

NOTES:
 WATER TO BE PROVIDED BY PRIVATE WELLS
 SANITARY SEWER TO BE PROVIDED BY PRIVATE ON SITE SEPTIC FACILITIES
 ALL LOT CORNERS MARKED BY 1/2 INCH IRON RODS SET WITH CAP MARKED
 J.E. SMITH 3700
 BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM,
 TEXAS NORTH CENTRAL ZONE, NAD'83.
 THE PROPERTY SHOWN HEREON IS SITUATED IN THE ETJ OF THE CITY OF
 WEATHERFORD AND ARE CURRENTLY NOT ZONED.
 BUILDING SETBACK LINES SHOWN IN LOT TYPICAL ARE BASED ON DEED
 RESTRICTIONS AND COVENANTS FOR THE GLENN ADDITION.

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE VISIBLE
 EVIDENCE. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND
 UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN
 SERVICE OR ABANDONED.
 THE 100-YEAR FLOOD AREA SHOWN HEREON, SAME BEING A SPECIAL
 FLOOD HAZARD AREA SHADED ZONE "A", WAS GRAPHICALLY
 DETERMINED USING FEMA FIRM MAP 48367C0400F, DATED 4/05/19.
 ALL PRE EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN
 INCORPORATED OR VACATED IN THE CREATION OF THIS PLAT.

NOTICE: THERE IS EVIDENCE OF AN OLD WELLHEAD LOCATED ON LOT 9B.
 DEED RESTRICTIONS ENTITLED "GLENN ADDITION DEED RESTRICTIONS"
 ARE TO BE FILED CONCURRENTLY WITH THIS PLAT AND INCLUDED IN
 THE DEEDS CONVEYING TITLE TO THE LOTS SHOWN HEREON.

THE CROSS-ACCESS EASEMENT SHOWN HEREON IS FOR THE EXCLUSIVE
 BENEFIT OF THE PROPERTY ADJACENT TO AND SOUTHEASTERLY OF LOT 9B,
 AND THE BENEFITED PROPERTY MUST MAINTAIN A CONTIGUOUS BOUNDARY
 WITH LOT 9B.

State of Texas }
 County of Parker }
 Date: June 2, 2023.

We, the undersigned, owner of the land shown on this plat, and
 designated herein as the REPLAT OF LOT 9, BLOCK A, Glenn
 Addition, subdivision to the City of Weatherford, Texas, or to its
 extrajurisdictional jurisdiction, and whose name is subscribed hereto,
 hereby dedicate to the use of the public for all streets,
 alleys, parks, water courses, drains, easements, and public places
 thereon shown for the purpose and consideration therein
 expressed.

This plat approved subject to all platting ordinances, rules,
 regulations, and resolutions of the City of Weatherford, Parker
 County, Texas.

Richard Floyd
 FLOYD FAMILY PROPERTIES, LTD

STATE OF TEXAS }
 COUNTY OF DENTON }

Before me, the undersigned Notary Public in and for said County and
 State, on this day did personally appear RICHARD FLOYD, known
 to me to be the person whose name is subscribed to the foregoing
 instrument and acknowledged to me that he executed same for the purpose
 and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office
 this 2nd day of June, 2023.

Brenda K. Atkinson
 NOTARY PUBLIC, STATE OF TEXAS

APPROVAL BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES
 DEPARTMENT:

This plat has been submitted to and considered by the
 Development and Neighborhood Services Department of the City
 of Weatherford, Texas as delegated by the such City Council, and
 is hereby approved by such Department.

Dated this the 5th day of June, 2023.

By: *Damie Moon*
 Development & Neighborhood Services Staff

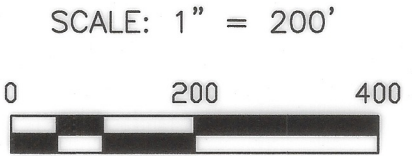
ATTEST:
Monica Johnson
 SECRETARY

WHEREAS, FLOYD FAMILY PROPERTIES, LTD., is the owner of that certain
 tract or parcel of land lying and being situated in Parker County, Texas,
 a part of the J.P.V. BLACKWELL SURVEY, ABSTRACT NO. 2517, and a part
 of D. BLACKWELL SURVEY, ABSTRACT NO. 50, and being out of and a
 part of that tract said to contain 50.82 acres as described in a deed
 to Floyd Family Partners Properties, LTD., recorded in Volume 2749, page
 1331, Parker County Official Public Records, and more particularly being
 all that plat of land designated Lot 9, Block A, GLENN ADDITION, an
 addition to the City of Weatherford ETJ according to the Plat thereof
 recorded in Cabinet F, page 141, Plat Records Parker County, said tract
 or parcel of land as herein described as follows; to wit:

