GRAPHIC SCALE 1"=60'

60 0 60 120

EXISTING 20' WIDE UTILITY EASEMENT TO THE CITY OF WEATHERFORD INST. NO. 201421576, O.P.R.P.C.T.

15' UTILITY EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

5' AT&T ESMT CC#201707655

60.0 R.O.W.

10' ELEC. EASEMENT CAB D., SLIDE 577 P.R.P.C.T.

10' GAS ESMT THIS PLAT

10' GAS EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

CL 10' GAS ESMT

10' GAS EASEMENT CAB D., SLIDE 577 P.R.P.C.T.

10' GAS EASEMENT CAB. D., SLIDE 577 P.R.P.C.T. ABANDONED BY THIS PLAT

10' UTILITY EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

15' UTILITY EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

10' GAS ESMT THIS PLAT

10' AT&T EASEMENT CC# 201707655

10' UTILITY EASEMENT CAB D., SLIDE 577 P.R.P.C.T.

10' ELECTRIC ESMT THIS PLAT

20.50'

10' GAS EASEMENT CAB. D., SLIDE 577 P.R.P.C.T. ABANDONED BY THIS PLAT

10' ELECTRIC ESMT THIS PLAT

10' AT&T ESMT CC#201707655

TIES INTO 10' UTILITY EASEMENT

20' UTILITY EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

24.0' MUTUAL ACCESS EASEMENT

LOT 1, BLOCK 1
5.17 ACRES
(225,357 SQ. FT.)

Line Table		
Line #	Length	Direction
L1	50.93	S49° 38' 35.93"E
L2	18.16	S00° 19' 35.90"E
L3	10.00	N90° 00' 00.00"W
L4	10.00	S83° 00' 23.85"W
L5	7.21	N07° 50' 13.86"W
L6	30.11	N37° 09' 46.14"E
L7	15.07	N45° 26' 28.39"E
L8	14.14	S05° 10' 40.89"E
L9	2.72	S45° 26' 28.39"W
L10	29.28	S37° 09' 46.14"W
L11	3.22	S07° 50' 13.86"E
L12	45.65	N00° 00' 00.00"E
L13	34.87	N90° 00' 00.00"E
L14	59.32	S74° 10' 48.44"E
L15	57.98	S78° 54' 40.39"E
L16	48.25	S00° 00' 00.00"E
L17	24.13	S78° 54' 40.39"E
L18	243.83	S89° 58' 00.69"W
L19	104.43	S00° 22' 47.71"E
L20	18.70	N89° 37' 12.29"E

EXISTING 20' WIDE SEWER EASEMENT TO THE CITY OF WEATHERFORD INST. NO. 201410362, O.P.R.P.C.T.

S25°30'05"E 13.47'

N25°30'05"W 11.27'

43.44'

731.45'

N0°26'26"E 347.00'

N0°26'26"E 305.17'

S0°26'26"W 304.55'

N0°26'26"E 619.92'

N0°26'26"E 56.18'

73.16'

99.07'

15.14'

97.66'

14.37'

63.05'

N0°00'00"E 66.93'

S0°00'00"E 64.99'

S0°18'55"W 109.74'

N89°33'24"W 10.00'

N89°33'24"W 15.00'

N0°26'26"E 309.70'

N0°56'16"W 139.16'

VARIABLE WIDTH UTILITY & DRAINAGE EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

10' WATER EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

EXISTING 16.5' WIDE RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY VOL. 1286, PG. 888, R.R.P.C.T.

S80°57'07"W 402.62'

N80°57'07"E 403.33'

20.0'

LOT 3, BLOCK 1
3.04 ACRES
(132,535 SQ. FT.)

LOT 3-R3, BLOCK 1

24.0' MUTUAL ACCESS ESMT

LOT 3-R1, BLOCK 1

LOT 3-R2, BLOCK 1

10' SANITARY SEWER EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

24.0' MUTUAL ACCESS ESMT

N81°50'19"E 411.41'

N81°50'19"E 411.83'

224.91'

N7°38'

72.75'

N82°20'55"E 50.00'

N7°39'05"W 10.00'

S82°20'49"W 50.00'

22.21'

50.0'

24.00'

S81°18'41"W 413.03'

50' MUTUAL ACCESS , UTIL. & DRAIN. ESMT. CAB. D., SLIDE 577 P.R.P.C.T.

