

NW CORNER W. COPELAND SURVEY

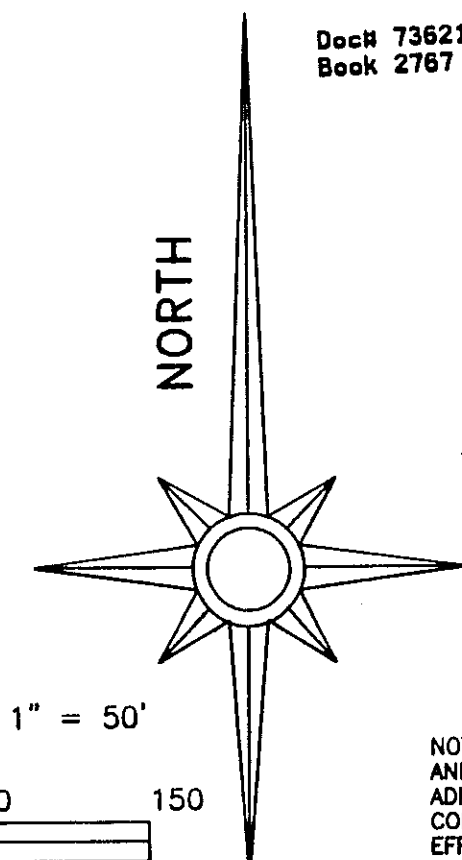
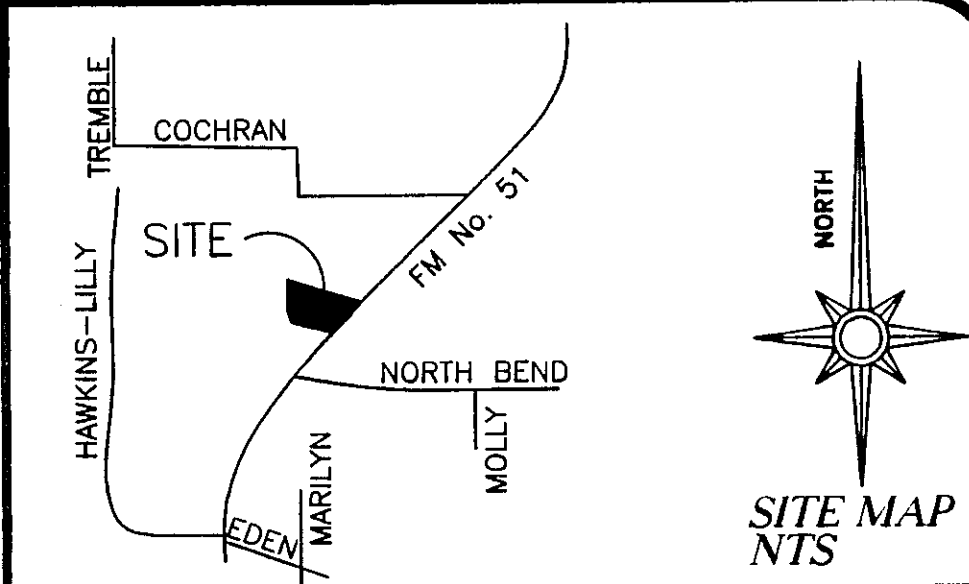
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

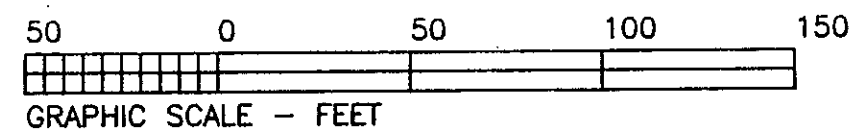
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

Doc# 736219
Book 2767 Page 1537



SCALE: 1" = 50'



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0270 F EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

POB
N 00°00'47"E
1930.9'

70.41'
1/2" IR SET

471.81'

N 00°40'21"E
401.40'

3" STEEL POST

N 53°09'46"W 110.88'

286.62'

N 78°07'50"W

(DEED BEARING: S 63°30'03"E
S 64°05'51"E)

1

GERTRUDE BRACKEEN
VOLUME 361, PAGE 582

NOTE: HORIZONTAL BEARINGS BASED ON WGS 83 DATUM UTMSPC (NORTH CENTRAL TEXAS ZONE)

ADJOINING LAND OWNER LOCATION FROM PARKER COUNTY APPRAISAL DISTRICT

612.02'

LOT 1
2.526 ACRES
(110034 SF)

3" STEEL POST

WILSON COPELAND SURVEY
ABSTRACT No. 348

S 34°47'01"E 345.55'

LOT 2
2.250 ACRES
(98010 SF)

S 59°48'44"E 265.55'

30'X30' MUTUAL INGRESS & INGRESS EASEMENT

1/2" IR SET

EXISTING DRIVE

125.87'

S 29°35'10"W

OWNER/DEVELOPER:
Gary and Jean Stegall
288 Baggett Road
Weatherford, TX 76085
817-629-2904

FARM TO MARKET HIGHWAY No. 51
(120' ROW)

WILLOW DRAW, L. P.
VOLUME 2143, PAGE 1511

GARY MITCHEL BEVIL
VOLUME 1467, PAGE 1425

THE STATE OF TEXAS)
COUNTY OF PARKER)

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
FEBRUARY, 2010



**MINOR PLAT
STEGALL ESTATES
LOT 1 AND LOT 2, BLOCK 1
PARKER COUNTY, TEXAS**

**IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY
Being 4.776 Acres situated in and being a portion of the Wilson
Copeland Survey, Abstract No. 348, Parker County, Texas**

ACCT. NO.: 1946 17916
SCH. DIST.: WE
CITY: CO
MAP NO.: H-13
ALL OF: 2034816.00

Volume or Cabinet D, Page or Slide 59

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

STEPHEN BAVOUSETT SURVEY
ABSTRACT No. 2661

JAMES LARRY EDISON, et ux.
VOLUME 1722, PAGE 1645

JAMES LARRY EDISON, et ux.
VOLUME 1722, PAGE 1645