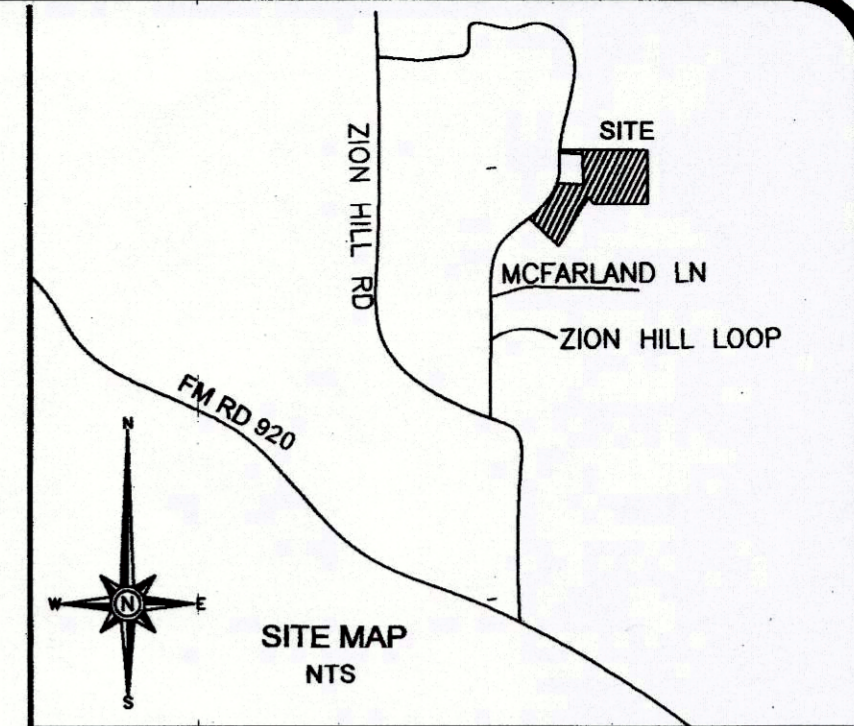


NOTE: MINIMUM FINISHED FLOOR DETERMINED BY WHITWORTH ENGINEERING, 4200 N. MAIN, STE. 150 FORT WORTH, TEXAS, 76106 817: 236-6106



LINE TABLE

L1	S 61°23'11"E	13.71'
L2	N 28°59'29"E	170.66'
L3	S 61°49'52"E	9.78'
L4	N 29°19'28"E	71.47'
L5	N 27°09'13"E	50.10'

JONATHAN STRAUSS
VOLUME 2809, PAGE 1149

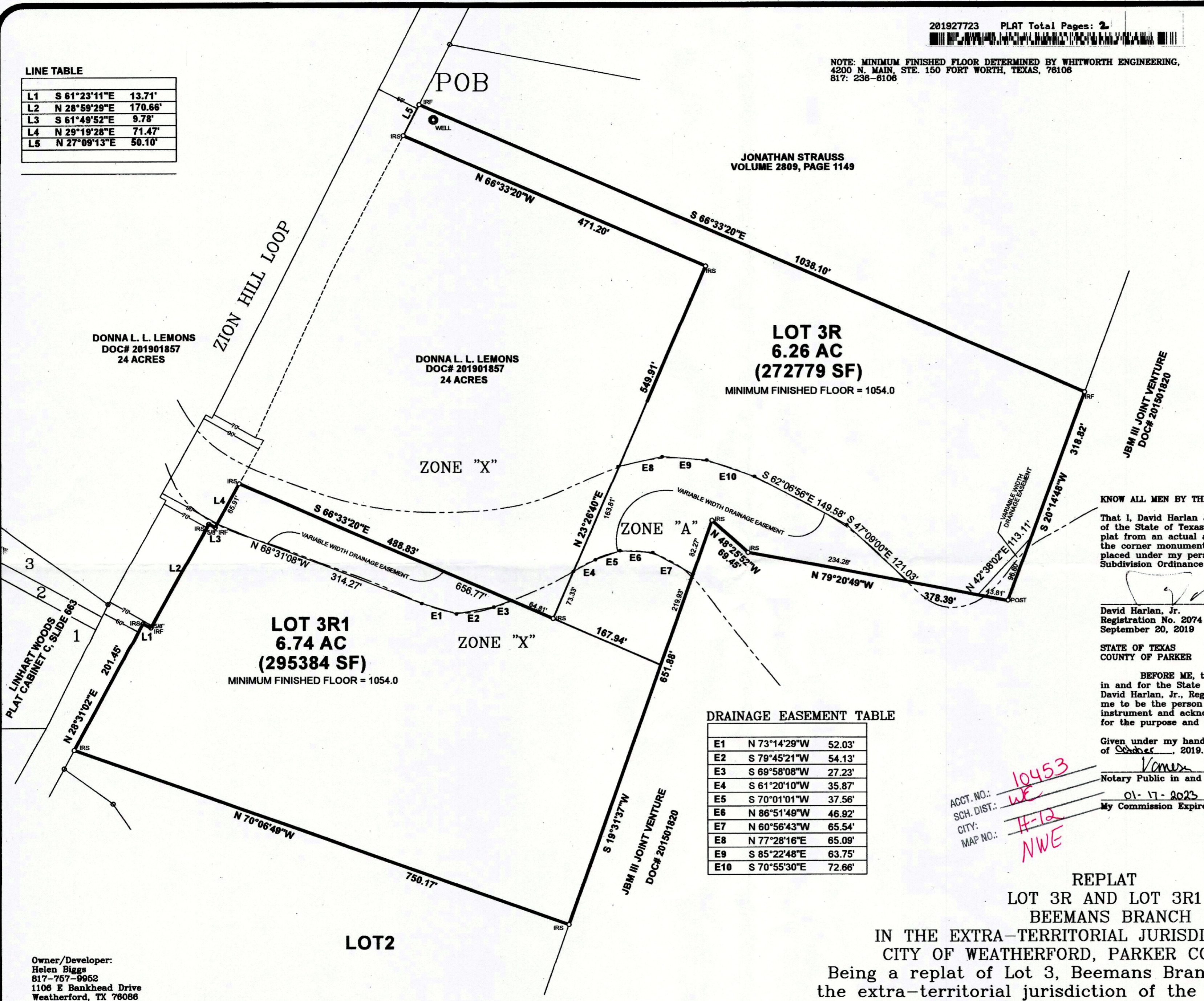
DONNA L. L. LEMONS
DOC# 201901857
24 ACRES

