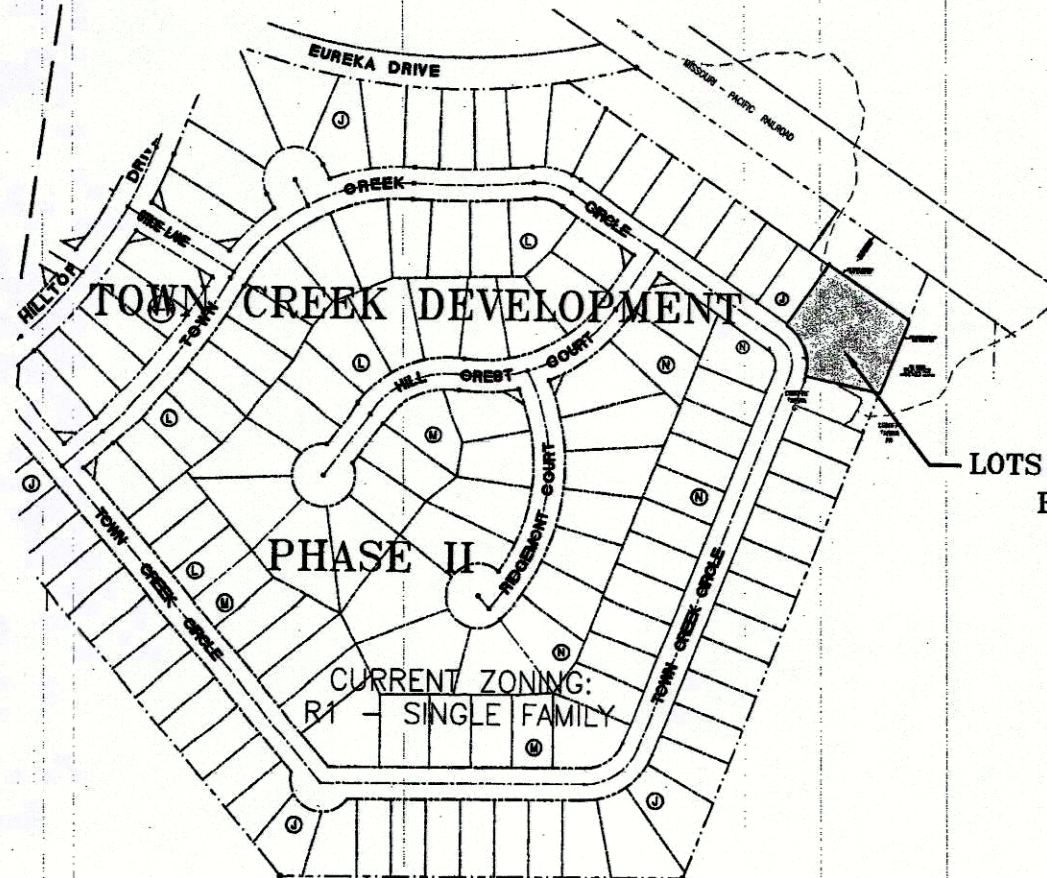


**LOCATION MAP**  
NO SCALE



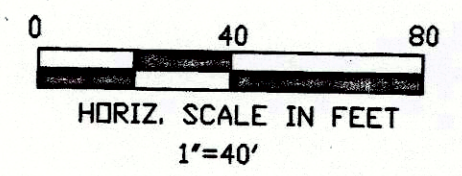
LOTS 19R, 20R  
BLOCK J

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.90'	75.00'	22°50'37"	N44°19'39"W	29.70'
C2	20.10'	75.00'	15°21'24"	N25°13'39"W	20.04'
C3	40.00'	75.00'	30°33'16"	N02°16'18"W	39.52'

201935241 PLAT Total Pages: 2

LOT LINE DATA TABLE		
LINE NO.	BEARING	DISTANCE
L1	N34°15'02"E	17.86'
L2	N48°39'02"W	80.06'
L3	N20°20'07"E	13.25'
L4	S68°28'36"W	37.03'
L5	S73°36'26"W	85.06'
L6	N40°22'13"W	28.98'
L7	N9°57'35"E	52.38'
L8	S87°05'59"E	56.36'
L9	N77°39'38"W	84.07'

