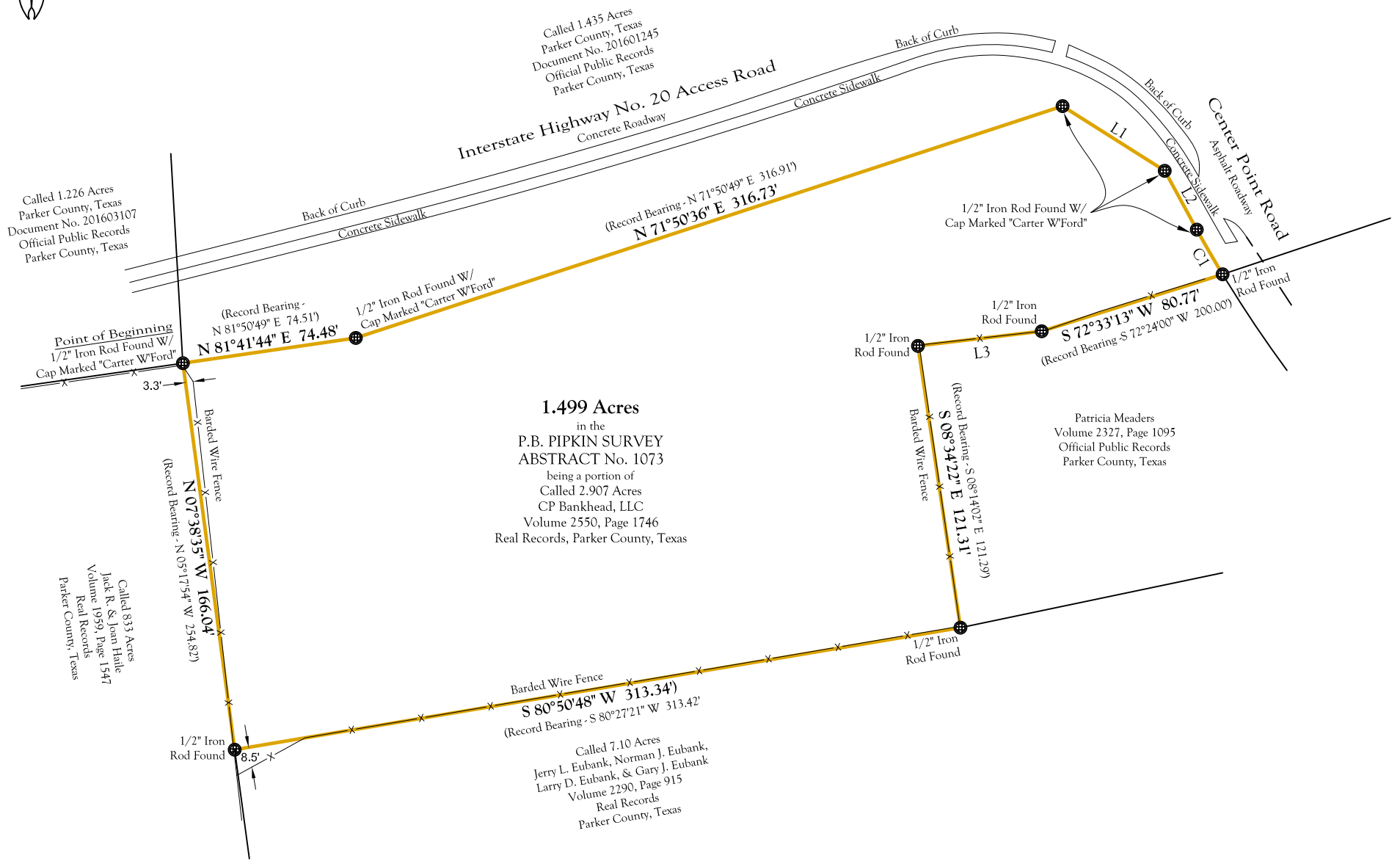




Job No. 202101001
 Plot Date: 01/08/2021 11:00 am
 Scale: 1" = 60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.98'	540.00'	2°19'58"	S 30°04'03" E	21.98'

LINE	BEARING	DISTANCE
L1	S 57°40'32" E	51.52'
L2	S 28°31'02" E	28.52'
L3	S 83°13'54" W	53.06'



A SURVEY OF
406 CENTER POINT ROAD, WEATHERFORD, TEXAS 76087

1.499 ACRES OF LAND LOCATED IN THE P.B. PIPKIN SURVEY, ABSTRACT No. 1073. BEING THE REMAINDER OF A CALLED 2.907 ACRES TRACT DESCRIBED IN VOLUME 2550, PAGE 1746 RECORDED IN THE REAL RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "CARTER W/FORD", SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 20 ACCESS ROAD, IN THE WEST LINE OF SAID CALLED 2.907 ACRES TRACT, AND IN THE EAST LINE OF A CALLED 83.3 ACRES TRACT DESCRIBED IN VOLUME 1959, PAGE 1547 RECORDED IN SAID REAL RECORDS, AND BEING THE SOUTHEAST CORNER OF A CALLED 1.226 ACRES TRACT DESCRIBED IN DOCUMENT No. 201603107 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A CALLED 1.435 ACRES TRACT DESCRIBED IN DOCUMENT No. 201601245 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 1.435 ACRES TRACT AND THE TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES;

- N 81°41'44" E - 74.48 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "CARTER W/FORD";
- N 71°50'36" E - 316.73 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "CARTER W/FORD", SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 20, AND THE WEST RIGHT OF WAY LINE OF CENTER POINT ROAD;
- S 57°40'32" E - 51.52 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "CARTER W/FORD";
- S 28°31'02" E - 28.52 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "CARTER W/FORD";
- WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 21.98 FEET, A RADIUS OF 540.00 FEET, A CHORD BEARING OF S 30°04'03" E, AND A CHORD LENGTH OF 21.98 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO PATRICIA MEADERS DESCRIBED IN VOLUME 2327, PAGE 1095 RECORDED IN SAID REAL RECORDS;

THENCE LEAVING THE WEST RIGHT OF WAY LINE OF CENTER POINT ROAD ALONG THE COMMON LINE OF SAID MEADERS TRACT AND SAID TRACT DESCRIBED HEREIN, S 72°33'13" W - 80.77 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID MEADERS TRACT AND SAID TRACT DESCRIBED HEREIN, S 83°13'54" W - 53.06 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING AN ELL CORNER OF SAID CALLED 2.907 ACRES TRACT;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID MEADERS TRACT AND SAID TRACT DESCRIBED HEREIN, S 08°34'22" E - 121.31 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH LINE OF A CALLED 7.10 ACRES TRACT DESCRIBED IN VOLUME 2290, PAGE 915 RECORDED IN SAID REAL RECORDS, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 2.907 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 7.10 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 80°27'21" W - 313.42 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF SAID CALLED 83.3 ACRES TRACT, AND BEING THE SOUTHWEST CORNER OF SAID CALLED 2.907 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 83.3 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 07°38'35" W - 166.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.499 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

FLOODPLAIN NOTE
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0425F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 6, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED