

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

201619370 PLAT Total Pages: 1

NOTE: A TRAFFIC IMPACT ANALYSIS (TIA) AND DRAINAGE STUDY ARE REQUIRED FOR THE DEVELOPMENT OF THESE LOTS AND WILL BE MANDATORY AT TIME OF CONSTRUCTION PERMIT

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.

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

Owners of Lots 1 and 2 herein specifically reserves to and for the Benefit of the public, and the specific owners of Lot 1, or any successor owner of all or any portion of Lot 2, a Reciprocal Shared Access Easement so as to provide free and uninterrupted pedestrian and/or vehicular ingress to and egress from and across and between Lot 1 and Lot 2 as herein depicted

PORKY PRICE ENTERPRISES, INC
DOC# 201510409

PRESENT ZONING C
COMMERCIAL

1
2.0 ACRES
(87137 SF)

PRESENT ZONING C
COMMERCIAL

PRESENT ZONING C
COMMERCIAL

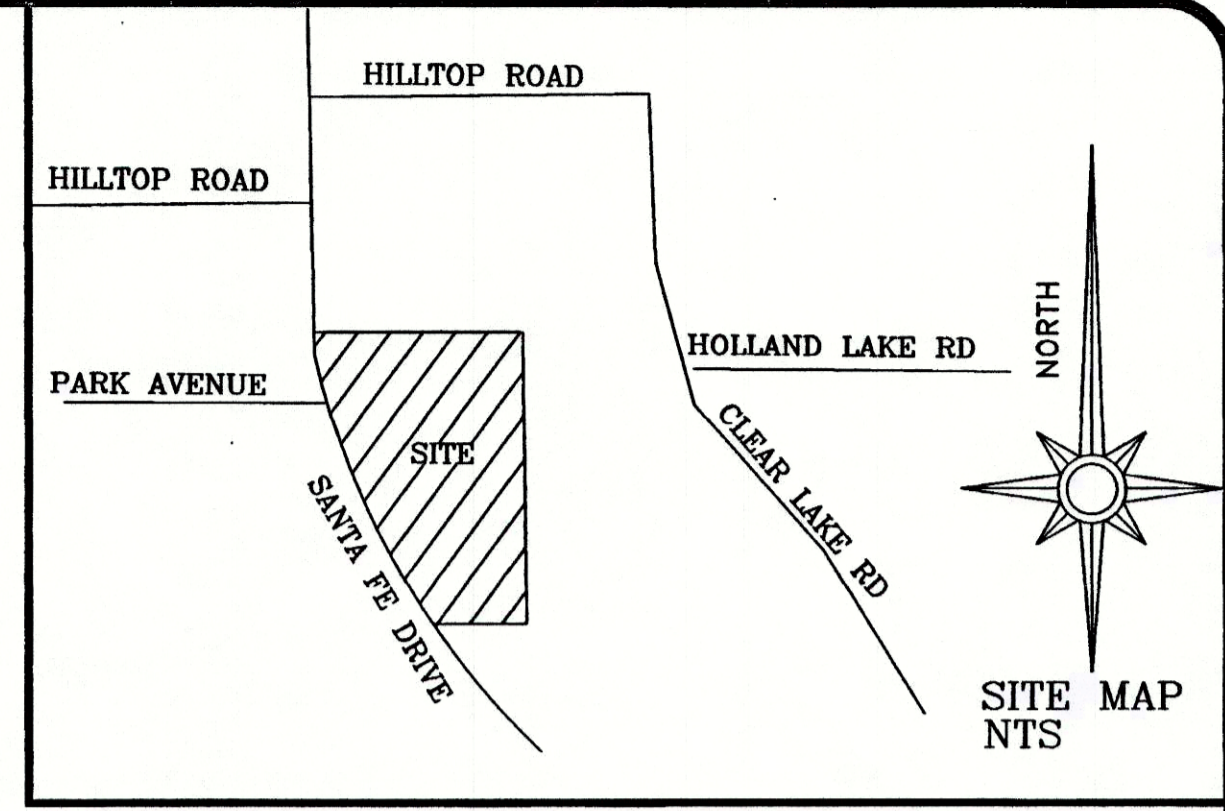
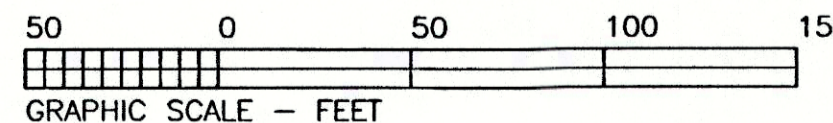
2
1.583 ACRES
(68972 SF)

PRESENT ZONING I
INDUSTRIAL

MINOR PLAT
LOT 1 AND LOT 2
SANTE FE SQUARE
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
Being 3.583 acres situated in and being a portion of
the Joel Walker Survey, Abstract No. 1589
in the City of Weatherford
Parker County, Texas

JUNE, 2016

Cabinet/Instrument# **D** Slide **602**



EASEMENT LINE TABLE

E1	N 75°17'55"E	47.00'
E2	S 66°51'56"W	24.00'
E3	S 67°23'56"W	13.05'
E4	N 67°23'56"E	13.39'
E5	N 14°42'05"W	21.82'
E6	S 77°10'30"W	8.50'

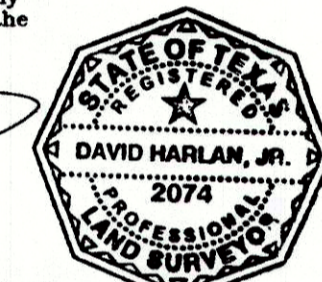
EASEMENT CURVE TABLE

EC1	L=15.61' R=10.0'
	N 67°52'04"W 14.08'
EC2	L=15.28' R=10.0'
	N 23°37'26"E 13.84'
EC3	L=23.07' R=15.0'
	S 77°10'30"W 8.50'

KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.
Registration No. 2074
June 29, 2016



STATE OF TEXAS
COUNTY OF PARKER

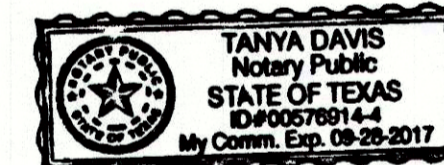
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 25th day of June, 2016.

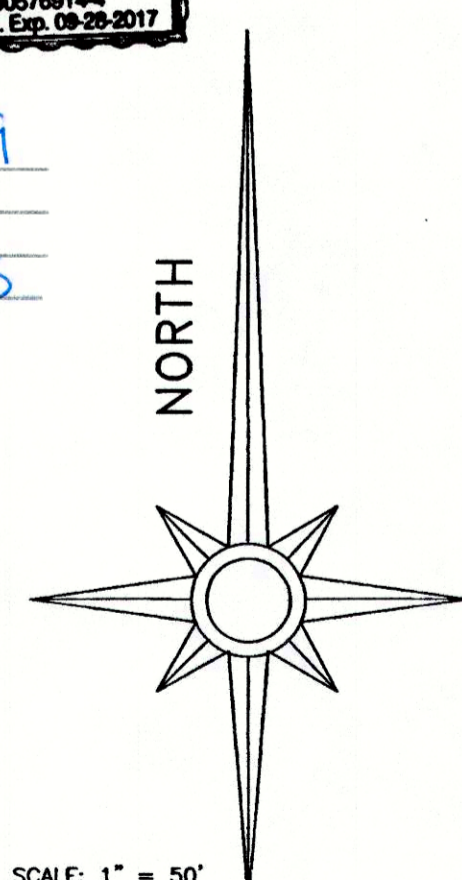
Notary Public in and for the State of Texas

9-28-17

My Commission Expires on:



ABST. NO: 17279
SCH. DIST: WE
CITY: WE
MAP NO: H-15



SCALE: 1" = 50'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

IRF IRON ROD FOUND, 1/2" UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

PRESENT ZONING C
COMMERCIAL

LOT 2, BLOCK 12R
COLLEGE PARK ADDITION
PLAT CABINET B, SLIDE 674

EAST PARK AVENUE
(80' ROW)

TEXAS BANK
VOLUME 1304, PAGE 1200
PRESENT ZONING C
COMMERCIAL

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 00385 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNERS/DEVELOPER:
John Westhoff
1250 Santa Fe Drive
Weatherford, TX 76086
817-594-0271

JOEL WALKER SURVEY
ABSTRACT No. 1589

E. MILLER SURVEY
ABSTRACT No. 873

SHEET ONE OF TWO

21584.004.000.00