

LOCATION MAP
N.T.S.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480522 0005 D EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

J. F. BANDY SURVEY
ABSTRACT No. 132

NOAH STAGGS SURVEY
ABSTRACT No. 1199

CENTERLINE DATA		
NO.	BEARING	DISTANCE
L1	S31°08'00"E	20.44'
L2	S05°01'15"E	29.19'
L3	N68°49'28"E	21.60'
L4	S17°12'36"W	17.55'

FINAL PLAT
**PLEASANT VALLEY
PHASE II**
AN ADDITION TO THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

BEING 20.276 ACRES SITUATED IN AND BEING A PORTION OF THE J. F. BANDY SURVEY, ABSTRACT No. 132 AND THE NOAH STAGG SURVEY, ABSTRACT No. 1199, PARKER COUNTY, TEXAS, INCLUDING A PORTION OF THE MINERAL HEIGHTS ADDITION (UNDEVELOPED PORTION), AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

ACCT. NO. 15272
SCH. DIST.: WE
CITY: WE
MAP NO.: 3-15

OWNER/DEVELOPER:
Pleasant Valley 2001, LLP
P.O. Box 1990
Weatherford, TX 76086
Contact: Thomas Regmund
817-441-7812

D.S. 605-66006 BK No 1 1922
2E98

FILED AND RECORDED
OFFICE PUBLIC RECORDS
ON FEB 14, 2005 AT 10:58

Instrument Number: 062406
Record: 588
Book: 1922
Page: 149

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 or the index records of Parker County, Texas as stamped herein by me.

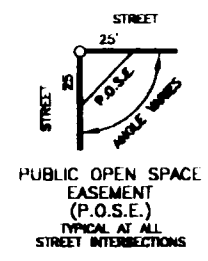
Feb 14, 2005

STATE OF TEXAS
PARKER COUNTY CLERK



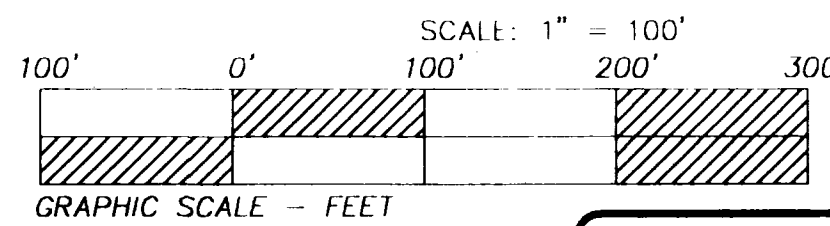
THE FOLLOWING LOTS WILL NOT HAVE DIRECT ACCESS TO U.S. HIGHWAY NO. 80 (RANGER HIGHWAY):
BLOCK A: LOT 1
BLOCK B: LOTS 1 & 2

PROPOSED ZONING = R-1-B
LOT:
TOTAL LOTS = 60
MINIMUM LOT SIZE = 1,700 SQ. FT.
TYPICAL LOT SIZE = 70' x 110'
BLOCK A LOT 11 = 11,914 SQ. FT.
(LOCATION OF LIFT STATION & DRAINAGE EASEMENT)
BUILDING LINE (SETBACK):
FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 5' MINIMUM/15' MAXIMUM
SIDE YARD ADJACENT TO STREET = 20'



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan Jr.
Registered Professional Land Surveyor, No. 2074
NOVEMBER, 2004



HARLAN & LAND SURVEYING, INC.
215 EUREKA STREET
WEATHERFORD, TX 76086
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FAX: METRO (817) 341-2833

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