

VICINITY MAP  
NOT TO SCALE  
WEATHERFORD, TEXAS

**GENERAL NOTES:**

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48367C0265F, dated April 5, 2019. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

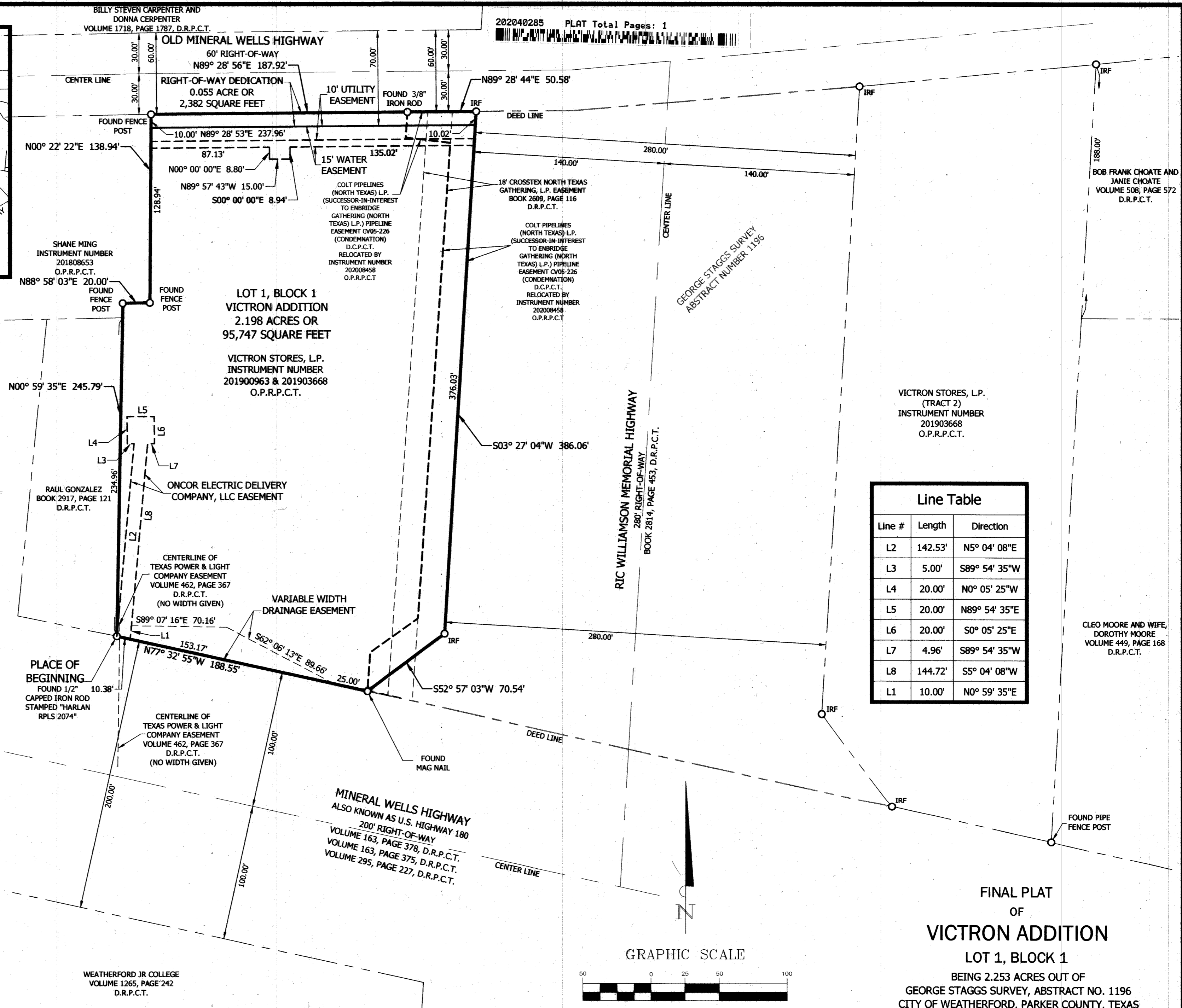
According to the FEMA Map there is no existing 100-year floodplain on the subject property.

3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

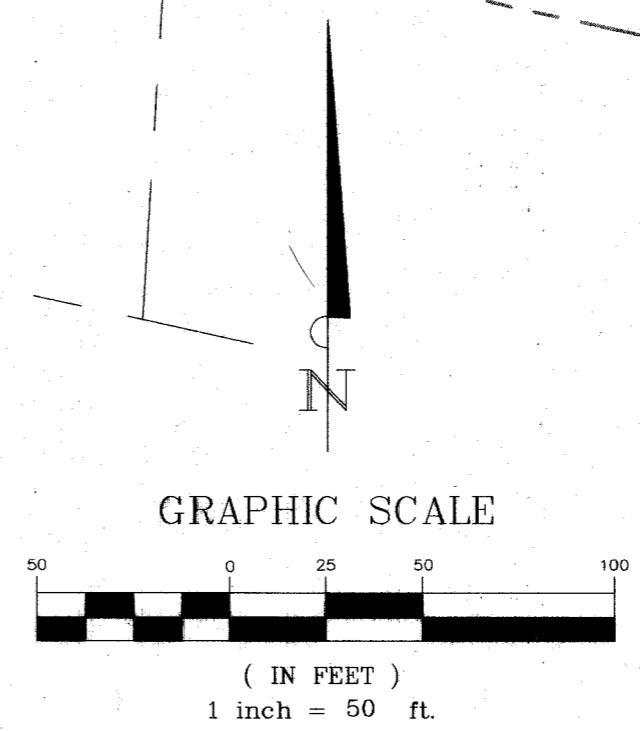
4. All found monuments shown hereon are deemed to be controlling monuments.

5. 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 permit.

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.P.C.T.	DEED RECORDS PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY, TEXAS
IRF	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND



Line Table		
Line #	Length	Direction
L2	142.53'	N5° 04' 08\"E
L3	5.00'	S89° 54' 35\"W
L4	20.00'	N0° 05' 25\"W
L5	20.00'	N89° 54' 35\"E
L6	20.00'	S0° 05' 25\"E
L7	4.96'	S89° 54' 35\"W
L8	144.72'	S5° 04' 08\"W
L1	10.00'	N0° 59' 35\"E



**ENGINEER / SURVEYOR:**  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

**OWNER / DEVELOPER:**  
VICTRON STORES, L.P.  
105 YMCA DRIVE  
WAXAHACHIE, TEXAS 75165  
CONTACT: WALID ALAMEDDINE,  
VICE PRESIDENT  
PHONE: 469-517-2000

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_

21196.001.002.00  
21196.001.000.50  
**E-623**

FINAL PLAT  
OF  
**VICTRON ADDITION**  
LOT 1, BLOCK 1  
BEING 2.253 ACRES OUT OF  
GEORGE STAGGS SURVEY, ABSTRACT NO. 1196  
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
PREPARED DATE: MARCH 2019  
REVISION DATE: MARCH 2020  
SHEET 1 OF 2

PREPARED BY: \_\_\_\_\_ PROJECT NO. 172-18-006

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

BOB FRANK CHOATE AND  
JANIE CHOATE  
VOLUME 508, PAGE 572  
D.R.P.C.T.

VICTRON STORES, L.P.  
(TRACT 2)  
INSTRUMENT NUMBER  
201903668  
O.P.R.P.C.T.

CLEO MOORE AND WIFE,  
DOROTHY MOORE  
VOLUME 449, PAGE 168  
D.R.P.C.T.

BILLY STEVEN CARPENTER AND  
DONNA CERPENTER  
VOLUME 1718, PAGE 1787, D.R.P.C.T.

SHANE MING  
INSTRUMENT NUMBER  
201808653  
O.P.R.P.C.T.

LOT 1, BLOCK 1  
VICTRON ADDITION  
2.198 ACRES OR  
95,747 SQUARE FEET  
VICTRON STORES, L.P.  
INSTRUMENT NUMBER  
201900963 & 201903668  
O.P.R.P.C.T.

RAUL GONZALEZ  
BOOK 2917, PAGE 121  
D.R.P.C.T.

ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT

CENTERLINE OF  
TEXAS POWER & LIGHT  
COMPANY EASEMENT  
VOLUME 462, PAGE 367  
D.R.P.C.T.  
(NO WIDTH GIVEN)

VARIABLE WIDTH  
DRAINAGE EASEMENT

CENTERLINE OF  
TEXAS POWER & LIGHT  
COMPANY EASEMENT  
VOLUME 462, PAGE 367  
D.R.P.C.T.  
(NO WIDTH GIVEN)

WEATHERFORD JR COLLEGE  
VOLUME 1265, PAGE 242  
D.R.P.C.T.

MINERAL WELLS HIGHWAY  
ALSO KNOWN AS U.S. HIGHWAY 180  
200' RIGHT-OF-WAY  
VOLUME 163, PAGE 378, D.R.P.C.T.  
VOLUME 163, PAGE 375, D.R.P.C.T.  
VOLUME 295, PAGE 227, D.R.P.C.T.

RIC WILLIAMSON MEMORIAL HIGHWAY  
280' RIGHT-OF-WAY  
BOOK 2814, PAGE 453, D.R.P.C.T.

GEORGE STAGGS SURVEY  
ABSTRACT NUMBER 1196