DONNA L. L. LEMONS
DOC# 201901857
24 ACRES

LOT 3R
6.26 AC
(272779 SF)
MINIMUM FINISHED FLOOR = 1054.0

JBM III JOINT VENTURE
DOC# 201501820

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 E EFFECTIVE DATE: APRIL 05, 2019 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA. ZONE "A": NO BASE FLOOD ELEVATION DETERMINED ZONE "X": OUTSIDE 100-YEAR FLOOD HAZARD AREA NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



KNOW ALL MEN BY THESE PRESENTS:

That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan, Jr.
Registration No. 2074
September 20, 2019



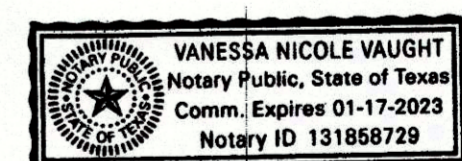
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 11th day of October, 2019.

Notary Public in and for the State of Texas

01-17-2023
My Commission Expires on:



DRAINAGE EASEMENT TABLE

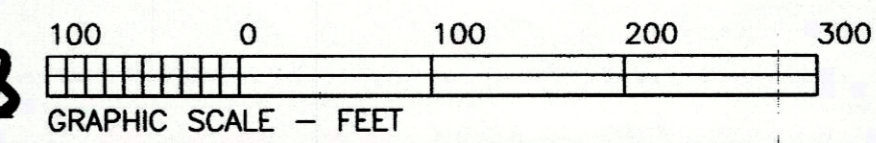
E1	N 73°14'29"W	52.03'
E2	S 79°45'21"W	54.13'
E3	S 69°58'08"W	27.23'
E4	S 61°20'10"W	35.87'
E5	S 70°01'01"W	37.56'
E6	N 86°51'48"W	46.92'
E7	N 60°56'43"W	65.54'
E8	N 77°28'16"E	65.09'
E9	S 85°22'48"E	63.75'
E10	S 70°55'30"E	72.66'

ACCT. NO.: 10453
SCH. DIST.: WE
CITY: H-12
MAP NO.: NWE

REPLAT
LOT 3R AND LOT 3R1
BEEMANS BRANCH
IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being a replat of Lot 3, Beemans Branch, an addition in the extra-territorial jurisdiction of the City of Weatherford Parker County, Texas

September 2019

10453.001.00300



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

Owner/Developer:
Helen Biggs
817-757-9962
1106 E Bankhead Drive
Weatherford, TX 76086

NOTE: PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 3 INTO TWO LOTS

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

SHEET ONE OF TWO

Cabinet/Instrument#

E 398

Slide