

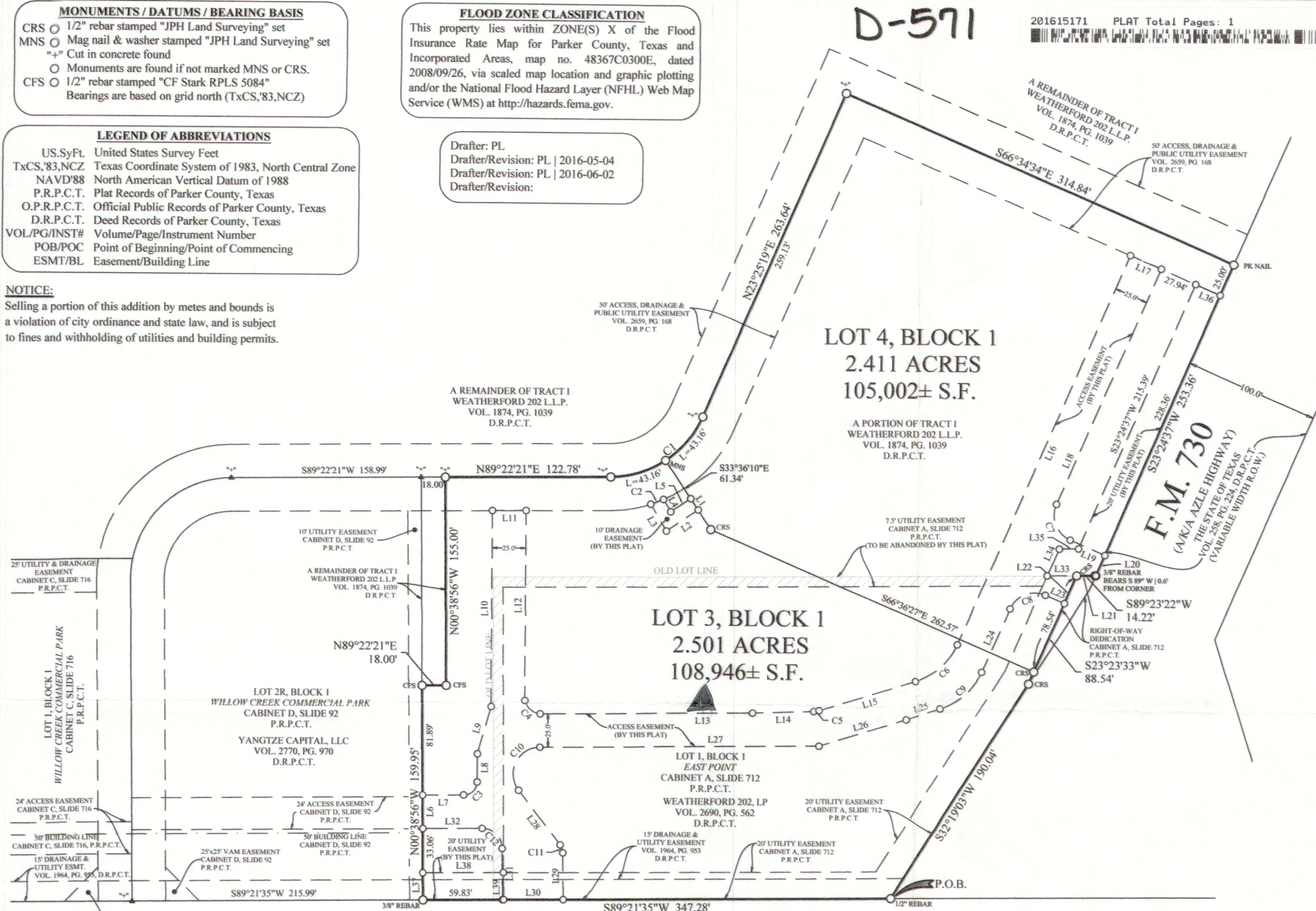
MONUMENTS / DATUMS / BEARING BASIS
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 "+4" Cut in concrete found
 ○ Monuments are found if not marked MNS or CRS.
 CFS ○ 1/2" rebar stamped "CF Stark RPLS 5084"
 Bearings are based on grid north (TxCS,'83,NCZ)

