201914021 PLAT Total Pages: 2

Vicinity Map
City of Weatherford, Parker County, Texas
N.T.S.

PROJECT LOCATION

W OAK ST
W BISHOP ST
RANGER HIGHWAY
SR 112
CLIMBA ST
COVE ST
BEECH ST
W COUCH ST
MINECA ST
S BOWIE DR
CHARLES ST

4" MIN.
3"
PROPERTY LINE

DETAIL "C"
(SEE NOTE 10, SHEET 2 OF 2)

GRAPHIC SCALE: 1" = 80 Feet
80 40 0 80 160

N
W E
S

WATER OAK LANE
(A 50' PUBLIC RIGHT-OF-WAY)

PLEASANT VIEW DRIVE
(A 80' PUBLIC RIGHT-OF-WAY)

BUCKEYE DRIVE
(A 50' PUBLIC RIGHT-OF-WAY)

SWITZER STREET
(A 50' PUBLIC RIGHT-OF-WAY)
(UNDEVELOPED)

ELIZABETH PLACE
(A 41' PUBLIC RIGHT-OF-WAY)

JF BANDY SURVEY, ABSTRACT 182

FERDINAND EMMA SURVEY, ABSTRACT NO. 421

NOAH STAGGS SURVEY, ABSTRACT 1199

POB
1/2" IRF
N: 6957517.96
E: 2177077.25
N 14°45'52" E - 2658.23'
TO CITY OF WEATHERFORD MON. #27

S89°09'30"E 175.25'
L1 S89°15'04"E 218.15'
N65°55'00"E 484.78'
N74°59'48"E 176.57'
S24°49'56"E 197.03'
S69°03'53"W 389.63'
S74°07'51"W 201.78'
N89°07'33"W 427.73'
N89°13'41"W 347.38'
N00°45'06"E 645.82'
S00°49'36"W 310.97'

LOT 1 8654 Sq.Ft. 0.199 Ac
LOT 2 8644 Sq.Ft. 0.198 Ac
LOT 3 6915 Sq.Ft. 0.159 Ac
LOT 4 6915 Sq.Ft. 0.159 Ac
LOT 5 7492 Sq.Ft. 0.172 Ac
LOT 6 7492 Sq.Ft. 0.172 Ac
LOT 7 6918 Sq.Ft. 0.159 Ac
LOT 8 6918 Sq.Ft. 0.159 Ac
LOT 9 6916 Sq.Ft. 0.159 Ac
LOT 10 7569 Sq.Ft. 0.174 Ac
LOT 11 9503 Sq.Ft. 0.218 Ac
LOT 12 9227 Sq.Ft. 0.212 Ac
LOT 13 10339 Sq.Ft. 0.237 Ac
LOT 14 10344 Sq.Ft. 0.237 Ac
LOT 15 11211 Sq.Ft. 0.257 Ac
LOT 16 12597 Sq.Ft. 0.289 Ac
LOT 17 12665 Sq.Ft. 0.291 Ac
LOT 18 11107 Sq.Ft. 0.255 Ac
LOT 19 12332 Sq.Ft. 0.283 Ac
LOT 20 12426 Sq.Ft. 0.285 Ac
LOT 21 14393 Sq.Ft. 0.330 Ac
LOT 22 15949 Sq.Ft. 0.366 Ac
LOT 23 13389 Sq.Ft. 0.307 Ac
LOT 24 8974 Sq.Ft. 0.206 Ac
LOT 25 9016 Sq.Ft. 0.207 Ac
LOT 26 9626 Sq.Ft. 0.221 Ac
LOT 27 10190 Sq.Ft. 0.234 Ac
LOT 28 10472 Sq.Ft. 0.240 Ac
LOT 29 10463 Sq.Ft. 0.240 Ac
LOT 30 16395 Sq.Ft. 0.376 Ac
LOT 31 26305 Sq.Ft. 0.604 Ac
LOT 32 9869 Sq.Ft. 0.227 Ac
LOT 33 10155 Sq.Ft. 0.233 Ac
LOT 34 8608 Sq.Ft. 0.198 Ac
LOT 35 7440 Sq.Ft. 0.171 Ac
LOT 36 7440 Sq.Ft. 0.171 Ac
LOT 37 7440 Sq.Ft. 0.171 Ac
LOT 38 7440 Sq.Ft. 0.171 Ac
LOT 39 7440 Sq.Ft. 0.171 Ac
LOT 40 7440 Sq.Ft. 0.171 Ac
LOT 41 8444 Sq.Ft. 0.194 Ac
LOT 42 7932 Sq.Ft. 0.182 Ac
LOT 43 7932 Sq.Ft. 0.182 Ac
LOT 44 8225 Sq.Ft. 0.189 Ac
LOT 45 7440 Sq.Ft. 0.171 Ac
LOT 46 7440 Sq.Ft. 0.171 Ac
LOT 47 8617 Sq.Ft. 0.198 Ac

