

LEGEND

- BHB.....Found 5/8 Inch Capped Iron Rod Marked "BHB"
- BL.....Building Line
- DUE.....Drainage and Utility Easement
- D.R.P.C.T.....Deed Records Parker County, Texas
- IRF.....Iron Rod Found
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- PFC.....Point for Corner
- POB.....Point of Beginning
- P.R.P.C.T.....Plat Records Parker County, Texas
- UE.....Utility Easement

Line Data Table		
Number	Bearing	Distance
L1	S1°43'04"W	24.43'
L2	S31°17'16"E	91.06'
L3	N2°47'03"W	85.82'
L4	S19°56'15"E	73.01'
L5	S37°04'58"W	26.34'
L6	S19°42'04"E	54.31'
L7	S23°06'08"E	9.14'

Curve Data Table					
Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	64°08'33"	60.00'	67.16'	S26°12'21"E	63.71'
C2	33°00'18"	530.00'	305.30'	N14°47'06"W	301.10'
C3	3°35'11"	5703.58'	357.00'	N69°15'15"E	356.94'
C4	0°47'16"	5703.58'	78.41'	N67°51'18"E	78.41'
C5	2°47'55"	5703.58'	278.59'	S69°38'53"W	278.56'
C6	88°12'00"	23.40'	36.02'	S67°12'35"E	32.57'

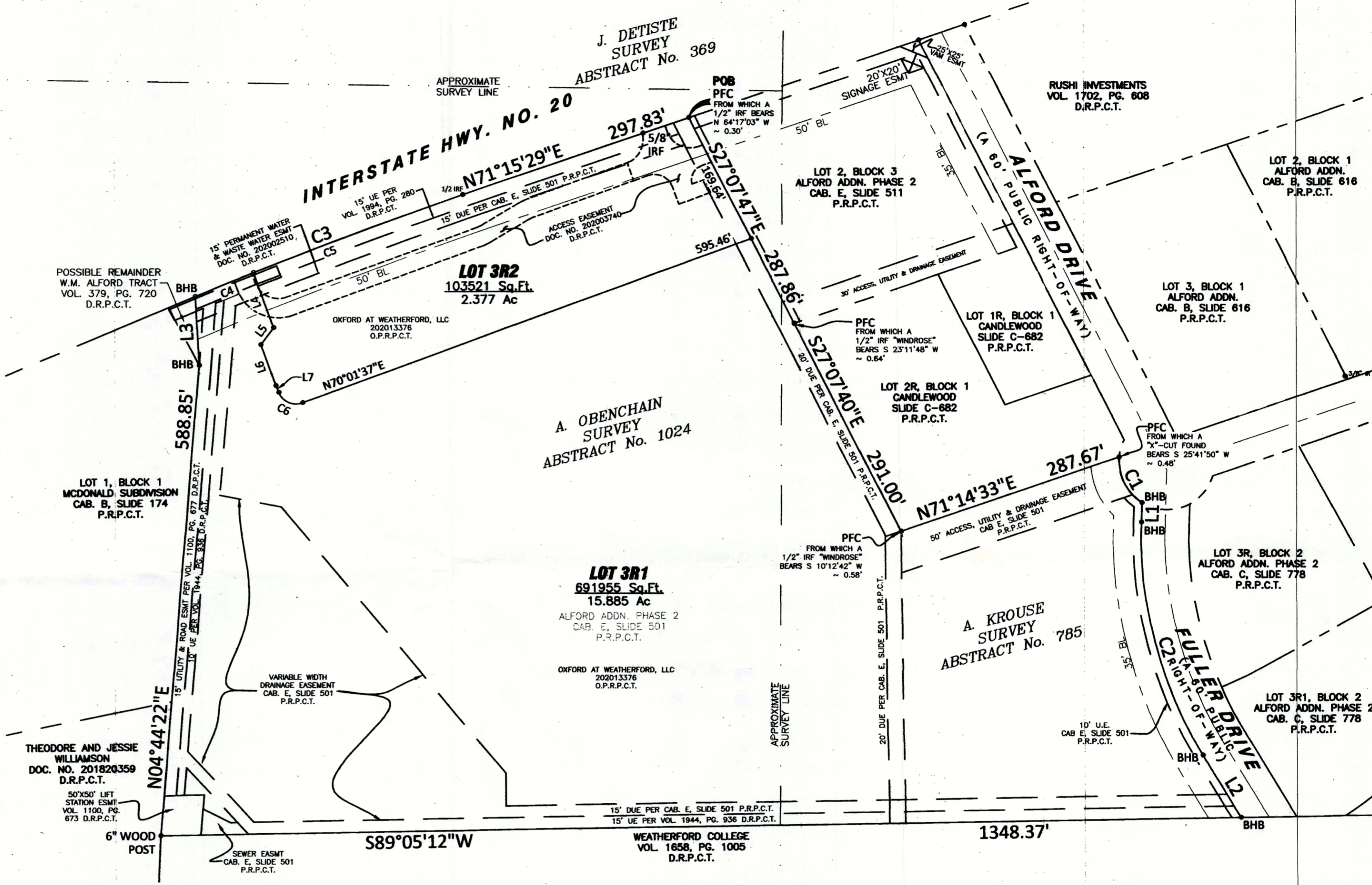
LAND SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying

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 TBPELS Firm #44, #10011300, #10011302, #10194146

DEVELOPER:
 Justin Swartz
 8411 Preston Rd., Suite 700
 Dallas, Texas 75225
 Phone: 214-754-0057

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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 48367C0385E, Map Revised April 5, 2019.

ACCT. NO.: 10090
 SCH. DIST.: WE
 CITY: CWE
 MAP NO.: H-16

MINOR PLAT
LOTS 3R1 AND 3R2, BLOCK 3
ALFORD ADDITION, PHASE 2
BEING A 18.262 ACRE TRACT OF LAND AND
BEING A REPLAT OF LOTS 3R1 & 3R2, BLOCK 3, ALFORD ADDITION, PHASE 2,
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN DOCUMENT CABINET E, SLIDE 501,
PLAT RECORDS, PARKER COUNTY, TEXAS
JUNE 2020
SHEET 1 OF 2

10090.003.002.00 10090.003.003.00 n/c