

VICINITY MAP (NOT TO SCALE)

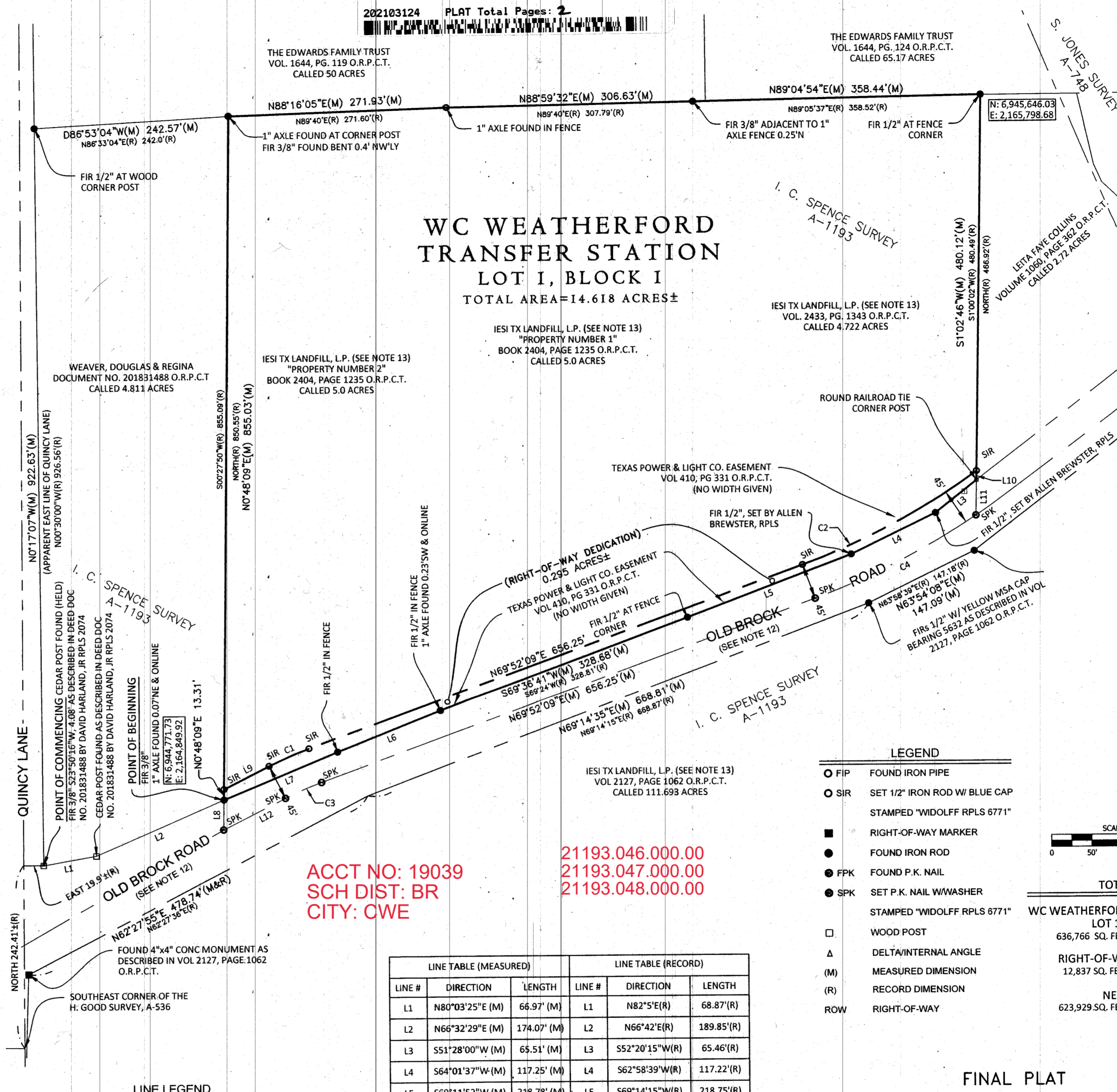
SURVEY NOTES

- MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (1986 ADJUSTMENT), BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY ALTERRA CENTRAL.
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 08/07/2019.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, TEXAS811 OR LOCAL AUTHORITY MUST BE NOTIFIED.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- COMMITMENT FOR TITLE INSURANCE NOT PROVIDED TO THE SURVEYOR IN PREPARATION OF THIS SURVEY. A TITLE REPORT WAS PERFORMED BY LITTLE ARCHER INC, PROVIDED TO THE SURVEYOR ON 8/20/2019. THIS TITLE SEARCH & SURVEY DID NOT EXAMINE GAS, OIL, OR MINERAL RIGHTS & LEASES OR OTHER THIRD-PARTY RIGHTS THAT A FULL TITLE EXAMINATION MAY REVEAL.
- A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE SUBJECT TO A 15' WATERLINE EASEMENT BY PARKER COUNTY WATER SUPPLY CORP ACCORDING TO DEED VOL 612, PG 283 (O.R.P.C.T.). A METES & BOUNDS DESCRIPTION FOR THIS EASEMENT WAS NOT GIVEN AND NOT SHOWN THIS SURVEY. A PORTION OF CALLED 111.693 ACRE TRACT (SHOWN HEREON) APPEARS TO BE SUBJECT TO A 15' WATERLINE EASEMENT BY PARKER COUNTY WATER SUPPLY CORP ACCORDING TO DEED VOL. 2214, PG 965 (O.R.P.C.T.). A METES & BOUNDS DESCRIPTION FOR THIS EASEMENT WAS NOT GIVEN AND NOT SHOWN THIS SURVEY.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. THE EXISTING RIGHT-OF-WAY FOR OLD BROCK ROAD IS BASED ON DEEDS OF RECORD OF THE SUBJECT PARCELS & ADJACENT PROPERTIES, MONUMENTATION RECOVERED IN THE FIELD, EXISTING FENCING, AND THE EXISTING ALIGNMENT OF OLD BROCK ROAD, AS SURVEYED ON 8/07/2019. NO FORMAL DEDICATION INSTRUMENT WAS RECOVERED BY OR PROVIDED TO THIS SURVEYOR.
- TEXAS REGIONAL LANDFILL COMPANY, LP, FORMERLY KNOWN AS "IESI TX LANDFILL LP" PER CERTIFICATE OF AMENDMENT FILED WITH SECRETARY OF STATE FILE NUMBER 12151910, EFFECTIVE JUNE 21, 2018.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY IS WITHIN ZONE X, SUBJECT TO MINIMAL FLOOD HAZARD AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 48367C0380F, WITH A MAP EFFECTIVE DATE OF APRIL 5, 2019.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	Δ
C1	54.61'	472.91'	N66°33'41"E	54.58'	006°36'57"