**JACOB MARTIN**  
 3465 CURRY LANE  
 ABILENE, TX 79606  
 325-695-1070  
 1508 SANTA FE DR, STE 203  
 WEATHERFORD, TX 76086  
 817-594-9880  
 [BPLS FIRM# T0194493] [FIRM# F-2448]



- SET 1/2" REBAR ROD WITH CAP OR "X" CHISELED IN CONCRETE
- FOUND 1/2" REBAR ROD

**NOTES:**

- NOTICE:** Setting a portion of this addition by notes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- BUILDING SETBACK:** All building setback lines within this subdivision shall conform to the current Zoning Ordinances of the City of Weatherford, Texas.
- VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS:** The area or areas shown on the plat as "VAM" (visibility, access and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purpose and with all rights and privileges set forth herein.
- FLOODPLAIN NOTICE:** By scaled map location of FEMA's Flood Insurance Rate Map No. 48637C0285F, dated April 4, 2018, the property depicted in this replat does lie within the limits of a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. However, based on FEMA's Case No. 18-06-2093A, a Letter of Map Revision Based on FIRM Determination Document was submitted to FEMA, and it was determined from said document that portions of these lots no longer are located in "an area inundated by the flood having a 1% chance of being equaled or exceeded in any given year (base flood)."
- FINISHED FLOOR ELEVATION:** The minimum finished floor elevation of structures built on Lot 19R and Lot 20R shall be 964.5'.
- PROPERTY OWNERS:** Marina Sears Realty, LP - 802 S. Main Street, Weatherford, TX 76088 Phone: 817-698-8668  
Caveller Floors LLC - 300 Mesa Grande Drive, Fort Worth, TX 76108 Phone: 817-573-8454
- This replat does not vacate the previous plat of record governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- Additional easements will be provided as a separate instrument at the time of construction if necessary.
- Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00015161.
- A 1/2" rebar rod with cap marked "JM BOUNDARY" and/or an "X" chiseled in concrete will be set, as shown hereon, at the corners of the proposed lot lines after the acceptance of this plat by the City of Weatherford.
- Drainage Easement - a drainage easement with varying width, an area of 0.056 acre (2448 square feet), consisting that portion of Lot 19R which lies within the floodplain. Said drainage easement being created by this plat.
- Dedicated Right-of-Way - right-of-way with varying width, an area of 0.080 acre (3483 square feet), and dedicated to the public by this plat.
- Drainage Easement - a drainage easement with varying width, an area of 0.123 acre (5338 square feet), containing that portion of Lot 20R which lies within the floodplain. Said drainage easement being created by this plat.

ACCT. NO.: 18458  
 SCH. DIST.: WE  
 CITY: CWF  
 MAP NO.: H15

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK T. BROWN

A 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20<sup>th</sup> DAY OF December A.D. 2019

