

WEATHERFORD PADS

FOR INFORMATION

WEATHERFORD, TEXAS

S. MAIN STREET (FM 51) AND BETHEL ROAD

RYAN SMITH

CHERISE FLEMING

SITE STATISTICS:

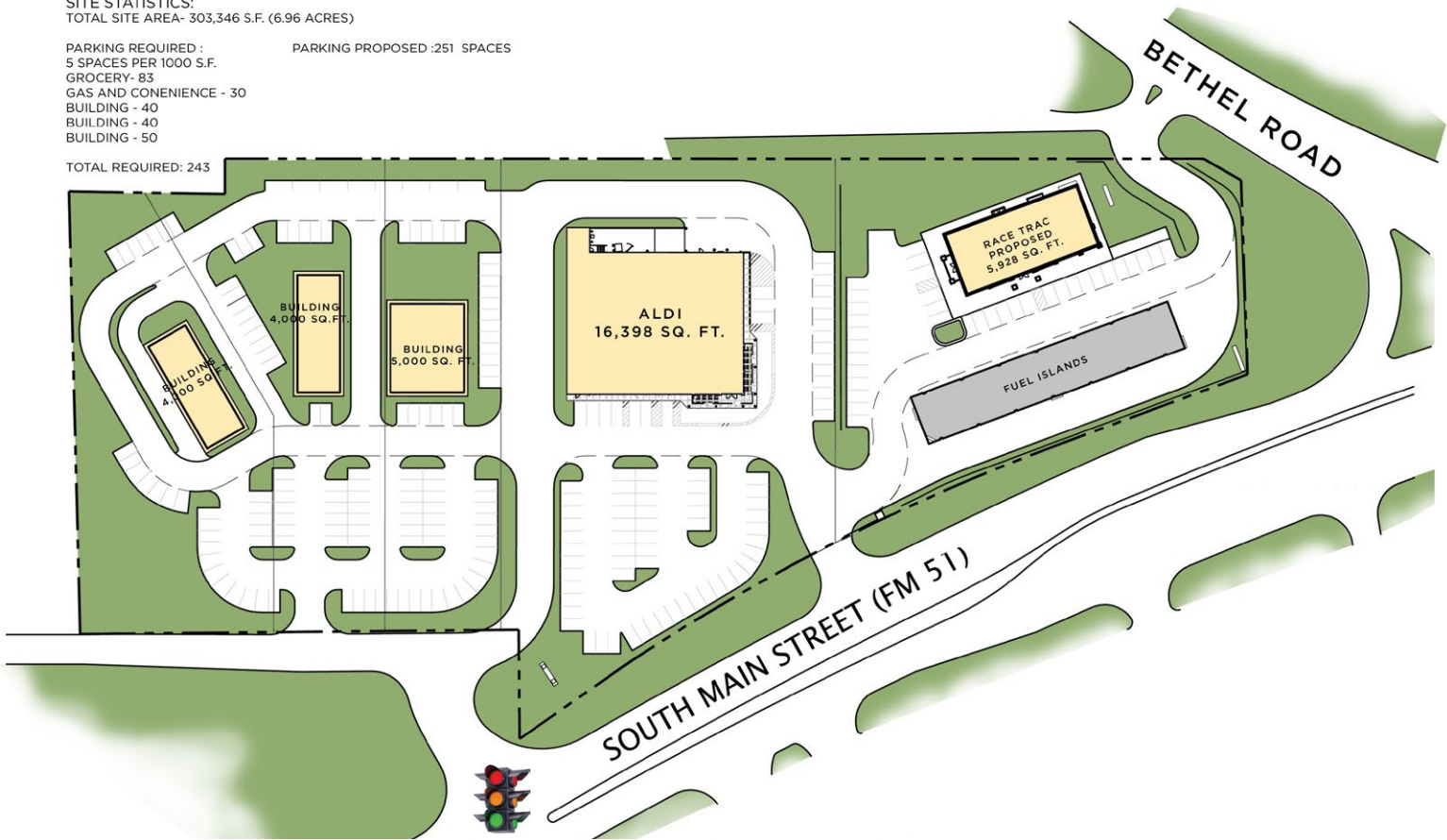
TOTAL SITE AREA- 303,346 S.F. (6.96 ACRES)

PARKING REQUIRED :
5 SPACES PER 1000 S.F.

