

WEATHERFORD COLLEGE OF THE
PARKER COUNTY JUNIOR COLLEGE DISTRICT
VOL. 1658, PG. 1005
D.R.P.C.T.

CITY OF
WEATHERFORD
PARCEL 8
VOL. 2712, PG. 1542
D.R.P.C.T.

**WEST B.B.
FIELDER ROAD**
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 2712, PG. 1547
D.R.P.C.T.

*** LEGEND ***

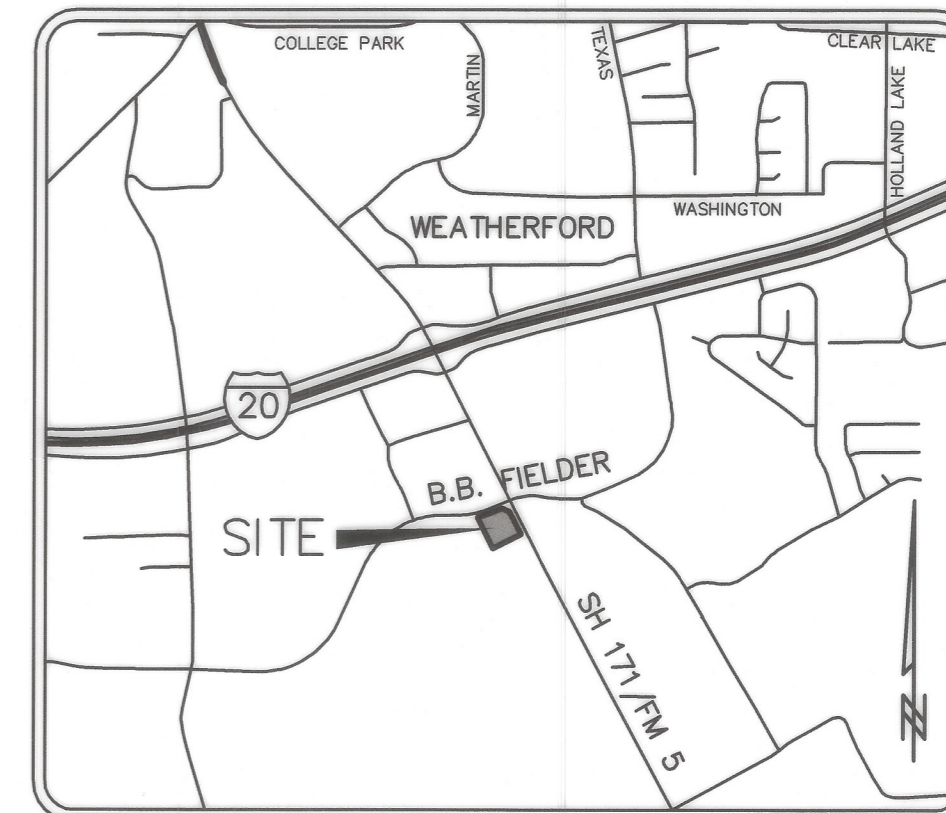
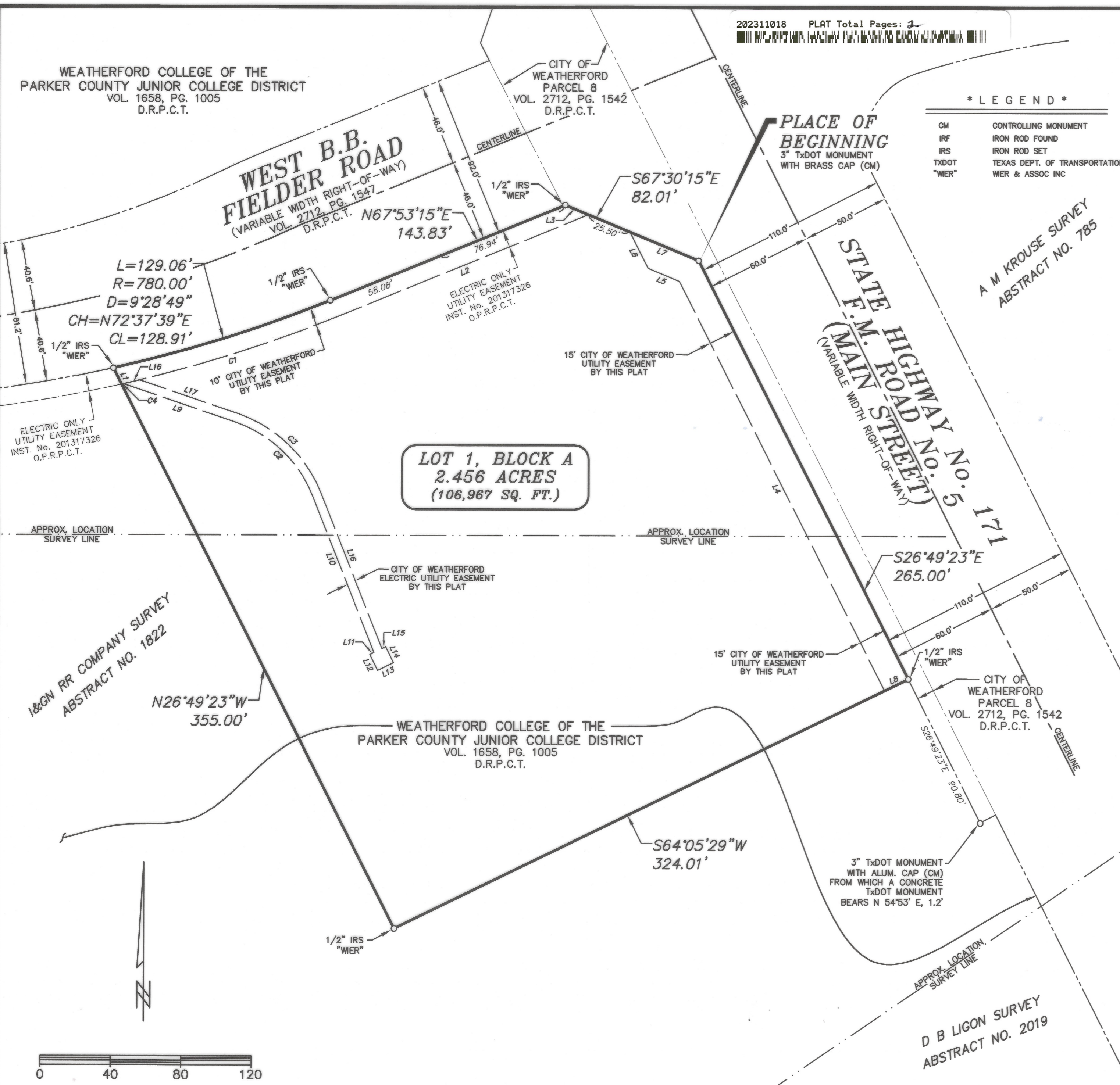
- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- TxDOT TEXAS DEPT. OF TRANSPORTATION
- "WIER" WIER & ASSOC INC

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	S26°49'23"E	10.31'
L2	N67°53'17"E	153.97'
L3	N67°30'15"W	14.24'
L4	N26°49'23"W	259.20'
L5	N67°30'15"W	19.26'
L6	N26°49'23"W	23.01'
L7	S67°30'15"E	42.27'
L8	N64°05'29"E	15.00'
L9	N71°14'51"W	67.24'
L10	N21°37'18"W	94.84'
L11	N63°32'46"E	2.62'
L12	N26°27'14"W	10.00'
L13	S63°32'46"W	10.00'
L14	S26°27'14"E	10.00'
L15	N63°32'46"E	2.36'
L16	N76°46'03"E	9.44'
L16	S21°37'18"E	94.42'
L17	S71°14'51"E	59.24'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	128.19'	790.00'	9°17'51"	N72°32'12"E	128.05'
C2	62.79'	72.50'	49°37'33"	N46°26'05"W	60.85'
C3	67.13'	77.50'	49°37'33"	S46°26'05"E	65.05'
C4	1.04'	790.00'	0°04'32"	N77°08'51"E	1.04'

20785.005.000.00
20785.005.000.50

10919
WE
CWE
H-17



VICINITY MAP
NOT TO SCALE

**FINAL PLAT
LOT 1, BLOCK A
CFA ADDITION**

BEING A PORTION OF AN UN-PLATTED TRACT OF LAND
LOCATED IN THE A M KROUSE SURVEY, ABSTRACT No. 785,
AND THE I&GN RR SURVEY, ABSTRACT No. 1822
PARKER COUNTY, TEXAS
DESCRIBED IN A DEED TO WEATHERFORD COLLEGE OF THE
PARKER COUNTY JUNIOR COLLEGE DISTRICT
ONE LOT, 2.456 ACRES

