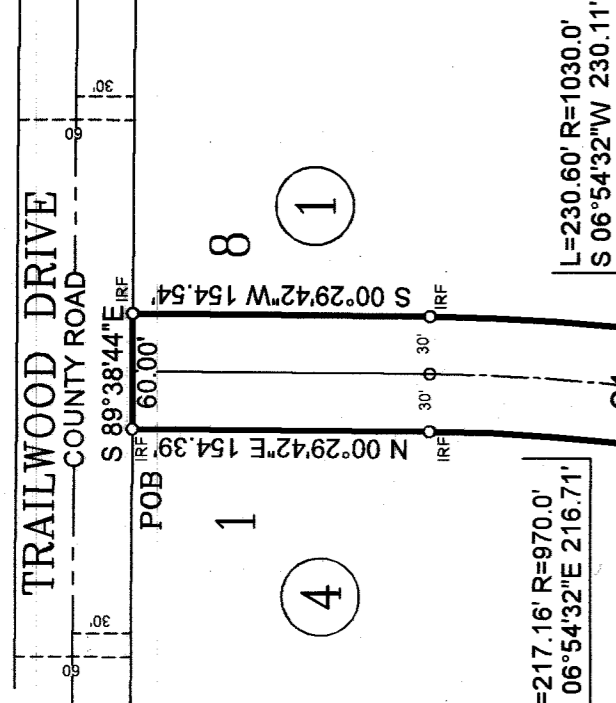


C/L ROAD CURVE TABLE

C1	L=223.88 R=1000.0'
C2	S 06°54'32"W 223.41'
C3	L=219.57 R=5000.0'
C4	S 12°09'52"W 219.55'
C5	L=314.16 R=60.0'
C6	S 00°00'11"E 60.00'
C7	L=464.87 R=5000.0'
C8	S 06°46'04"W 464.71'
C9	L=245.86 R=1000.0'
C10	S 02°56'21"E 245.24'
C11	L=182.87 R=1000.0'
C12	S 04°44'38"E 182.62'
C13	L=174.68 R=60.0'
C14	S 66°40'32"W 119.21'

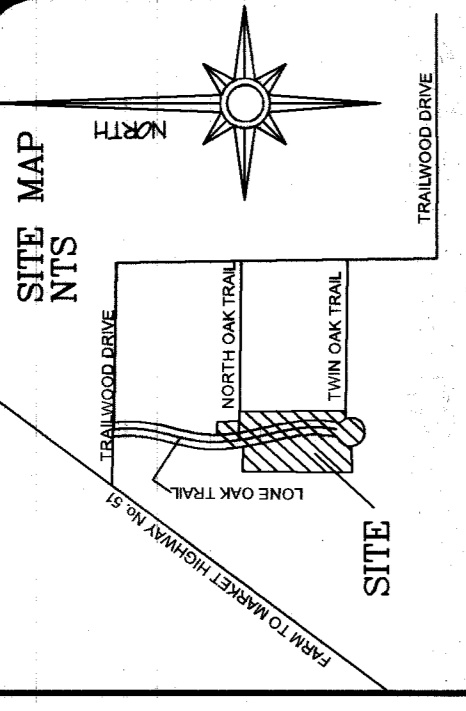


NOTE: THE SEWER SERVICE FOR THE SUBDIVISION WILL BE BY PRIVATE ON-SITE SEWER FACILITIES (O.S.S.F.).
THE WATER SERVICE WILL BE THROUGH THE CITY OF WEATHERFORD. Refer to Subdivision Improvement Agreement SBD2019-0013 and amendments thereof for supplementary water well requirements.