PARKING PROPOSED :251 SPACES

GROCERY- 83
GAS AND CONENIENCE - 30
BUILDING - 40
BUILDING - 40
BUILDING - 50

TOTAL REQUIRED: 243

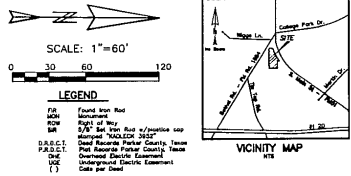


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

S. MAIN STREET (FM 51) AND BETHEL ROAD

201406455 PLAT Total Pages: 1

D329



PROLINE DATA

LINE	BEARING	DISTANCE
L1	S00°17'57"E	124.81
L2	S00°17'57"E	124.81
L3	S00°17'57"E	124.81
L4	S00°17'57"E	124.81
L5	S00°17'57"E	124.81

ELECTRIC EASEMENT (E-10)

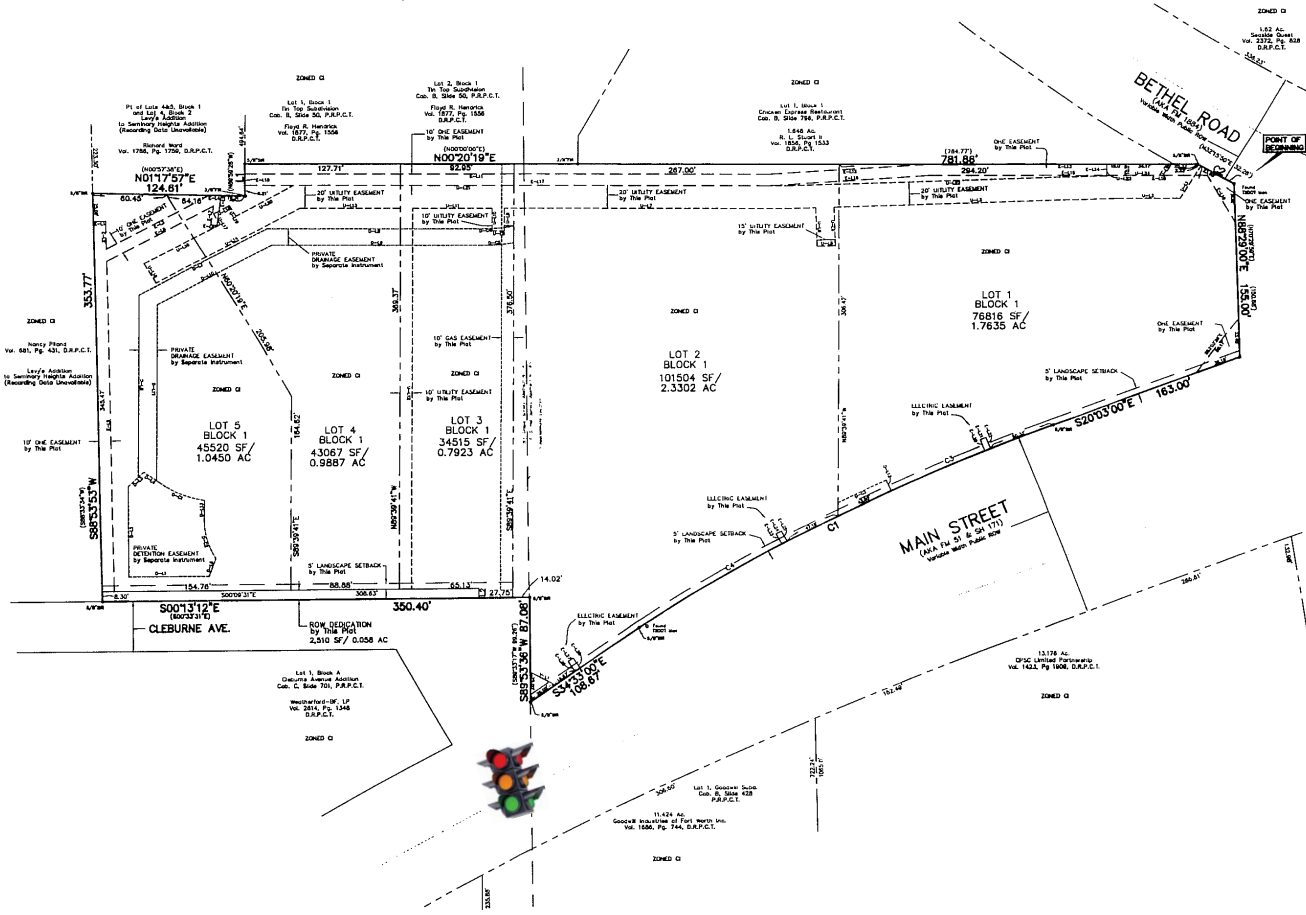
LINE	BEARING	DISTANCE
E1	S00°17'57"E	124.81
E2	S00°17'57"E	124.81
E3	S00°17'57"E	124.81
E4	S00°17'57"E	124.81
E5	S00°17'57"E	124.81
E6	S00°17'57"E	124.81
E7	S00°17'57"E	124.81
E8	S00°17'57"E	124.81
E9	S00°17'57"E	124.81
E10	S00°17'57"E	124.81
E11	S00°17'57"E	124.81
E12	S00°17'57"E	124.81
E13	S00°17'57"E	124.81
E14	S00°17'57"E	124.81
E15	S00°17'57"E	124.81
E16	S00°17'57"E	124.81
E17	S00°17'57"E	124.81
E18	S00°17'57"E	124.81
E19	S00°17'57"E	124.81
E20	S00°17'57"E	124.81
E21	S00°17'57"E	124.81
E22	S00°17'57"E	124.81
E23	S00°17'57"E	124.81
E24	S00°17'57"E	124.81
E25	S00°17'57"E	124.81
E26	S00°17'57"E	124.81
E27	S00°17'57"E	124.81
E28	S00°17'57"E	124.81
E29	S00°17'57"E	124.81
E30	S00°17'57"E	124.81