APRIL 2023

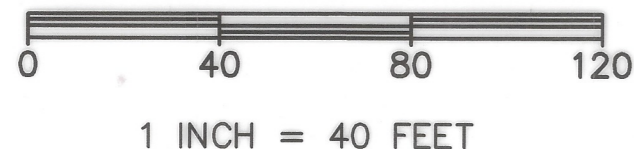
PREPARED BY:

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER
WEATHERFORD COLLEGE OF THE
PARKER COUNTY JUNIOR COLLEGE DISTRICT
CONTACT: DAN CURLEE
E-MAIL: dcurlee@wc.edu

DEVELOPER
CHICK-FIL-A INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
CONTACT: GETRA SANDERS
PH: (404) 765-8000

ENGINEER / SURVEYOR
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2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: GREGG A.E. MADSEN, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713



1 INCH = 40 FEET

THIS PLAT FILED IN _____

F471

SHEET 1 OF 2

DATE: 4/19/2023
W.A. No. 21087

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE A M KROUSE SURVEY, ABSTRACT No. 785, AND THE I&GN RR COMPANY SURVEY, ABSTRACT No. 1822, PARKER COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO WEATHERFORD COLLEGE OF THE PARKER COUNTY JUNIOR COLLEGE DISTRICT, RECORDED IN VOLUME 1658, PAGE 1005, DEED RECORDS, PARKER COUNTY, TEXAS (D.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 INCH BRASS TxDOT MONUMENT BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST B.B. FIELDER ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 171/F.M. ROAD No. 5 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 26°49'23" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 171/F.M. ROAD No. 5, A DISTANCE OF 265.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A 3 INCH ALUMINUM TxDOT MONUMENT BEARS S 26°49'23" E, 90.80 FEET;

THENCE S 64°05'29" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 171/F.M. ROAD No. 5, A DISTANCE OF 324.01 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 26°49'23" W, A DISTANCE OF 355.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST B.B. FIELDER ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST B.B. FIELDER ROAD AS FOLLOWS:

(1) NORTHEASTERLY, AN ARC DISTANCE OF 129.06 ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET, A DELTA ANGLE OF 09°28'49", AND A CHORD BEARING OF N 72°37'39" E, 128.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

(2) N 67°53'15" E, A DISTANCE OF 143.83 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE NORTHWEST END OF SAID RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST B.B. FIELDER ROAD WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 171/F.M. ROAD No. 5;

THENCE S 67°30'15" E, ALONG SAID CORNER CLIP, A DISTANCE OF 82.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.456 ACRES (106,967 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC. COORDINATE VALUES SHOWN ARE GRID.
2. SELLING A PORTION OF ANY LOT WITHIN THIS DEVELOPMENT BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED INTO THE CREATION OF THIS PLAT.
4. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48367C0385F, MAP REVISED APRIL 05, 2019, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, CFA ADDITION, SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Ed Allen
OWNER

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 Ed Allen KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF April, 2023.

Shanna Mello
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-22-24

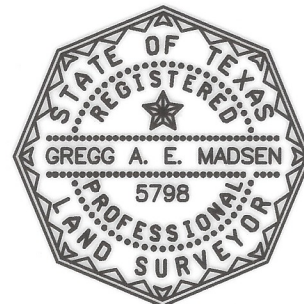


SURVEYOR'S CERTIFICATE

I, GREGG A.E. MADSEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION.

Gregg A.E. Madsen 4/20/23

GREGG A.E. MADSEN, R.P.L.S.
STATE OF TEXAS No. 5798
E-MAIL: GreggM@WierAssociates.com



THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

DATED THIS THE 28th DAY OF April, 2023.

BY: *[Signature]*
CHAIRMAN

ATTEST: *Krista Peacock*
SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS THE 27th DAY OF April, 2023.

BY: *[Signature]*
MAYOR

ATTEST: *Krista Peacock*
SECRETARY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202311018
05/02/2023 08:50 AM
Fee: 30.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER
WEATHERFORD COLLEGE OF THE
PARKER COUNTY JUNIOR COLLEGE DISTRICT
CONTACT: DAN CURLEE
E-MAIL: dcurlee@wc.edu

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F471

SHEET 2 OF 2

DATE: 4/19/2023
W.A. No. 21087

PRINTED: 4/19/2023 STB FILE: WIER-SURVEY-STB LAST SAVED: 4/19/2023 7:17 AM SAVED BY: MATTHEW FILE: PLAT-21087.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT