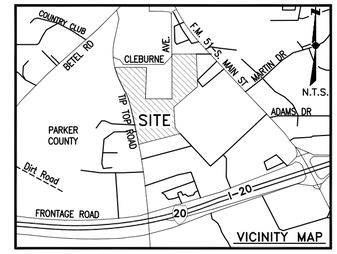
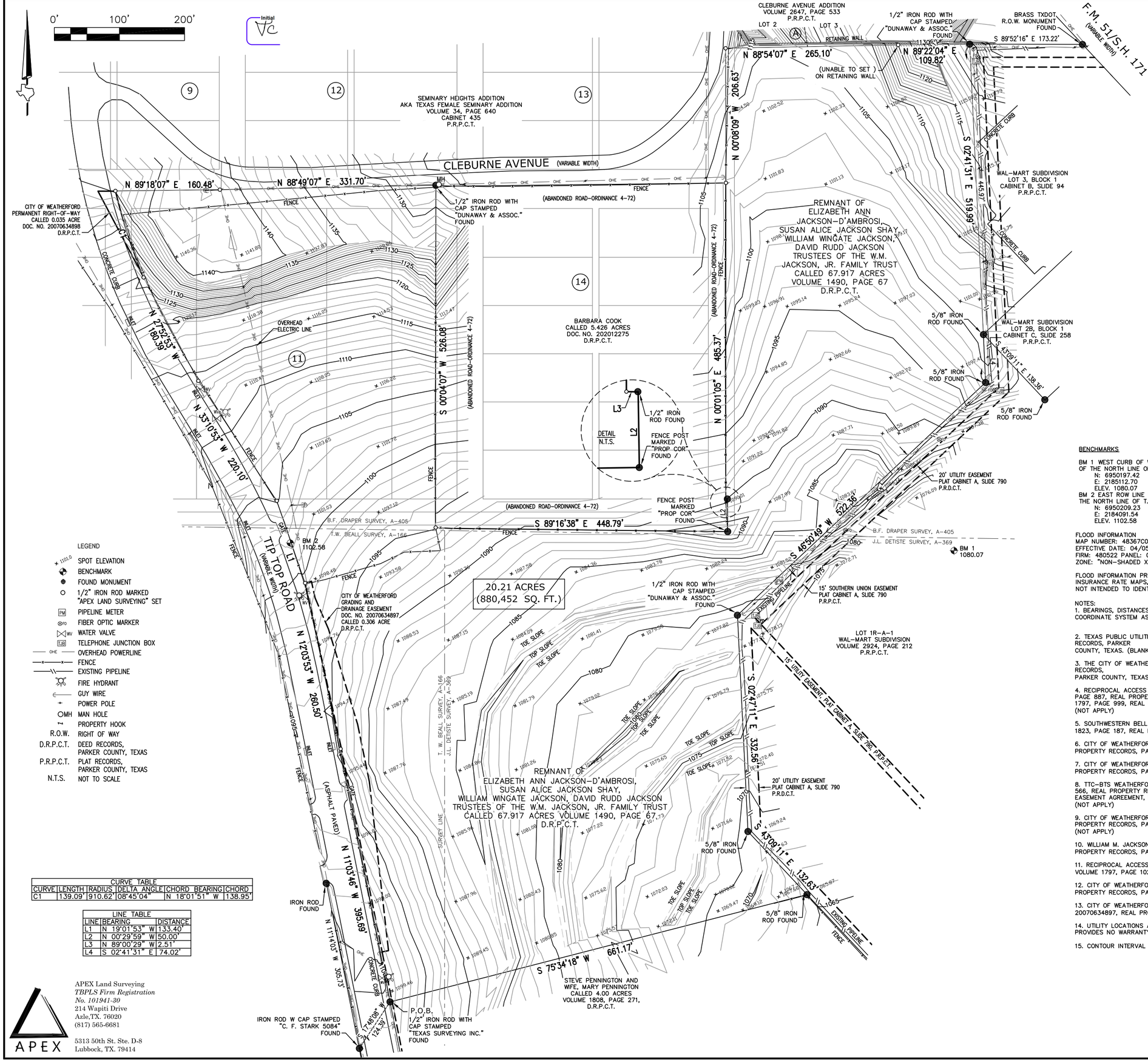
Docusign Envelope ID: 60B3ADAE-8BE9-4570-A510-02A38D28B9FE

TOPOGRAPHIC SURVEY OF

PARCEL 1: 20.21 ACRE TRACT SITUATED IN THE
T. W. BELL SURVEY, ABSTRACT 166,
J. L. DETISTE SURVEY, ABSTRACT 369 AND
B. F. DRAPER SURVEY, ABSTRACT 405,
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.