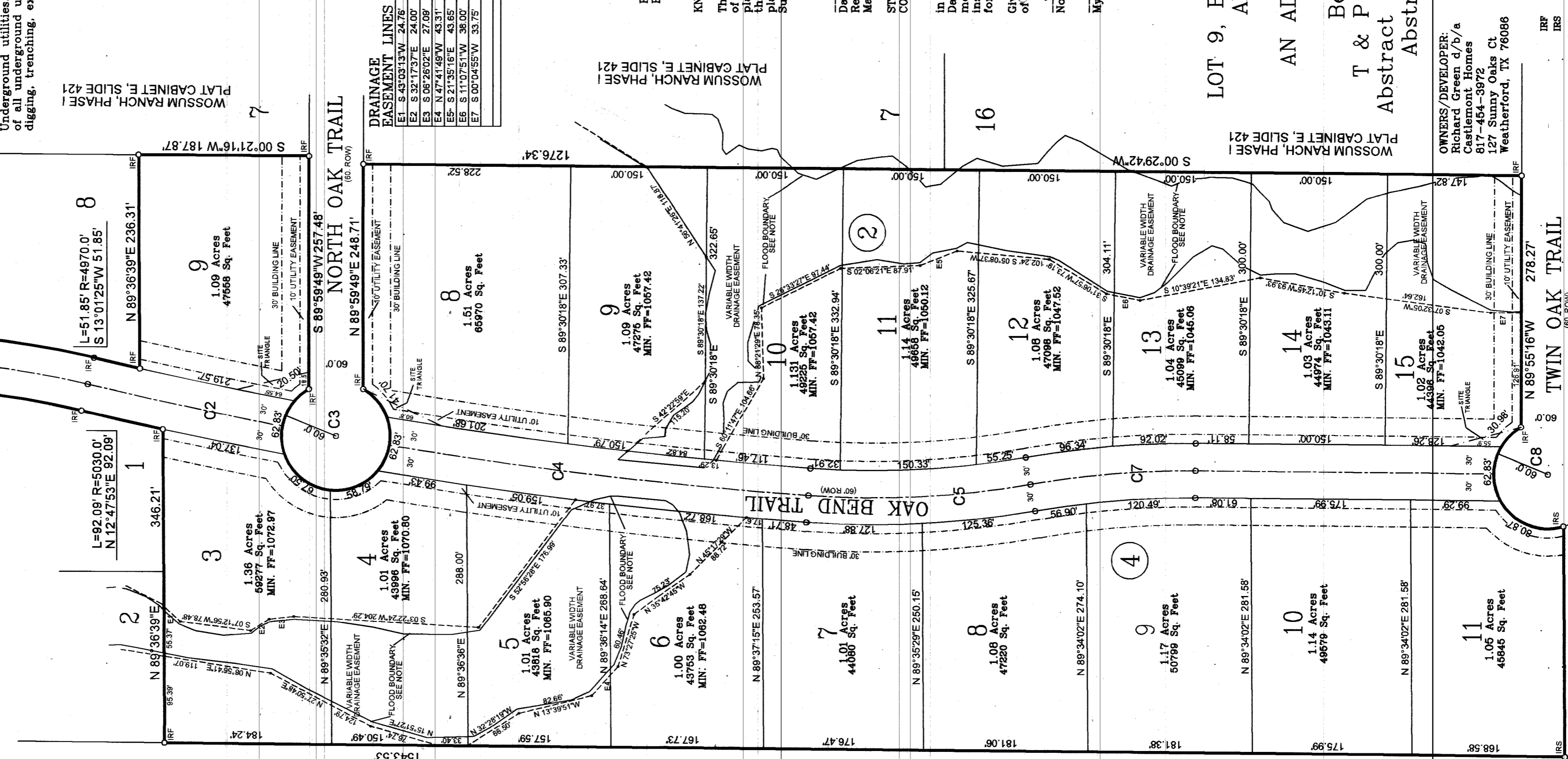
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

Surveyor is not responsible for locations of Underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.



JAMES B. TOMPKINS
VOLUME 1735, PAGE 1747
20+ ACRES



WOSSUM RANCH, PHASE 1
PLAT CABINET E, SLIDE 421

WOSSUM RANCH, PHASE 1
PLAT CABINET F, SLIDE 421

DRAINAGE EASEMENT LINES

E1	S 43°03'13"W 24.76'
E2	S 32°17'37"E 24.00'
E3	S 06°26'02"E 27.09'
E4	N 47°41'49"W 43.31'
E5	S 21°35'16"E 43.65'
E6	S 11°07'51"W 38.00'
E7	S 00°04'55"W 33.75'

ACCT NO: 19793
SCH DIST: WE
CITY: CWE

FLOOD NOTE: 100-YEAR WATER SURFACE ELEVATION PER FLOOD STUDY BY J.G. RODRIGUEZ ENGINEERING, LLC, DATED MARCH 2019

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. 2074
Registration No. 2074
May 28, 2020



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 21st day of February, 2021.

Notary Public (h) and for the State of Texas



My Commission Expires on:

FINAL PLAT
LOT 9, BLOCK 1; LOTS 8 THROUGH 15, BLOCK 2
AND LOTS 3 THROUGH 11, BLOCK 4
WOSSUM RANCH, PHASE 2
AN ADDITION IN THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Being 22.48 acres situated in the
T & P RR Company Survey, Section No. 99
Abstract No. 1446 and the J. T. Bradford Survey
Abstract No. 1931 Parker County, Texas
18 LOTS

OWNERS/DEVELOPER:
Richard Green d/b/a
Castlemont Homes
817-454-3972
127 Sunny Oaks Ct
Weatherford, TX 76086

ACCT NO: 19793
SCH DIST: WE
CITY: CWE
21446.010.000.50

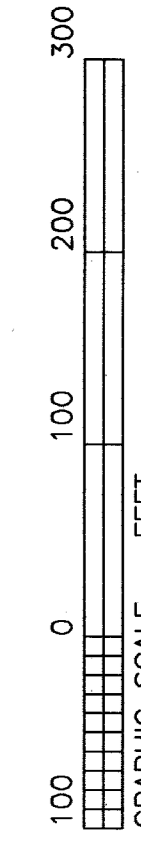
1/2" IRON ROD UNLESS NOTED
1/2" IRON ROD (HARLAN, 2074 "CAP")

E-647

FUTURE DEVELOPMENT

SHEET ONE OF TWO

7



GRAPHIC SCALE - FEET

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10086500 harland@yaho.com

SCALE: 1" = 100'