FLOOD ZONE CLASSIFICATION
 This property lies within ZONE(S) X of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0300E, dated 2008/09/26, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

Drafter: PL
 Drafter/Revision: PL | 2016-05-04
 Drafter/Revision: PL | 2016-06-02
 Drafter/Revision:

LEGEND OF ABBREVIATIONS
 U.S.SyFt. United States Survey Feet
 TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.P.C.T. Plat Records of Parker County, Texas
 O.P.R.P.C.T. Official Public Records of Parker County, Texas
 D.R.P.C.T. Deed Records of Parker County, Texas
 VOL/PAGE/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line

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.



U.S. HIGHWAY 180
 (A/K/A FORT WORTH HIGHWAY - OLD HIGHWAY 80)
 AS SHOWN ON
 RIGHT-OF-WAY MAP
 PARKER COUNTY
 CONTROL 1601, SECTION 1, JOB 1

OWNERS:
 Weatherford 202 L.L.P.
 560 N. Kimball Ave. #140
 Southlake, TX 76092

 Weatherford 202, LP
 1330 N. White Chapel Blvd. Suite 200
 Southlake, Texas 76092

ENGINEER:
 CEI Engineering, Inc.
 3030 LBJ Freeway, Suite 100
 Dallas, Texas 75234
 Phone: (972) 488-3737

SURVEYOR'S NOTES:

- Current zoning - Commercial C1, per the City of Weatherford Zoning Ordinance Titled XII Zoning Ordinance, building setbacks per Chapter 3, Section 12-3-9, Page 63; Front Yard Setback: 25 feet; Side Yard Setback: 20 feet; Rear Yard Setback: 10 feet; Maximum Building Height: 35 feet.
- This survey was performed with the benefit of a commitment for title insurance provided by Stewart Title Guaranty Company, File Number 00262-1645, effective November 17, 2015 and issued January 15, 2016. Easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

201615171 PLAT Total Pages: 1

Line Data Table

Line #	Bearing	Distance
L1	S33°36'10"E	10.00'
L2	S56°23'50"W	28.30'
L3	N30°46'54"W	22.92'
L4	S30°46'54"E	10.65'
L5	N56°23'50"E	17.79'
L6	N00°38'56"W	25.00'
L7	N89°21'35"E	30.40'
L8	N00°00'00"E	20.95'
L9	N15°44'16"E	36.87'
L10	N00°00'00"E	146.01'
L11	N89°22'21"E	25.00'
L12	S00°00'00"W	141.48'
L13	N89°21'35"E	157.48'
L14	N88°09'33"E	45.33'
L15	N72°41'02"E	75.26'
L16	N23°29'08"E	317.23'

Line Data Table

Line #	Bearing	Distance
L17	S66°34'34"E	25.00'
L18	S23°29'08"W	191.89'
L19	S66°36'27"E	28.19'
L20	S23°24'37"W	16.47'
L21	S89°23'22"W	14.22'
L22	S23°23'33"W	22.75'
L23	N66°36'27"W	15.33'
L24	S23°29'08"W	51.82'
L25	S71°41'42"W	26.62'
L26	S72°41'02"W	67.72'
L27	S89°21'35"W	207.05'
L28	S37°37'37"E	51.00'
L29	S00°40'07"E	34.66'
L30	S89°21'35"W	45.00'
L31	N00°40'01"W	38.00'
L32	S89°21'35"W	44.03'

Line Data Table

Line #	Bearing	Distance
L33	S89°23'22"W	36.11'
L34	N23°23'33"E	21.73'
L35	N89°23'22"E	14.06'
L36	S66°34'34"E	20.00'
L37	N00°38'56"W	20.00'
L38	N89°21'35"E	59.89'
L39	S00°27'51"E	20.00'