REMAINDER OF PLEASANT VALLEY 2001, LLP VOL. 1952, PG. 644 D.R.P.C.T. 560,648.90 SQ. FT. 12.875 ACRES

20' WIDE DRAINAGE EASEMENT DOCUMENT No. 201904277 O.P.R.P.C.T.
20' WIDE EMERGENCY ACCESS EASEMENT DOCUMENT No. 201904277 O.P.R.P.C.T.
20' Access and Drainage Easement
10' D.E. PER PLAT SEE NOTE #5 SHT 2
10' U.E.
20' U.E.
X-CUT SET
CP SET
1/2" IRF
IRS
CONC. MON. SET
1" Bolt FND
CIRF V.M.A.
APPROXIMATE SURVEY LINE TRACT LINE
ZONED R1

WRV HOLDINGS DOC. NO. 201622903 D.R.P.C.T.

SOUTH BOWIE INVESTMENT PARTNERS LP TRACT I VOLUME 2385, PAGE 1477 D.R.P.C.T.

PLEASANT VALLEY PHASE II BLK A, LOT 10 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK A, LOT 11 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 1 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 2 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 3 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 4 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 5 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 6 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 7 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 8 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 9 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 10 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 11 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK D, LOT 12 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK B, LOT 20 CAB. C, SLD 213 P.R.P.C.T.
PLEASANT VALLEY PHASE II BLK B, LOT 21 CAB. C, SLD 213 P.R.P.C.T.

MINERAL HEIGHTS ADDITION BLK 21, LOT 7 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 21, LOT 8 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 21, LOT 9 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 21, LOT 10 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION REPLAT BLK 14, LOT C CAB. B, SLD 658 P.R.P.C.T.
MINERAL HEIGHTS ADDITION REPLAT BLK 14, LOT 8 CAB. B, SLD 658 P.R.P.C.T.
MINERAL HEIGHTS ADDITION REPLAT BLK 14, LOT A CAB. B, SLD 658 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 14, LOT 14 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 14, LOT 13 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 14, LOT 12 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 14, LOT 11 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 14, LOT 10 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 14, LOT 9 CAB. G, SLD 40 P.R.P.C.T.
MINERAL HEIGHTS ADDITION BLK 14, LOT 8 CAB. G, SLD 40 P.R.P.C.T.

PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 14R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 13R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 12R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 8R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 9R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 10R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 11R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 7R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 6R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 5R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 4R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 3R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 2R CAB. B, SLD 694 P.R.P.C.T.
PLEASANT VALLEY PHASE I REPLAT BLK 11R LOT 1R CAB. B, SLD 694 P.R.P.C.T.

DETAIL "A"
N.T.S.

REAR LINE
10' U.E.
15' B.L.
LOT BLOCK
5' B.L.
25' B.L.
LOT SIDE
STREET SIDE
STREET FRONT
V.M.A.
TYPICAL LOT LAYOUT

DETAIL "B"
SCALE: 1" = 80'

LEGEND

B.L.....Building line
CONC. MON...Brass Capped Iron Rod in Concrete Stamped "BHB INC"
CS.....Cotton Spindle
D.E.....Drainage Easement
D.U.E.....Drainage Utility Easement
U.E.....Utility Easement
IRS.....5/8" Capped Iron Rod Set (BHB)
V.A.M.....Visibility and Maintenance Easement
V.W.....Variable Width
D.R.P.C.T.....Deed Records Parker County Texas
P.R.P.C.T.....Plat Records Parker County Texas

ACCT. NO.: 16297
SCH. DIST.: WE
CITY: CWF
MAP NO.: G-15

OWNER:
IGH Properties, Inc.
d.b.a. Doublerock Homes
101 S. Main Street
Godley, Johnson County, Texas 76044

SURVEYOR:
BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
1901 Martin Drive, Ste. 100, Weatherford, TX 76086
shannon@bhbinc.com 817-596-7575 www.bhbinc.com
BHB Project #2015.800.003 TBPE Firm F-44

# FINAL PLAT

## LOTS 1 thru 10, BLOCK A, LOTS 11 thru 33, BLOCK B, LOTS 34 thru 47, BLOCK C

## PLEASANT VALLEY PHASE III

**Being a 12.875 acre tract of land situated within the J.F. Bandy Survey, Abstract Number 182, Ferdinand Emma Survey, Astract Number 421 and the Noah Staggs Survey, Abstract Number 1199, City of Weatherford, Parker County, Texas**
**Zoned R1**
**May 2019**

This plat filed in Volume or Cabinet E, Page or Slide 303

20182.003.000.00

SHEET 1 OF 2

F:\Job\2015\800\003 Pleasant View Phase III\Survey\Dwg\PLEASANT-VALLEY-III-PLAT-REVISED 5-29-19.dwg