



PROJECT LOCATION



- LEGEND**
- BL.....Building Line
 - IRF.....Iron Rod Found
 - IRS.....5/8 Inch Capped Iron Rod Marked "BHB" Set
 - D.R.P.C.T.....Deed Records Parker County, Texas
 - P.R.P.C.T.....Plat Records Parker County, Texas
 - PFC.....Point For Corner
 - U.E.....Utility Easement
 - U. & D.E.....Utility and Drainage Easement

NO.	BEARING	DIST
L1	N27°07'43"W	31.36'
L2	S62°51'17"W	54.41'
L3	S71°13'33"W	171.36'
L4	N27°08'43"W	147.78'
L5	S71°41'44"W	14.21'
L6	N27°07'47"W	24.29'
L7	S71°41'44"W	10.71'
L8	N71°13'56"E	112.94'
L9	S27°08'43"E	144.45'
L10	N62°51'17"E	53.44'
L11	S27°07'43"E	24.00'
L12	S71°13'33"W	110.01'
L13	N27°08'43"W	155.36'
L14	N71°13'56"E	110.02'

NO.	BEARING	DIST
L15	S27°08'43"E	155.35'
L16	S27°07'41"E	162.77'
L17	S27°07'41"E	20.02'
L18	S65°17'41"W	13.80'
L19	N72°14'59"W	165.83'
L20	N52°17'08"W	27.87'
L21	S71°13'56"W	158.48'
L22	N27°07'47"W	20.21'
L23	N71°13'56"E	172.16'
L24	S52°17'08"E	35.10'
L25	S72°14'59"E	154.54'
L26	N65°17'41"E	5.18'
L27	S27°07'47"E	40.88'

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	8°22'16"	50.00'	7.31'	S67°02'25"W	7.30'
C2	81°37'44"	54.00'	76.93'	N67°57'35"W	70.59'
C3	81°09'33"	10.00'	14.16'	N67°43'29"W	13.01'
C4	33°50'17"	30.00'	17.72'	N54°46'35"E	17.46'
C5	33°22'29"	54.00'	31.45'	N54°32'42"E	31.01'
C6	81°37'21"	54.00'	76.93'	S67°57'23"E	70.59'
C7	90°00'00"	30.00'	47.12'	S72°08'43"E	42.43'
C8	98°22'16"	10.00'	17.17'	S22°02'25"W	15.14'
C9	81°37'44"	30.00'	42.74'	N67°57'35"W	39.22'
C10	98°22'39"	10.00'	17.17'	N22°02'37"E	15.14'
C11	81°37'21"	30.00'	42.74'	S67°57'23"E	39.21'

LAND SURVEYOR:



949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10011300, #10011302, #10194146

OWNER:
 CBBT DEVCO, LLC
 6421 CAMP BOWIE BLVD. #302
 Fort Worth, Texas 76116
 (817) 737-5000

DEVELOPER:
 ELLIS & TINSLEY, INC.
 6421 CAMP BOWIE BLVD. #302
 FORT WORTH, TEXAS 7611
 (817) 737-5000

E-S11

NOTES:

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
3. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
5. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this replat in Parker County, Texas. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.

FLOODPLAIN STATEMENT

This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Map Number 48367C0385F, Map Revised April 5, 2019.

10090.003.002.00

ACCT. NO.: 10090
 SCH. DIST.: WE
 CITY: CWC
 MAP NO.: H-14p

MINOR PLAT
LOT 2, BLOCK 3
ALFORD ADDITION, PHASE 2
BEING A 1.982 ACRE TRACT OF LAND AND
BEING A REPLAT OF LOT 2, BLOCK 3, ALFORD ADDITION, PHASE 2
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN DOCUMENT CABINET C, SLIDE 713,
PLAT RECORDS, PARKER COUNTY, TEXAS
APRIL 2020
SHEET 1 OF 2