

186NRR COMPANY SURVEY
ABSTRACT NO. 1825

C-629

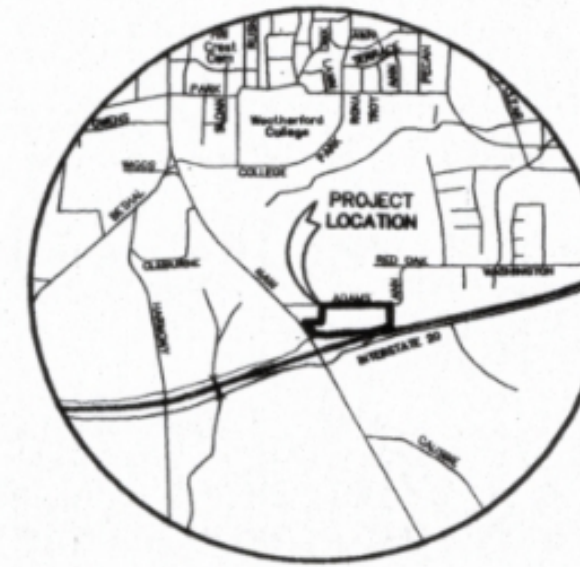
LOT 2
WEATHERFORD RIDGE ADDITION
CAB. C, PG. 501

25' UTIL. ESMT.
CAB. C, PG. 501

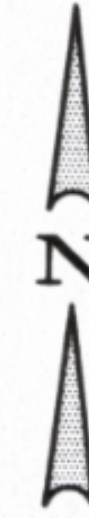
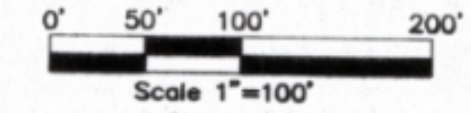
LOT 3
WEATHERFORD RIDGE ADDITION
CAB. C, PG. 501

15' Drng. & Util.
Easement
Cab. B, Pg. 594

35' BLDG. SETBACK



LOCATION MAP



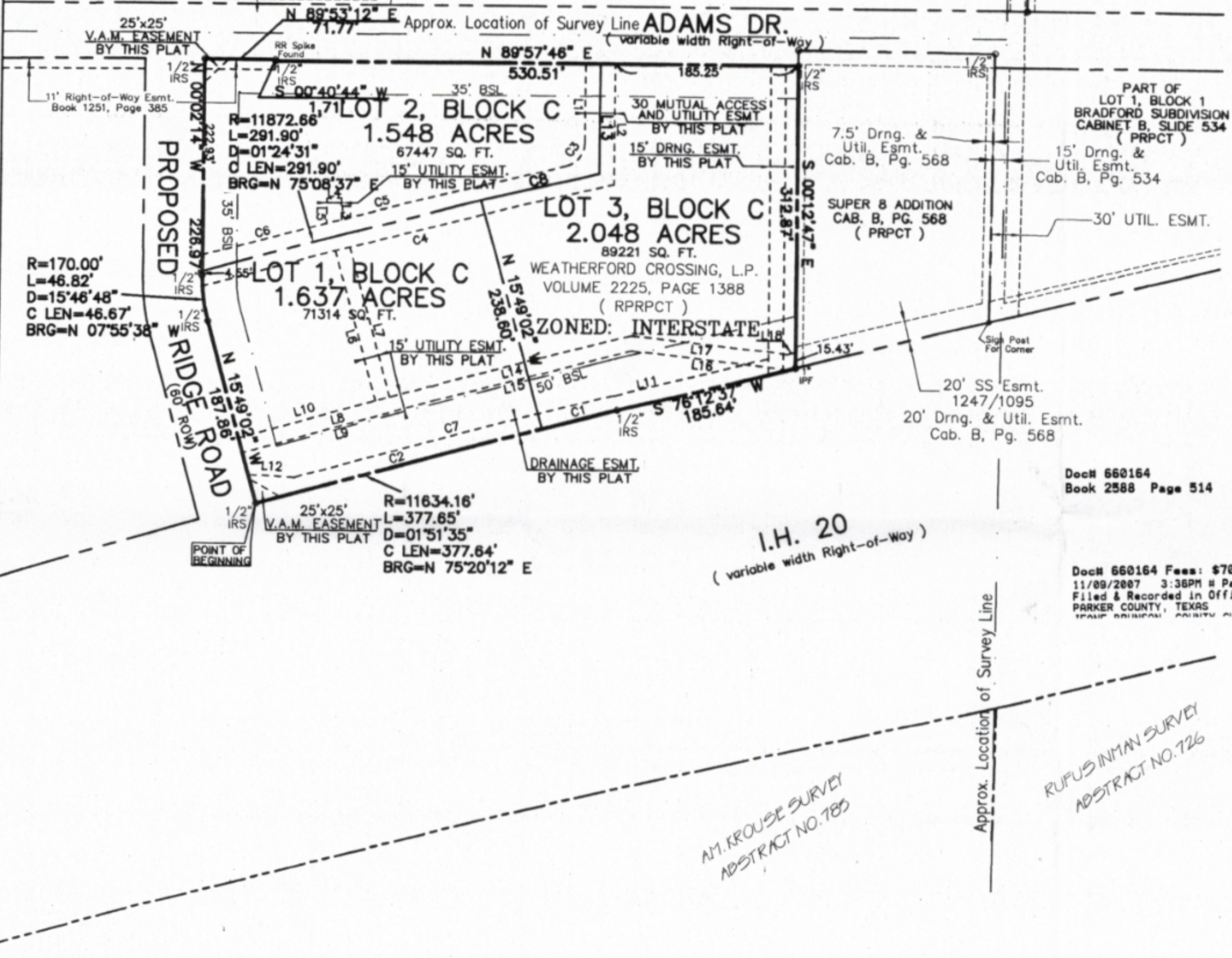
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
100 HILLCREST PLAZA DRIVE
SUITE 100
DALLAS, TEXAS 75201
(972) 490-7090

