

LOCATION MAP
SCALE: 1"=2000'

0 100' 200'
SCALE: 1"=100'
BASIS OF BEARINGS
EAST LINE OF
CALLED 25.147 ACRES TRACT
"SOUTH"
(VOLUME 2799, PAGE 1939, D.R.P.C.T.)

LEGEND

5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SCI"
X SET	CUT "X" IN CONCRETE SET
CAB.	CABINET
(CM)	CONCRETE MONUMENT
CONC. MON. SET	3" ALUMINUM DISC IN CONCRETE SET
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
I.R.F. (C.)	IRON ROD FOUND (CAPPED)
MAG NAIL SET	MAGNETIC NAIL SET IN CONCRETE
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
P-K FND	"P-K" NAIL FOUND
PG.	PAGE
P.R.P.C.T.	PLAT RECORDS, PARKER, COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
SL.	SLIDE
VOL.	VOLUME

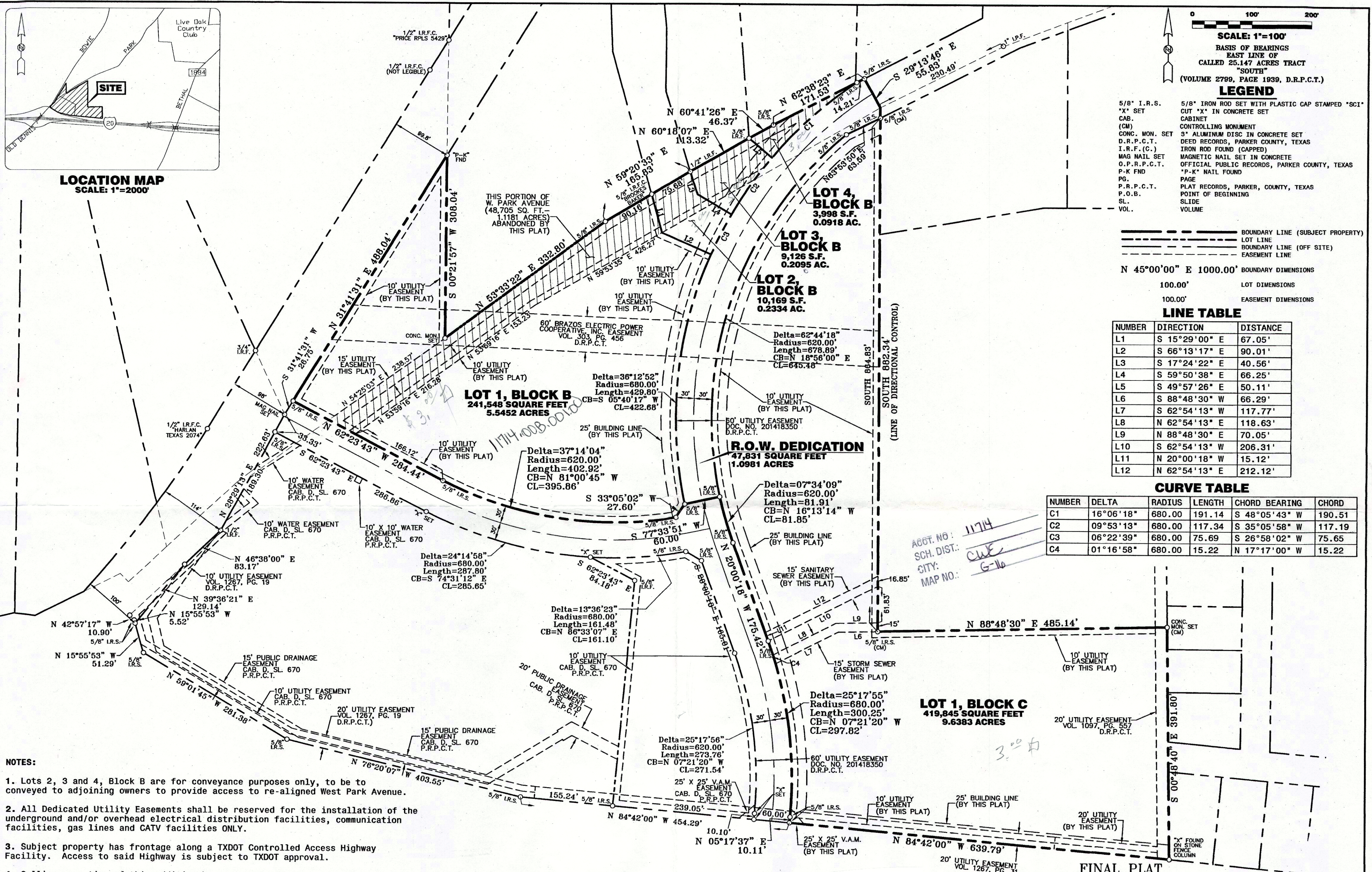
---	BOUNDARY LINE (SUBJECT PROPERTY)
---	LOT LINE
---	BOUNDARY LINE (OFF SITE)
---	EASEMENT LINE
N 45°00'00" E 1000.00'	BOUNDARY DIMENSIONS
100.00'	LOT DIMENSIONS
100.00'	EASEMENT DIMENSIONS

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 15°29'00" E	67.05'
L2	S 66°13'17" E	90.01'
L3	S 17°24'22" E	40.56'
L4	S 59°50'38" E	66.25'
L5	S 49°57'26" E	50.11'
L6	S 88°48'30" W	66.29'
L7	S 62°54'13" W	117.77'
L8	N 62°54'13" E	118.63'
L9	N 88°48'30" E	70.05'
L10	S 62°54'13" W	206.31'
L11	N 20°00'18" W	15.12'
L12	N 62°54'13" E	212.12'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°06'18"	680.00	191.14	S 48°05'43" W	190.51
C2	09°53'13"	680.00	117.34	S 35°05'58" W	117.19
C3	06°22'39"	680.00	75.69	S 26°58'02" W	75.65
C4	01°16'58"	680.00	15.22	N 17°17'00" W	15.22



ACCT. NO: 1174
SCH. DIST: CWF
CITY: G-16
MAP NO:

- NOTES:**
1. Lots 2, 3 and 4, Block B are for conveyance purposes only, to be conveyed to adjoining owners to provide access to re-aligned West Park Avenue.
 2. All Dedicated Utility Easements shall be reserved for the installation of the underground and/or overhead electrical distribution facilities, communication facilities, gas lines and CATV facilities ONLY.
 3. Subject property has frontage along a TXDOT Controlled Access Highway Facility. Access to said Highway is subject to TXDOT approval.
 4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 0.2% annual chance flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Parker County Texas and Incorporated Areas, Community Panel Number 48367C0380E, Map Revised Date, 9/26/2008. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

201717860 PLAT Total Pages: 2

CAB. D., SL. 150

OWNER/APPLICANT:
CUTTERS CROSSING, LLC
714 Old Brook Road
Weatherford, Texas 76088
Contact: Mr. William D. Atwood
(610) 416-0240

PROJECT INFORMATION
Date of Survey: 06/10/2015
Job Number: 0914967
Drawn By: W.J.J./a.l.b.
Date of Drawing: 07/14/2017
File: 0914967 Final Plat_Cutters Xing.Dwg
SHEET 1 OF 2

FINAL PLAT
CUTTERS CROSSING
BLOCK B & BLOCK C
16.8163 ACRES out of the
JAMES A. YEOMAN SURVEY, ABSTRACT No. 1692
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

SCI
Survey Consultants, Inc.
903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600