

SURVEYOR'S CERTIFICATION

Mark T. Brown

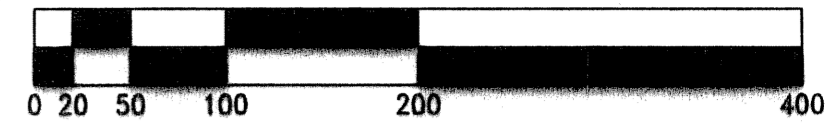
MARK T. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR

4247
R.P.L.S. REGISTRATION NUMBER
MAY 8, 2008
DATE



(SEAL)

C 731



SCALE: 1" = 100'

APPROXIMATE LOCATION OF 100-YEAR FLOODPLAIN CITY OF WEATHERFORD, FEMA FLOOD INSURANCE RATE MAP, PANEL 480522-005-D JANUARY 3, 1997



SITE L, 6.96 ACRES
RADIUS = 1010.50'(1010.50')
ARC LENGTH = 815.37'(815.52')
θ ANGLE = 46°13'54"(46°14'06")
Ch. LENGTH = 793.43'(793.57')
Ch. BEARING = S82°37'50"E(S82°37'52")

PROPOSED 30' WIDE TOWN CREEK TRAIL EASEMENT NO. 2A
EUREKA DRIVE (50' R.O.W.)
VOL 1498, PG 333

N=6,955,882.60
E=2,191,983.71

PROPOSED 50' WIDE DRAINAGE AND UTILITY EASEMENT

PROPOSED 30' WIDE TOWN CREEK TRAIL EASEMENT NO. 2B

PROPOSED 80' WIDE PUBLIC R.O.W. DEDICATION (1.112 ACRES)

30' WIDE UTILITY & DRAINAGE EASEMENT CENTERED ON LOT LINE

POINT WHERE A FOUND 1/2" IRON ROD WITH CAP STAMPED "GRAHAM ASSOC. INC" BEARS N85°04'54"W 1.69' FROM THIS SUBDIVISION CORNER AS A REFERENCE

REMAINDER O.V. DI SCIULLO VOL. 605, PG. 403 68.10 ACRE TRACT

7.5' WIDE UTILITY EASEMENT AROUND PERIMETER OF SUBDIVISION

ZONED PD

APPROXIMATE LOCATION OF 100-YEAR FLOODPLAIN CITY OF WEATHERFORD, FEMA FLOOD INSURANCE RATE MAP, PANEL 480522-005-D JANUARY 3, 1997

100-YEAR FLOODPLAIN NOTE: THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS SHALL BE 963.5

ACCT. NO.: 18458
SCH. DIST.: WE
CITY: WE
MAP NO.: H116

ZONED LI

APPROXIMATE CREEK CHANNEL

REMAINDER O.V. DI SCIULLO VOL. 605, PG. 403 68.10 ACRE TRACT

JACOB & MARTIN, LTD.
Consulting Engineers

5465 CURRY LANE ABBILENE, TEXAS 79606 (325) 695-1070

1508 SANTA FE DR., SUITE 204 WEATHERFORD, TEXAS 76086 (817) 594-9880

STICE ENTERPRISES, INC.
Owner & Developer

2718 CLEAR LAKE ROAD WEATHERFORD, TEXAS 76087 (817) 613-0292

CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
TOWN CREEK DEVELOPMENT
JOHN E. MILLER SURVEY, ABSTRACT 890

PHASE II PLAT

ENGINEER: A.D.T.	DESIGNED: K.R.R.	DATE PREPARED:	SCALE:	TOTAL NO. SHEETS:
SURVEYOR: M.T.B.	DRAWN: K.R.R.	AUGUST 28, 2006	1" = 100'	5
	CHECKED: M.T.B.			SHEET NO. 3

COUNTY FILING RECORDS

25'x25' V.A.M. EASEMENT EACH STREET INTERSECTION AS REQUIRED

REMAINDER O.V. DI SCIULLO VOL. 605, PG. 403 70.11 ACRE TRACT

ZONED LI

PARKER COUNTY FILING RECORD COUNTY CLERK'S CERTIFICATE

7.5' WIDE UTILITY EASEMENT AROUND PERIMETER OF SUBDIVISION

REMAINDER O.V. DI SCIULLO VOL. 605, PG. 403 68.10 ACRE TRACT

ZONED MF-2

N=6,954,607.59
E=2,191,441.64

ZONED LI

PROPOSED 15' WIDE UTILITY EASEMENTS CENTERED ON LOT LINES

15' WIDE UTILITY & DRAINAGE EASEMENT

REMAINDER O.V. DI SCIULLO VOL. 605, PG. 403 68.10 ACRE TRACT

PROPOSED TOWN CREEK TRAIL EASEMENT NO. 2B

SURVEY NOTES:
● = FOUND 1/2" IRON ROD WITH CAP STAMPED "GRAHAM ASSOC. INC" UNLESS OTHERWISE NOTED

() = DEED CALLS PER DEED TO D.S.P.R., LP, RECORDED IN VOL.2424, PG.698, REAL RECCORDS