A.M. KROUSE SURVEY, ABSTRACT NO. 785
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
WEATHERFORD 1-20/MAIN STREET L.P.,
2525 MCKINNON STREET, SUITE 700
DALLAS, TEXAS 75201

FINAL PLAT
WEATHERFORD RIDGE ADDITION

Scale: 1"=100' Date: 3/20/07
Designed By: DKB
Drawn By: DKB
Checked By: BAE
File: 47302pl12.dwg
Project No.: 47302.00

1
2



LINE	BEARING	DISTANCE
L1	N 00°02'14" W	85.19'
L2	N 00°02'14" W	128.50'
L3	N 00°02'14" W	21.55'
L4	S 89°57'46" W	15.00'
L5	N 00°02'14" W	25.52'
L6	N 15°49'02" W	156.09'
L7	N 15°49'02" W	155.98'
L8	N 74°40'40" E	201.14'
L9	N 74°40'40" E	201.01'
L10	N 74°40'40" E	143.51'
L11	N 76°12'37" E	160.98'
L12	S 87°04'54" E	47.52'
L13	S 00°02'14" E	116.67'
L14	S 75°43'37" W	209.40'
L15	N 75°43'37" E	206.74'
L16	N 84°07'18" W	159.12'
L17	N 84°07'18" W	159.19'
L18	N 76°13'17" E	8.74'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	11634.16'	78.10'	00°23'05"	78.10'	N 76°04'28" E
C2	11630.96'	299.55'	01°28'32"	299.54'	N 75°08'40" E
C3	25.00'	33.30'	76°19'44"	30.90'	S 38°07'38" W
C4	11857.66'	430.39'	02°04'47"	430.36'	N 75°27'38" E
C5	11887.66'	380.18'	01°49'57"	380.16'	N 75°22'32" E
C6	11887.66'	130.56'	00°37'45"	130.56'	N 74°46'26" E
C7	11649.16'	333.20'	01°38'20"	333.19'	N 75°26'50" E
C8	11872.66'	123.38'	00°35'44"	123.38'	N 76°08'44" E

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Book 2588 Page 514

Doc# 660164 Fees: \$70.00
11/09/2007 3:38PM # Pages 2
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

I.H. 20
(variable width Right-of-Way)

A.M. KROUSE SURVEY
ABSTRACT NO. 785

RUFUS INMAN SURVEY
ABSTRACT NO. 726

ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT OR REPLAT OF WEATHERFORD RIDGE ADDITION IS SUBJECT TO ALL SUBDIVISION REGULATIONS OF THE CITY OF WEATHERFORD INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR DRAINAGE AND STORM WATER CONTROL AS WELL AS THE SANITARY SEWER AND ACCOMPANYING EASEMENTS AND APPURTENANCES.

EASEMENT REQUIREMENTS
ALONG THE REAR OF ALL OUTSIDE LOTS THERE SHALL BE A 15' UTILITY & DRAINAGE EASEMENT. A 5' UTILITY EASEMENT SHALL BE IN ALL LOTS ADJACENT TO ANOTHER LOT LOCATED ALONG THAT LINE.

FLOOD NOTE
ACCORDING TO THE CITY OF WEATHERFORD, AT THIS TIME THERE IS NO FEMA FLOOD PLAIN INFORMATION AVAILABLE FOR THIS AREA.

ACCT. NO.: 19047
SCH. DIST.: WE
CITY: WE
MAP NO.: H-16

FINAL PLAT
WEATHERFORD RIDGE ADDITION
LOTS 1, 2 and 3, BLOCK C
BEING 5.234 ACRES OUT OF THE A.M. KROUSE SURVEY, ABST. NO. 785
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

OWNER:
WEATHERFORD 1-20/MAIN STREET L.P.,
a Texas limited partnership
2525 MCKINNON STREET
SUITE 700
DALLAS, TEXAS 75201
(817) 348-8748

ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 100
DALLAS, TEXAS 75230
(972) 490-7090