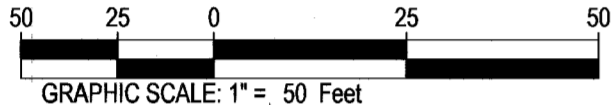
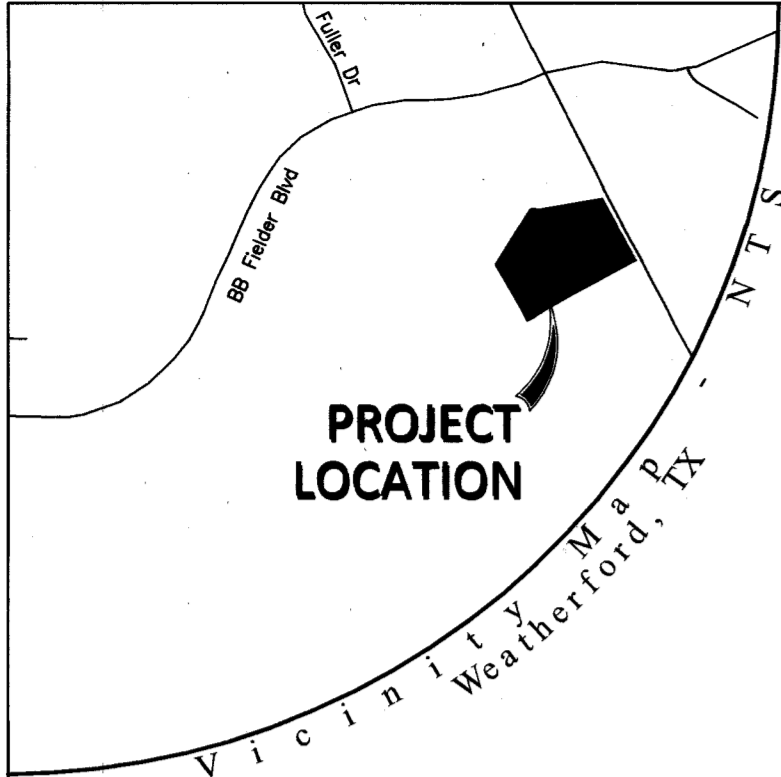


CAUSBIE ADDITION
CABINET A, SLIDE 175
P.R.P.C.T.



LEGEND

- IRS.....5/8 Inch Capped Iron Rod Marked "BHB" Set
- P.R.P.C.T...Official Public Records Parker County, Texas
- P.R.P.C.T.....Plat Records Parker County, Texas

12-22 20

WEATHERFORD COLLEGE OF THE PARKER COUNTY JUNIOR COLLEGE DISTRICT
VOLUME 1658, PAGE 1005
DEED RECORDS, PARKER COUNTY, TEXAS

ZONING AG

N80°48'49"E
341.06'
10' UTILITY EASEMENT BY PLAT

S84°58'57"E
37.92' IRS

N22°44'33"E
340.87'
10' UTILITY EASEMENT BY PLAT

LOT 1, BLOCK 1
271682 Sq.Ft.
6.237 Ac

HIGHWAY 51 SOUTH FEED VENTURE, LLC.
DOC. NO. 202029594
O.P.R.P.C.T.

CLUBBURN HIGHWAY 171
STATE HIGHWAY 171
(A 120' PUBLIC RIGHT-OF-WAY)

S28°08'03"E
365.38'
20' UTILITY EASEMENT BY PLAT

LINE DATA TABLE

NO.	BEARING	DIST
L1	N60°15'10"E	14.29'
L2	S76°44'15"E	53.23'
L3	S12°20'03"E	39.12'

D.B. LIGON SURVEY
ABSTRACT No. 2019

PRIVATE DETENTION EASEMENT
PER PLAT

WEATHERFORD COLLEGE OF THE PARKER COUNTY JUNIOR COLLEGE DISTRICT
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REMAINDER
HIGHWAY 51 SOUTH FEED VENTURE, LLC.
DOC. NO. 202029594
O.P.R.P.C.T.

ZONING AG

NOTES:

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
3. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
5. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this replat in Parker County, Texas. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
6. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
7. All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

FLOODPLAIN STATEMENT

This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Map Number 48367C0385F, Map Revised April 5, 2019.

ACCT NO: 17136
SCH DIST: WE
CITY: CWE
22019.001.000.00

FINAL PLAT
LOT 1, BLOCK 1
RUSSELL FEED ADDITION
BEING A 6.237 ACRE TRACT OF LAND SITUATED
IN THE D.B. LIGON SURVEY, A-2019
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
DECEMBER 2020
SHEET 1 OF 2

LAND SURVEYOR:



OWNER:
HIGHWAY 51 SOUTH FEED VENTURE, LLC.
5710 JACKSBORO HWY
FORT WORTH, TX 76114
817-988-6765

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

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