LEGEND

- SPOT ELEVATION
- BENCHMARK
- FOUND MONUMENT
- 1/2" IRON ROD MARKED "APEX LAND SURVEYING" SET
- PM — PIPELINE METER
- FO — FIBER OPTIC MARKER
- WV — WATER VALVE
- TJB — TELEPHONE JUNCTION BOX
- OHE — OVERHEAD POWERLINE
- FENCE
- EXISTING PIPELINE
- FIRE HYDRANT
- GUY WIRE
- POWER POLE
- OMH — MAN HOLE
- PROPERTY HOOK
- R.O.W. — RIGHT OF WAY
- D.R.P.C.T. — DEED RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. — PLAT RECORDS, PARKER COUNTY, TEXAS
- N.T.S. — NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	139.09'	910.62'	08°45'04"	N 18°01'51" W	138.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°01'53" W	133.40'
L2	N 00°29'59" W	50.00'
L3	N 89°00'29" W	2.51'
L4	S 02°41'31" E	74.02'

APEX Land Surveying
TBPLS Firm Registration No. 101941-30
214 Wapiti Drive
Azle,TX. 76020
(817) 565-6681

5313 50th St. Ste. D-8
Lubbock, TX. 79414

APEX

BENCHMARKS

BM 1 WEST CURB OF WALMART PARKING LOT 19 FEET SOUTH OF THE NORTH LINE OF J.L. DETISTE SURVEY LINE, A-369
N: 6950197.42
E: 2185112.70
ELEV. 1080.07

BM 2 EAST ROW LINE OF TIP TOP ROAD 22 FEET SOUTH OF THE NORTH LINE OF T.W. BEALL SURVEY LINE, A-166
N: 6950209.23
E: 2184091.54
ELEV. 1102.58

FLOOD INFORMATION
MAP NUMBER: 48367C0385F
EFFECTIVE DATE: 04/05/2019
FIRM: 480522 PANEL: 0385 F
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

NOTES:
1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.

2. TEXAS PUBLIC UTILITIES CORPORATION RIGHT-OF-WAY EASEMENT OF RECORD IN VOLUME 181, PAGE 28, DEED RECORDS, PARKER COUNTY, TEXAS. (BLANKET)

3. THE CITY OF WEATHERFORD, TEXAS UTILITY EASEMENT OF RECORD IN VOLUME 1553, PAGE 829, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

4. RECIPROCAL ACCESS EASEMENT BETWEEN WAL-MART STORES, INC. AND JACKSON OF RECORD IN VOLUME 1553, PAGE 887, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AND IN ACCESS EASEMENT OF RECORD IN VOLUME 1797, PAGE 999, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

5. SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT FOR UNDERGROUND FACILITIES OF RECORD IN VOLUME 1823, PAGE 187, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

6. CITY OF WEATHERFORD UTILITY EASEMENT AND RIGHT-OF-WAY OF RECORD IN VOLUME 1819, PAGE 1427, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

7. CITY OF WEATHERFORD UTILITY EASEMENT AND RIGHT-OF-WAY OF RECORD IN VOLUME 1815, PAGE 1116, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

8. TTC-BTS WEATHERFORD OM, INC, MONUMENT SIGN EASEMENT AGREEMENT, OF RECORD IN VOLUME 1828, PAGE 566, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AS AFFECTED BY AMENDMENT TO MONUMENT SIGN EASEMENT AGREEMENT, RECORDED IN VOLUME 1840, PAGE 1103, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

9. CITY OF WEATHERFORD UTILITY EASEMENT AND RIGHT-OF-WAY OF RECORD IN VOLUME 1869, PAGE 24, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

10. WILLIAM M. JACKSON, JR. FAMILY TRUST ACCESS EASEMENT OF RECORD IN VOLUME 1797, PAGE 999, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

11. RECIPROCAL ACCESS EASEMENT BETWEEN WAL-MART STORES, INC. AND THE JACKSON TRUST RECORDED IN VOLUME 1797, PAGE 1021, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

12. CITY OF WEATHERFORD PERMANENT RIGHT-OF-WAY OF RECORD IN DOCUMENT NO. 20070634898, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (AS SHOWN)

13. CITY OF WEATHERFORD PERMANENT GRADING AND DRAINAGE EASEMENT OF RECORD IN DOCUMENT NO. 20070634897, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (AS SHOWN)

14. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.

15. CONTOUR INTERVAL IS 1' MINOR AND 5' MAJOR.

PROJECT: 2020.052 Tin Top Rd-Topo.dwg		
DRAWN BY: LM/CR	DATE: 3/18/21	
FIELD CREW: CRW	DATE: 3/18/21	
SCALE: 1"=100'	PAGE: 1 OF 1	