

B 582

CURVE CHART

Curve	Radius	Arc	Chord	Chord Bearing
1	1870.08	320.27	319.88	N 24°04'47" W



Doc 00411431 Bk OR Vol 1918 Pg 1254

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Mar 22, 2001 at 10:27A

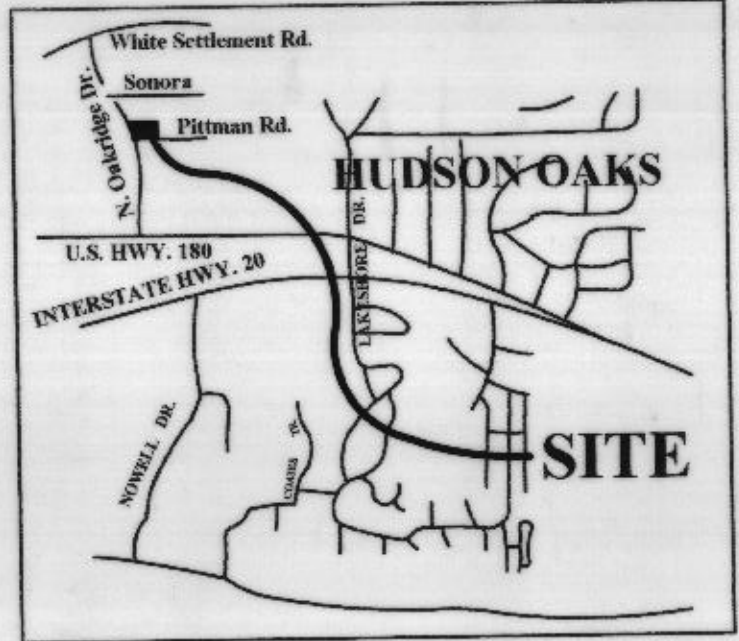
Document Number: 00411431
Amount: .00

By Patricia Nelson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Mar 22, 2001

Jeanne Brunson, County Clerk
Parker County



NOTE: All building line setbacks will meet current city zoning requirements.

NOTE: There shall be provided at the intersection of all public streets, 25' visibility triangle as required by section 8.7 of the Subdivision Ordinance of the City of Weatherford.

Any development upon any lot parcel, tract or replat of this Subdivision is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as the sanitary sewer and accompanying easements and appurtenances.

NOTE: There are found are set 3/8" steel pins on all lot corners.

No request has been made to our office, as of this date, to review building restrictions, easements, and/or any other documents possibly relating to this tract of land. Any further services regarding said documents will constitute additional charges.

NOTE: Bearings are correlated with the the NBL of that deed recorded in book 1901, page 1419, R.R.P.C.T.



LOTS 9A, 9B, AND 9C, BEING A SUBDIVISION OF A PART OF TRACT NO. 9, BLOCK 1, NORTH OAKRIDGE ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SLIDE 53, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED IN THAT DEED RECORDED IN BOOK 1901, PAGES 1419 - 1420, REAL RECORDS, PARKER COUNTY, TEXAS.

***** THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP.

NO. 480 520 0200 B
DATE: SEPTEMBER 27, 1991

TOMMIE HUGHES AND ASSOCIATES P.C.
Registered Professional Land Surveyors

1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 896-0212 Home 613-1164

I, Tommie Hughes certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date February 6, 2001 No. 18,145
PTM 2 D:/SRVYBM/18145FD.ZAK
PTM 2 D:/SIGHTSRVY/18145FD.ZAK