C2	247.57'	883.77'	N61°50'39"E	246.76'	016°03'00"
C3	49.41'	427.91'	S66°33'41"W	49.38'	006°36'57"
C4	226.44'	928.77'	S62°53'05"W	225.88'	013°58'09"



ACCT NO: 19039
SCH DIST: BR
CITY: CWE

21193.046.000.00
21193.047.000.00
21193.048.000.00

LINE TABLE (MEASURED)			LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N80°03'25"E (M)	66.97' (M)	L1	N82°5'E(R)	68.87'(R)
L2	N66°32'29"E (M)	174.07' (M)	L2	N66°42'E(R)	189.85'(R)
L3	S51°28'00"W (M)	65.51' (M)	L3	S52°20'15"W(R)	65.46'(R)
L4	S64°01'37"W (M)	117.25' (M)	L4	S62°58'39"W(R)	117.22'(R)
L5	S69°11'52"W (M)	218.78' (M)	L5	S69°14'15"W(R)	218.75'(R)
L6	S68°19'20"W (M)	138.39' (M)	L6	S69°24'W(R)	138.85'(R)
L7	S67°32'10"W (M)	153.80' (M)	L7	S66°42'W(R)	154.21'(R)
L8	S00°48'09"W (M)	37.45' (M)			
L9	N63°15'12"E (M)	62.96' (M)			
L10	S01°02'46"W (M)	11.39' (M)			
L11	N01°02'46"E (M)	44.35' (M)			
L12	S63°15'12"W (M)	85.44' (M)			

DEVELOPER
WASTE CONNECTIONS LONE STAR, INC
3 WATERWAY SQUARE PLACE, SUITE 550,
THE WOODLANDS, TX 77380

SURVEYOR/ENGINEER
WEAVER CONSULTANTS GROUP, LLC
6420 SOUTHWEST BLVD #206
BENBROOK, TEXAS 76109 (817) 735-9770
FIRM NO. 10095400

LEGEND

- FIP FOUND IRON PIPE
- SIR SET 1/2" IRON ROD W/ BLUE CAP STAMPED "WIDOLFF RPLS 6771"
- RIGHT-OF-WAY MARKER
- FOUND IRON ROD
- FPK FOUND P.K. NAIL
- SPK SET P.K. NAIL W/WASHER STAMPED "WIDOLFF RPLS 6771"
- WOOD POST
- Δ DELTA/INTERNAL ANGLE
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- ROW RIGHT-OF-WAY

TOTAL AREA

WC WEATHERFORD TRANSFER STATION LOT I, BLOCK 1	636,766 SQ. FEET ± / 14.618 ACRES ±
RIGHT-OF-WAY DEDICATION	12,837 SQ. FEET ± / 0.295 ACRES ±
NET TOTAL	623,929 SQ. FEET ± / 14.323 ACRES ±

FINAL PLAT
WC WEATHERFORD TRANSFER STATION LOT I, BLOCK I
BEING 14.618 ACRES IN THE I. C. SPENCE SURVEY A-1193

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
DATE OF PREPARATION: NOVEMBER 2020

PREPARED FOR:
WASTE CONNECTIONS
LONE STAR, INC.

FINAL PLAT
WC WEATHERFORD TRANSFER STATION LOT I, BLOCK I
PARKER COUNTY, TEXAS

REVISION DESCRIPTION

DATE

Weaver Consultants Group

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DRAWN BY: AJW
REVIEWED BY: AJW, MDB
DATE: 11/30/2020
FILE: 0771-692-11
CAD: WLF000002.dwg

SHEET 1 of 2

EG49