**JENNIFER M. FLEMING**  
 NOTARY PUBLIC, STATE OF TEXAS  
 Notary ID# 12908954-6  
 Comm. Expires August 15, 2020

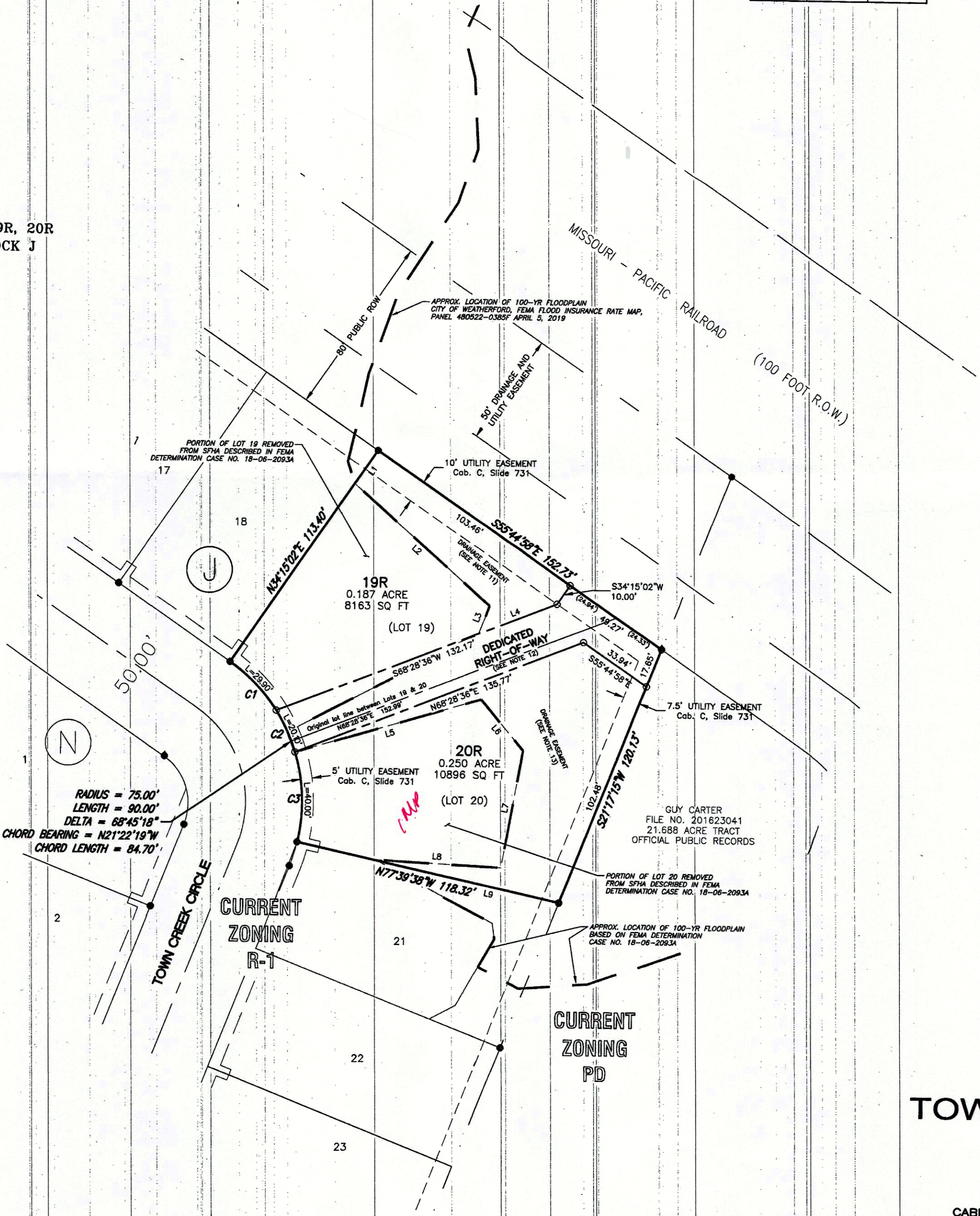
**SURVEYOR CERTIFICATE AND PLAT DESCRIPTION**  
 KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, 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" WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD AFTER THE ACCEPTANCE OF THIS PLAT BY THE CITY OF WEATHERFORD.

LOT 19R AND LOT 20R, BLOCK J, TOWN CREEK DEVELOPMENT PHASE 2, BEING A REPLAT OF LOT 19 AND LOT 20, BLOCK J, TOWN CREEK DEVELOPMENT PHASE 2, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 731, PLAT RECORDS, PARKER COUNTY, TEXAS.



Mark T. Brown  
 SIGNATURE  
 MARK T. BROWN  
 (PRINT)  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 12/20/2019  
 DATE



E-450

**MINOR PLAT OF  
 LOT 19R AND LOT 20R, BLOCK J  
 TOWN CREEK DEVELOPMENT  
 PHASE 2,**

BEING A REPLAT OF LOT 19 & LOT 20, BLOCK J, TOWN CREEK DEVELOPMENT, PHASE 2, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AS SHOWN ON PLAT THEREOF RECORDED IN CABINET C, SLIDE 731, PLAT RECORDS, PARKER COUNTY, TEXAS

DATE PREPARED: DECEMBER 18, 2019

18458.DOT.019.DD 18458.DOT.020.DD