area summary
384,432 square feet for r.o.w. acres total
less 19,052 square feet for r.o.w. dedication
= net 365,380 square feet or 8.388 acres (lot 1)

* general notes *
1. selling a portion of this addition by acres and bounds is a violation of city
   ordinance and state law, and is subject to fines and withholding of utilities and
   building permits.
2. there will be provided at the intersection of all public streets, visibility triangles
   as required by the subdivision ordinance of the city of weatherford, texas.
3. the bearings shown herein are based on the east line of the tract of land
   depicted in the deed filed for record in book 2622, page 604, deed records, parker
   county, texas (called bearings as noted on plot).
4. we do hereby render all claim for damages against the city occasioned by the
   establishment of streets 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 this subdivision.
5. this property is not located in a 100-year flood plain per the flood insurance
   rate map published by the federal emergency management agency, parcel no. 480320
6. all corners are monuments with a 3/8 inch iron rod set with a cap stamped "j.o.w.
   " unless otherwise shown hereon.

* legend *
crs 3/8" iron rod found with a cap stamped "j.o.w.

final plat of
bethel road church subdivision
lot 1, block a
an addition to the city of weatherford,
parker county, texas, situated in the
alfred t. ogenohain survey, abstract no. 1033
final plat p&z 0808-005
preliminary plat p&z 0808-006
site plan p&z 0808-007
november - 2008
prepared by: jdr engineers and consultants
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