10' PYLON SIGN EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

COMMON POINT

N29°33'55"W 87.90'

7.79'

LOT 2, BLOCK 1
4.69 ACRES
(204,163 SQ. FT.)

VARIABLE WIDTH DRAINAGE EASEMENT CAB D. SLIDE 577 P.R.P.C.T.

85.45'

76.67'

N0°26'26"E 149.76'

N0°26'26"E 225.69'

N0°26'26"W 224.87'

S0°26'26"W 233.54'

S5°10'41"E 233.54'

LOT 4, BLOCK 1
1.03 ACRE ACRES
(44,889 SQ. FT.)

10' WATER EASEMENT (PER THIS FILING)

N90°00'00"E 256.27'

N0°00'00"E 55.00'

VARIABLE WIDTH DRAINAGE EASEMENT CAB. D., SLIDE 577 P.R.P.C.T.

CENTERLINE EASEMENT

10' PYLON SIGN EASEMENT THIS PLAT

N90°00'00"W 297.53'

10' PYLON SIGN EASEMENT CAB D., SLIDE 577 P.R.P.C.T. (TO BE ABANDONED) THIS PLAT

N0°00'00"W 53.73'

43.81'

78.25'

15' DRAINAGE ESMT. THIS PLAT

15' DRAINAGE ESMT. CAB. D., SLIDE 577 P.R.P.C.T. (TO BE ABANDONED) THIS PLAT

S85°33'20"E 162.75'

N85°33'20"W 157.55'

S66°01'51"E 56.62'

N65°01'51"W 31.57'

R 5554.46'
L 27.19

R 5539.05'
L 2.04

EXISTING 15' WIDE EASEMENT & RIGHT-OF-WAY TO WEATHERFORD MUNICIPAL UTILITIES VOL. 1857, PG. 732, R.R.P.C.T.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Curtis Yarger, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

JAMES CURTIS YARGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS #5854

STATE OF TEXAS REGISTERED JAMES CURTIS YARGER 5854 PROFESSIONAL LAND SURVEYOR

NOTARY

STATE OF TEXAS:
COUNTY OF PARKER:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared James Curtis Yarger, known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of July 2017

Notary Public in and for the State of

CYNTHIA KAY SCOGGIN My Commission Expires September 5, 2018

Date: 07/19/2017

N W E S

RE-PLAT
Lots 1, 2, 3-R1, 3-R2, 3-R3 and Lot 4, Block 1
WEATHERFORD TOWN CENTER
An Addition to the City of Weatherford
Parker County, Texas
Of
Minor Plat
Lots 1 through 4, Block 1
WEATHERFORD TOWN CENTER
As Recorded in Cabinet D, Slide 577
Plat Records, Parker County, Texas
An Addition to the City of Weatherford
Parker County, Texas
Being 13.93 Acres Situated in the
T. BEALL SURVEY, Abstract Number 166;
J. DETISTE SURVEY, Abstract Number 369
A. OBENCHAIN SURVEY, Abstract Number 1024 and the
A. OBENCHAIN SURVEY, Abstract Number 1033
City of Weatherford, Parker County, Texas
April 2017

ABST. NO.: 19046
SCH. DIST.: CWE
CITY:
MAP NO.: H-14

19046.001.001.00
19046.001.002.00
19046.001.003.00
19046.001.004.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201720192
08/16/2017 09:30 AM
Fee: 84.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

D-765

Barron•Stark•Swift
Consulting Engineers
Together.
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNERS:
EMERALD GLEN BUILDING IV, LLC
BAYROCK INVESTMENT CO.
WEATHERFORD TOWN CENTER C, LLC
WEATHERFORD TC, LTD
3617 NORTHWEST PARKWAY
DALLAS, TEXAS 75225

JOB No. 308-93
DATE APRIL 20
SHEET
3 of 3

USER: PHILIP DIXON
PLOTTED ON: 7/10/2017 8:34 AM
FILE NAME: N:\BARRON STARK SWIFT ENG\308 IDENTITY CAPITAL\8339 WEATHERFORD COMMERCIAL SITE\00 CAD\00 DWG\08 PLAT\308-8339 WTC MINOR RE-PLAT.DWG