UTILITY EASEMENT (U-10)

LINE	BEARING	DISTANCE
U1	S00°17'57"E	124.81
U2	S00°17'57"E	124.81
U3	S00°17'57"E	124.81
U4	S00°17'57"E	124.81
U5	S00°17'57"E	124.81
U6	S00°17'57"E	124.81
U7	S00°17'57"E	124.81
U8	S00°17'57"E	124.81
U9	S00°17'57"E	124.81
U10	S00°17'57"E	124.81
U11	S00°17'57"E	124.81
U12	S00°17'57"E	124.81
U13	S00°17'57"E	124.81
U14	S00°17'57"E	124.81
U15	S00°17'57"E	124.81
U16	S00°17'57"E	124.81
U17	S00°17'57"E	124.81
U18	S00°17'57"E	124.81
U19	S00°17'57"E	124.81
U20	S00°17'57"E	124.81
U21	S00°17'57"E	124.81
U22	S00°17'57"E	124.81
U23	S00°17'57"E	124.81
U24	S00°17'57"E	124.81
U25	S00°17'57"E	124.81
U26	S00°17'57"E	124.81
U27	S00°17'57"E	124.81
U28	S00°17'57"E	124.81
U29	S00°17'57"E	124.81
U30	S00°17'57"E	124.81

DRAINAGE EASEMENT (D-10)

LINE	BEARING	DISTANCE
D1	S00°17'57"E	124.81
D2	S00°17'57"E	124.81
D3	S00°17'57"E	124.81
D4	S00°17'57"E	124.81
D5	S00°17'57"E	124.81
D6	S00°17'57"E	124.81
D7	S00°17'57"E	124.81
D8	S00°17'57"E	124.81
D9	S00°17'57"E	124.81
D10	S00°17'57"E	124.81
D11	S00°17'57"E	124.81
D12	S00°17'57"E	124.81
D13	S00°17'57"E	124.81
D14	S00°17'57"E	124.81
D15	S00°17'57"E	124.81
D16	S00°17'57"E	124.81
D17	S00°17'57"E	124.81
D18	S00°17'57"E	124.81
D19	S00°17'57"E	124.81
D20	S00°17'57"E	124.81
D21	S00°17'57"E	124.81
D22	S00°17'57"E	124.81
D23	S00°17'57"E	124.81
D24	S00°17'57"E	124.81
D25	S00°17'57"E	124.81
D26	S00°17'57"E	124.81
D27	S00°17'57"E	124.81
D28	S00°17'57"E	124.81
D29	S00°17'57"E	124.81
D30	S00°17'57"E	124.81



SEE SHEET 2 OF 2 FOR LEGAL

SHEET 1 OF 2

FINAL PLAT
WEATHERFORD HILLTOP ADDITION
 LOTS 1-5, BLOCK 1
 A 6.977 ACRE TRACT
 P. S. HALL SURVEY, ABSTRACT NO. 658
 B.F. DRAPER SURVEY, ABSTRACT NO. 405
 WEATHERFORD, PARKER COUNTY, TEXAS

DRAWN BY: EMERSON BOWEN
 CHECKED BY: KADLECK & ASSOCIATES

EMERSON BOWEN
 1708 S. Main Street
 Weatherford, TX 76085
 817-584-3568

KADLECK & ASSOCIATES
 1708 S. Main Street
 Weatherford, TX 76085
 817-584-3568

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	4,158	24,520	36,083
2016 EST DAYTIME POPULATION	6,066	17,706	19,913
2017 EST AVG HH INCOME	\$69,339	\$76,511	\$82,949

TRAFFIC COUNTS	
I-20	53,952 VPD (2014 TXDOT)
SH-171	16,445 VPD (2014 TXDOT)



