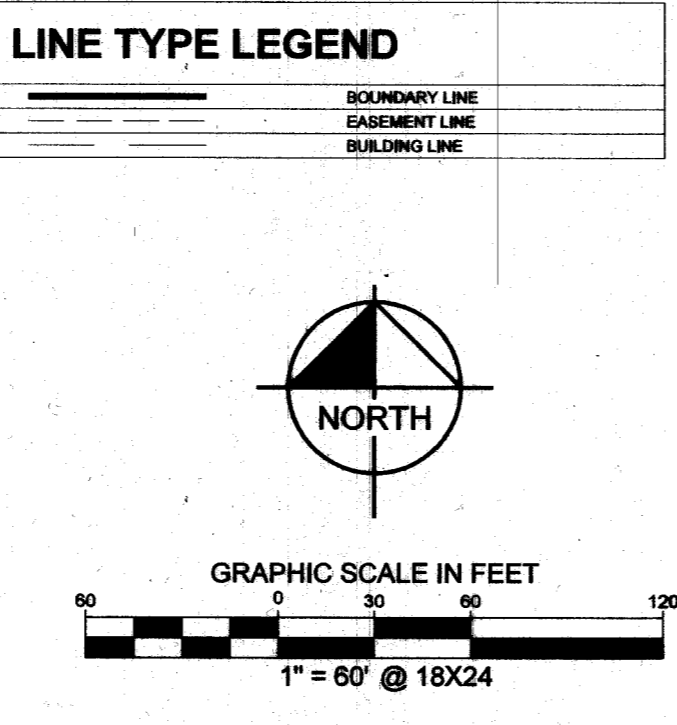
REMAINDER OF
CALLED 45.598 ACRES
D.R. HORTON -
TEXAS, LTD.
INST. NO. 201926981
O.P.R.P.C.T.

ACCT NO:16554
SCH DIST: WE
CITY: CWE



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
WME	WALL MAINTENANCE EASEMENT
UE	UTILITY EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE ESMT.
MIN.FFE	MINIMUM FINISHED FLOOR ELEVATION
	STREET NAME CHANGE



**FINAL PLAT
RANCHES WEST PHASE 1**

BLOCK A, LOTS 1-17; BLOCK B, LOTS 1-12;
BLOCK C, LOTS 1-20; BLOCK D, LOTS 1-30;
BLOCK E, LOTS 1-9; BLOCK F, LOTS 1-21;
BLOCK G, LOTS 1-26; BLOCK H, LOT 1;
BLOCK I, LOT 1; BLOCK J, LOT 1;
BLOCK K, LOT 1

131 RESIDENTIAL LOTS
8 OPEN SPACE LOTS

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

20349.040.000.00 ALL
20349.046.001.00 ALL
20349.046.001.50

OWNER:
D.R. Horton - Texas, Ltd.
6750 North Freeway
Fort Worth, Texas 76131
P: (817) 230-0800
Contact: Justin Bosworth

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75335
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'	SG	KHA	OCT. 2020	088517096	3 OF 6

DWG NAME: KIMLEY-HORN-COMM-DAL2021 SURVEY088517096-WEATHERFORD BB FIELD DOWNGR088517096 PHASE 1 FINAL PLAT.DWG PLOTTED BY: GUNAWAN, SYLVANA 10/19/2020 6:18 PM LAST SAVED 10/19/2020 6:09 PM