Topographic Survey Of

WP RIVER RANCH LLC TRACT,

Being 52.30 Acres of land in the

Issac O. Headly Survey, Abstract No. 619

and the

J. M. Froman Survey, Abstract No. 471,

Parker County, Texas.

NOTES:

1.) BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).

2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED APRIL. 5, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

3.) THE TOPOGRAPHIC SURVEY HAS BEEN LIMITED TO THE AREAS OF RECENT CONSTRUCTION ACTIVITY.

4. CONTOUR INTERVAL ONE FOOT (1').

5.) FOR COMPLETE PROPERTY INFORMATION SEE TITLE SURVEY PREPARE BY CHARLES F. STARK, RPLS 5084, DATED 10/25/2021.

APPROXIMATE LOCATION, 16.5' AT&T EASEMENT, 204, PG. 535, D.R.P.C.T.

CITY OF WEATHERFORD 30' UTILITY ESMT., VOL. 1487, PG. 908, D.R.P.C.T.

CITY OF WEATHERFORD 30' UTILITY EASEMENT, VOL. 1512, PG. 1044, D.R.P.C.T.

TREE COVER

S05°21'35"E 149.09'

S36°12'49"E 117.86'

S12°21'52"E 249.31'

S08°25'44"E 284.82'

S12°39'12"E 305.63'

S21°28'48"E 330.26'

TIANT ENERGY CO. LP 30' PIPELINE ESMT., INST. NO. 201829262, O.P.R.P.C.T.

S08°27'23"W 107.89'

S28°18'07"W 145.75'

S07°45'51"E 192.98'

S49°48'28"E 122.55'

S04°03'25"E 164.93'

S16°00'52"W 254.35'

S74°58'20"E 155.58'

S30°00'48"E 131.03'

S10°42'15"E 101.73'

S37°28'30"E 11.90'

S89°28'11"W 1051.09'

N00°37'31"W 2828.27'

CULVERT 36" CORRUGATED PIPE

FLOW LINE

3' X 3' GRATED INLET

Flow Line

REGULATORY FLOODWAY
FEMA PANEL NO. 48367C0425F
DATED: APRIL 05, 2019

100-YEAR FLOOD PLAIN ZONE AE
FEMA PANEL NO. 48367C0425F
DATED: APRIL 05, 2019

Bridge Under Construction

N

W E

S

GRAPHIC SCALE 1"=100'

100 0 100 200

Barron•Stark Engineers

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Project No. 440-10191

USER: ROGER HART
PLOTTED ON: 12/15/2023 9:33 AM
FILE NAME: N:\BARRON STARK SWIFT ENG\440 - JAMIE MITCHELL (SUN DOG SQUAR)\10191 - RIVER RANCH RV\07 SURVEY\DRAWING\440-10191 RIVER RANCH.DWG