201905753 PLAT Total Pages: 2

GRAPHIC SCALE

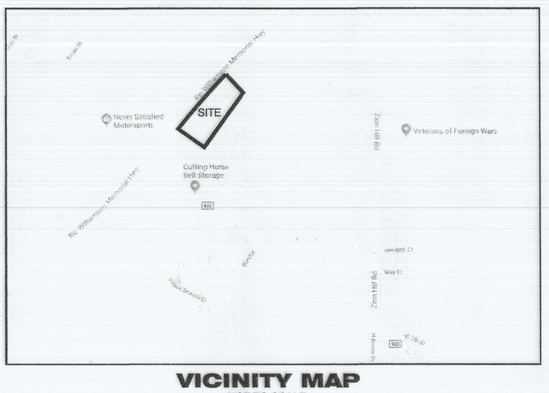
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5300.00'	4°12'17"	388.95'	N 41°16'19" E	388.87'

1. This property lies within Flood Zone X, according to F.I.R.M. Map No. 48367C 0255E/0270E, Dated 9-26-2008.
2. NOTICE: 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.

LEGEND:
SQ. FT. – SQUARE FEET
B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
R.O.W. – RIGHT OF WAY
P.C.C.F. – PARKER COUNTY CLERKS FILE
P.C.M.R. – PARKER COUNTY MAP RECORDS
P.C.D.R. – PARKER COUNTY DEED RECORDS
VOL. – VOLUME
PG. – PAGE
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"S2321" – STAMPED 2321



VICINITY MAP
NOT TO SCALE

RIC WILLIAMSON MEMORIAL HWY
(200' PUBLIC R.O.W.)

FARM TO MARKET HIGHWAY NO. 920
(PAVED - 100' PUBLIC R.O.W.)

SAVE & EXCEPT TRACT CALLED 0.3350 ACRES VOL. 2843, PG. 656, P.C.D.R.

SAVE & EXCEPT TRACT CALLED 2.399 ACRES VOL. 2820, PG. 1744, P.C.D.R.

SAVE & EXCEPT TRACT CALLED 0.136 ACRES VOL. 2819, PG. 1660, P.C.D.R.

FND 1/2" CIR
78.17'
280.17' CIR
200.41'
FND 1/2" IR
S 42°53'59" E 159.24'
10' U.E.
SET 5/8" CIR "S2321"
FND 5/8" CIR
15' DRAINAGE & U.E. CAB. B, SLIDE 517, P.C.P.R.
0.0021 ACRES PAD MOUNTED TRANSFORMER ESMT
APPROX. LOCATION OF UNSPECIFIED WIDTH TEXAS POWER & LIGHT CO. ESMT VOL. 139, PG. 152, R.P.R.P.C.
C1
LOT 1
1.8182 ACRES
(79,204 SQ. FT.)
ZONED C1
(COMMERCIAL)
419.60'
S 35°26'49" W
5' U.E.
15' X 45' DRAINAGE ESMT
N 39°10'11" E
65.04'
N 54°33'11" W
199.65'
POINT OF BEGINNING
S 54°33'11" E
196.72'
DOMESTIC TRACT CALLED 0.9976 ACRES VOL. 2017, PG. 1409, P.C.D.R.
0.9976 ACRES
(43,456 SQ. FT.)
ZONED C1
(COMMERCIAL)
N 35°26'49" E
210.09'
SIGN EASEMENT CALLED 0.0057 ACRES TEMPORARY SIGNAGE ESMT PER VOL. 2816, PG. 1060, P.C.D.R.
POINT OF COMMENCING
SET 5/8" CIR "S2321"
30' B.L. PER CAB. B, SLIDE 517, P.C.P.R.
10' DRAINAGE & U.E. CAB. B, SLIDE 517, P.C.P.R.
APPROX. LOCATION OF ESMT PER VOL. 308, PG. 457, P.C.D.R.
FND 5/8" LR.
15' DRAINAGE & U.E. CAB. B, SLIDE 517, P.C.P.R.
LOT 1 – BLOCK 1
3.9124 ACRES
(170,425 SQ. FT.)
ZONED C1
(COMMERCIAL)
REMAINDER OF LEAH S. KITCHENS VOL. 1659, PG. 1404
ZONED C1
(COMMERCIAL)
S.E. HINDMAN
VOL. 492, PG. 125
ZONED C1
(COMMERCIAL)
J.C. JOHNSON
VOL. 483, PG. 336
& VOL. 1140, PG. 336
ZONED AG
(AGRICULTURAL)

ACCT. NO.: 11727
SCH. DIST.: PE
CITY: CWE
MAP NO.: G-13

21867.013.001.50
21867.013.001.00

RECORDED IN VOLUME_____, PAGE_____ OF
PARKER COUNTY MAP RECORDS

E-250

SCALE: 1"= 60' DATE: 2/2019
SHEET 1 OF 2

JOB:18-7722/1553-18

LANDCO, L.P.
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