

LEGEND
 CC#.....County Clerk's Instrument Number
 CIRF.....Capped Iron Rod Found
 CIRS.....Capped Iron Rod Set
 DRPCT.....Deed Records, Parker County, Texas
 IRF.....Iron Rod Found
 OPRPCT.....Official Public Records, Parker County, Texas
 PFC.....Point For Corner
 PG.....Page
 POB.....Point of Beginning
 PRPCT.....Plat Records, Parker County, Texas
 SFP.....Steel Fence Post
 VOL.....Volume

Line #	Direction	Length
L1	S89°52'11"E	50.00
L2	S89°52'11"E	40.33
L3	S0°12'09"W	49.69

Line #	Direction	Length
L4	S89°04'03"W	19.92'
L5	S0°55'57"E	20.00'
L6	N0°55'57"W	20.00'
L7	S89°04'03"W	20.02'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	83°06'09"	30.30'	43.94'	S47°21'02"W	40.19'
C2	85°31'14"	30.17'	45.04'	N48°02'04"W	40.97'

OWNER LOT 1-R:
 S&P WORLDWIDE, LLC
 365 MIRON DRIVE, SUITE A
 SOUTHLAKE, TEXAS 76092

Statement Acknowledging Visibility Triangles

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

*** SHARED ACCESS DRIVE**

Fire lane, off street parking, loading/unloading areas and the access drive are shared by Lot1R-1 and Lot 1R-2.

BHB Baird, Hampton & Brown
 Engineering & Surveying
 3801 William D. Tate Ave, Ste. 500, Grapevine, TX 76051
 rallen@bhinc.com 817-251-8550 www.bhinc.com
 BHB Project # 2018.714.000 TBPE Firm F-44 TBPLS Firm 10011302

NOTES:

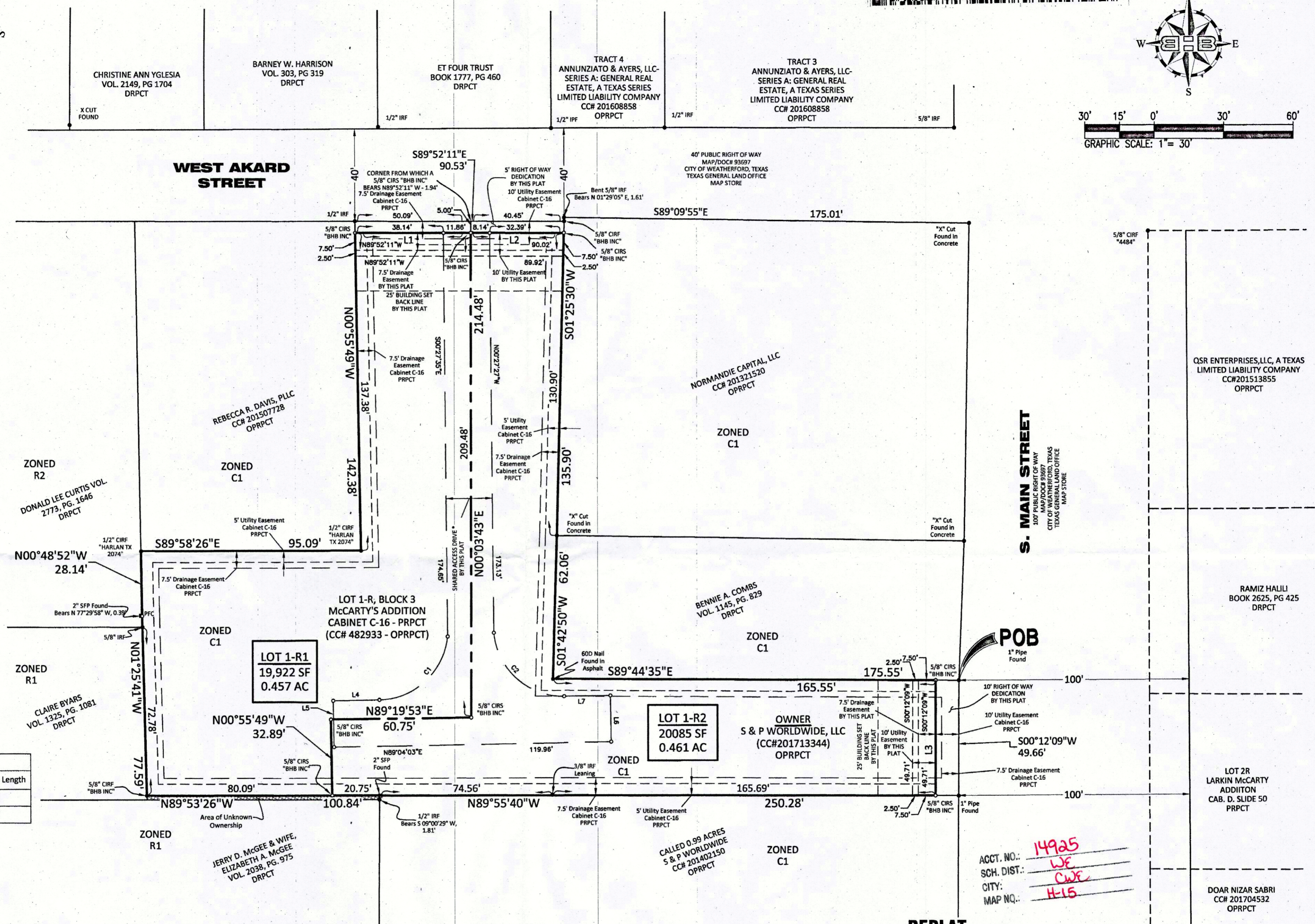
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
3. The land use is designated as commercial sites unless otherwise noted.
4. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
5. 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.

NOTES:

6. 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.
7. 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.

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), Community Panel Number 48367C0270E, Map Revised September 26, 2008.



ACCT. NO.: 14925
 SCH. DIST.: WE
 CITY: CWF
 MAP NO.: H-15

REPLAT
LOTS 1-R1 & 1-R2, BLOCK 3
MCCARTY'S ADDITION
 BEING A REPLAT OF LOT 1-R, BLOCK 3, MCCARTY'S ADDITION,
 CABINET C-16 PRPCT,
LARKIN McCARTY SURVEY, ABSTRACT No. 904
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
OCTOBER 2018
 VOLUME OR CABINET E, PAGE OR SLIDE 174

14925.003.001.00