

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0300 E, EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANS SYSTEM, NORTH CENTRAL ZONE, NAD 83

NOTE: AREAS SHOWN AS FUTURE DEVELOPMENT ARE SUBJECT TO SUBDIVISION IMPROVEMENT AGREEMENT AND ARE REQUIRED TO BE PLATTED CONSISTED WITH APPROVED MASTER PLAN.

T & P RR COMPANY SURVEY SECTION No. 99, ABSTRACT No. 1446

J. HOPKINS SURVEY ABSTRACT No. 5945

WILLIAM BEDINGER VOLUME 1548, PAGE 1547 134+ ACRES

C/L ROAD CURVE TABLE

C9	L=215.76' R=1000.0'
	S 83°56'43"E
C10	L=259.58' R=1200.0'
	S 83°57'41"E

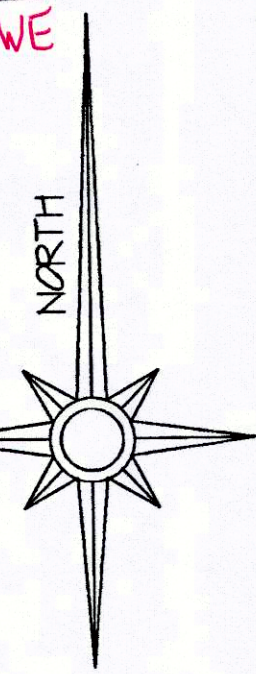
IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

ACCT. NO.: 19793
SCH. DIST.: WE
CITY: T-13
MAP NO.: NWE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

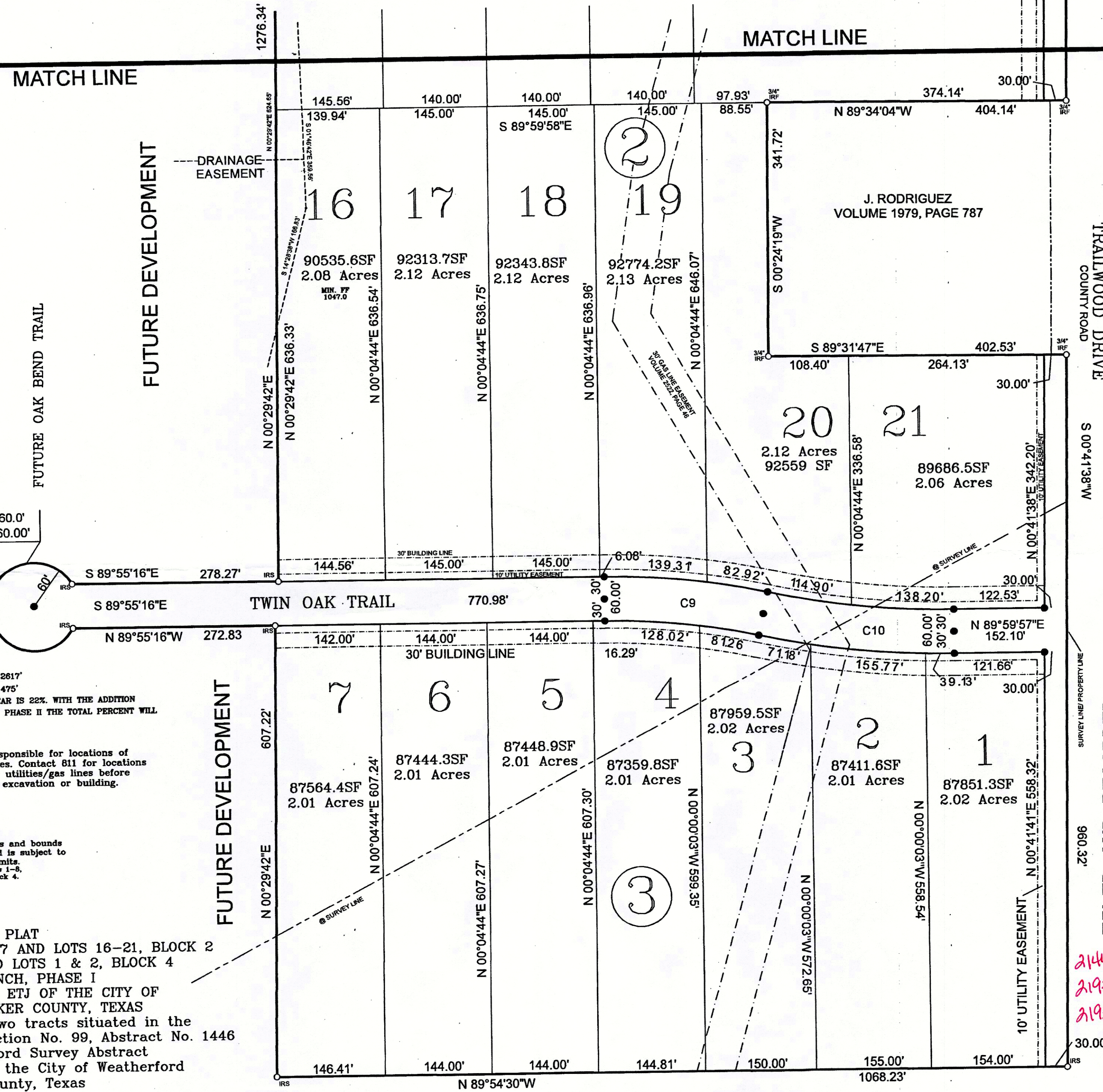
Lila Deakle

201920942 03:38 PM
09/17/24 10:00 AM
Lila Deakle, County Clerk
Packer County, Texas
PLAT



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500



L=314.16' R=60.0'
N 00°04'44"E 60.00'

PHASE I ROADS
TOTAL ROAD LENGTH: 2617'
TOTAL CURVILINEAR: 475'
PERCENT OF CURVILINEAR IS 22%. WITH THE ADDITION OF LONE OAK TRAIL IN PHASE II THE TOTAL PERCENT WILL BE OVER 50%

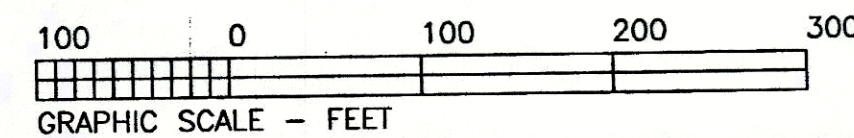
Surveyor is not responsible for locations of Underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
NOTICE: There will be no access to Trailwood Drive from Lots 1-5, Block 1; Lots 2 & 21, Block 2; Lot 1, Block 3 and Lot 1, Block 4.

FINAL PLAT
LOTS 1-8, BLOCK 1; LOTS 1-7 AND LOTS 16-21, BLOCK 2
LOTS 1-7, BLOCK 3 AND LOTS 1 & 2, BLOCK 4
WOSSUM RANCH, PHASE I
AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being 69.448 acres in two tracts situated in the T & P RR Company Survey Section No. 99, Abstract No. 1446 and the J. J. Bradford Survey Abstract No. 1931 in the ETJ of the City of Weatherford Parker County, Texas

June 2019

J. J. BRADFORD SURVEY ABSTRACT No. 1931



SHEET THREE OF THREE

E-350