L1 THRU L5 - 10' DRAINAGE EASEMENT
 L6 THRU L32 - ACCESS EASEMENT
 L33 THRU L39 - 20' UTILITY EASEMENT

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	86.33'	75.00'	065°57'01"	N56°23'50"E	81.64'

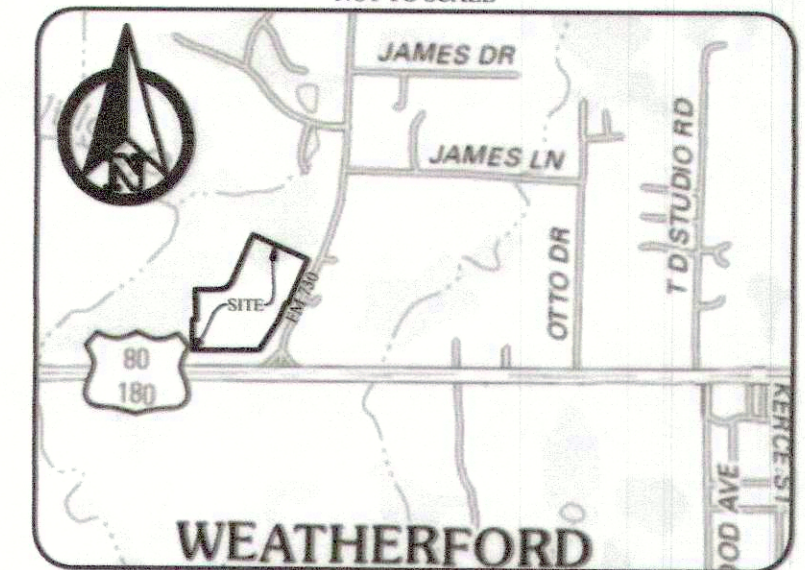
Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C2	10.16'	99.99'	005°49'17"	N69°15'07"E	10.16'
C3	15.63'	9.45'	094°47'52"	N46°00'03"E	13.91'
C4	16.23'	12.88'	072°10'54"	S49°20'06"E	15.17'
C5	4.05'	15.00'	015°28'31"	N80°25'17"E	4.04'
C6	42.93'	50.00'	049°11'54"	N48°05'05"E	41.63'
C7	31.45'	20.00'	090°05'35"	S21°33'40"E	28.31'
C8	31.38'	20.00'	089°54'25"	S68°26'20"W	28.26'
C9	42.93'	50.00'	049°11'38"	S48°05'05"W	41.63'
C10	44.33'	20.00'	126°59'11"	S25°51'59"W	35.80'
C11	6.45'	9.84'	037°35'23"	S18°59'13"E	6.34'
C12	23.58'	15.06'	089°42'01"	N45°30'32"W	21.24'

C2 - 10' DRAINAGE EASEMENT
 C3 THRU C12 - ACCESS EASEMENT

VICINITY MAP

NOT TO SCALE



WEATHERFORD
 MINOR PLAT
 LOT 3 & LOT 4, BLOCK 1
 WILLOW CREEK
 COMMERCIAL ADDITION
 4.912 ACRES

BEING A RE-PLAT OF
 LOT 1, BLOCK 1
 EAST POINT
 CABINET A, SLIDE 712, P.R.P.C.T.
 &
 A PORTION OF "TRACT 1"
 WEATHERFORD 202 L.L.P.
 VOLUME 1874, PAGE 1039, D.R.P.C.T.
 CITY OF WEATHERFORD
 PARKER COUNTY, TEXAS

2039 FORT WORTH HWY.

SHEET 1 OF 2 SHEETS

Cabinet/Instrument# _____ Slide _____

ABST. NO: 19502
 SCH. DIST.: WE
 CITY: I-15
 MAP NO.:

20535.004.001.00 2.856 acres
 11951.001.001.00 - ALL

JPH Land Surveying, Inc.
 JPH Job No.
 2015.040.024 NWC Hwy 180 & FM 730, Weatherford, TX - Minor Replat.dwg
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 DFW | Austin | Abilene