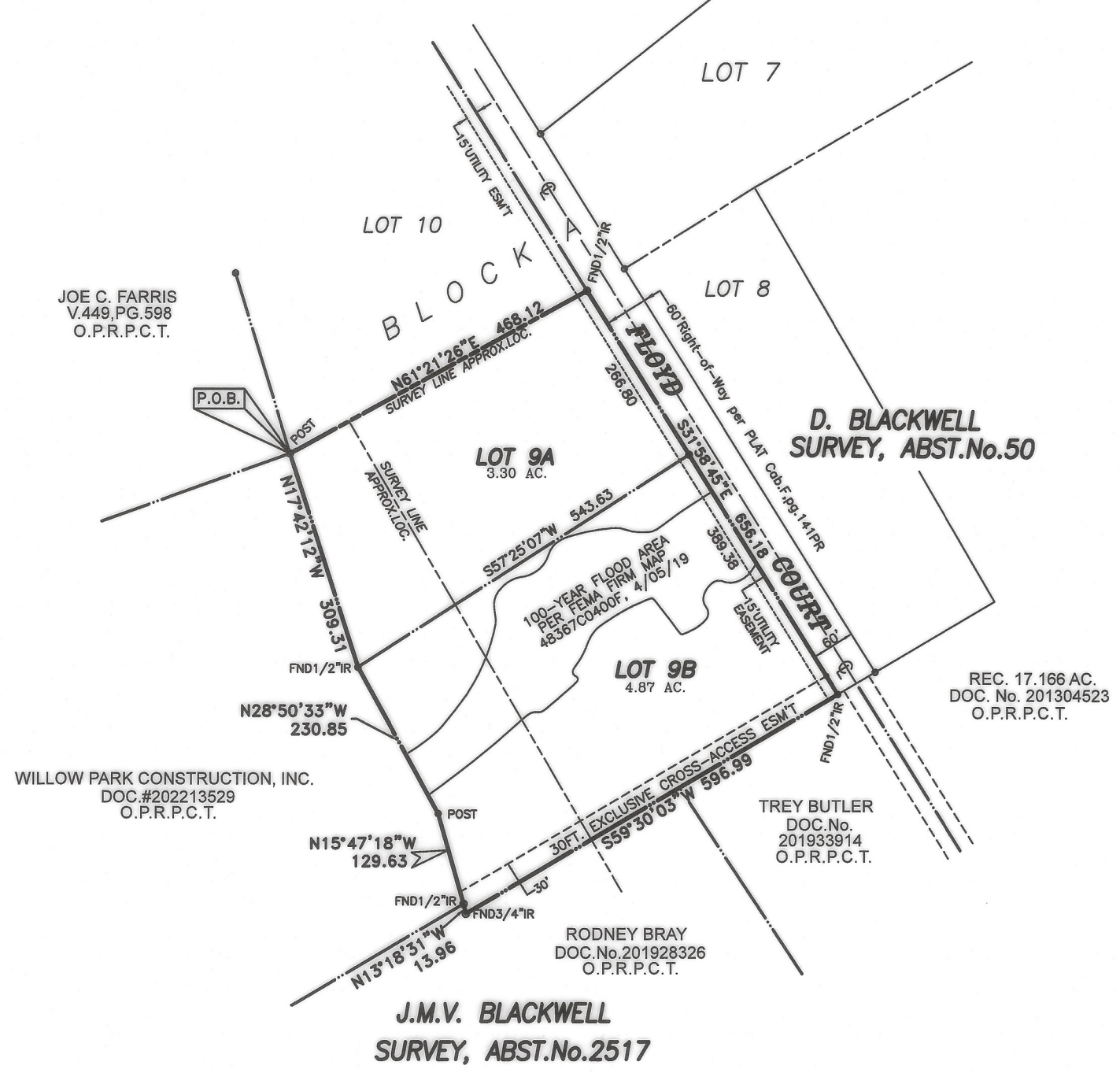
BEGINNING at a post on the west line of said 50.82 acre tract at the
 northwest corner of said Lot 9 for the northwest corner of the herein
 described premises, said corner being the southeast corner of that tract
 described in a deed to Joe C. Farris recorded in Volume 449, page
 598, Official Public Records, Parker County, said corner also being the
 northeast corner of a record 40 acres tract described in a deed to
 Willow Park Construction, Inc., recorded under Clerk's Document No.
 202213529, Official Public Records, Parker County;
 THENCE along the north line of said Lot 9, common with the south line
 of Lot 10 to said GLENN ADDITION, north 61 degrees 21 minutes 26
 seconds east 468.12 feet to an one-half inch iron rod found on the
 west line of a 60 ft. wide right-of-way designated Floyd Court (per the
 GLENN ADDITION Plat) for the northeast corner hereof;
 THENCE along the west right-of-way line of Floyd Court, south 31
 degrees 58 minutes 45 seconds east 656.18 feet to an one-half inch
 iron rod found on the south line of said 50.82 acre tract, at the
 southeast corner of said Lot 9 for the southeast corner hereof;
 THENCE south 59 degrees 30 minutes 03 seconds west 596.99 feet to
 a 1/4 inch iron rod found for the southwest corner of said 50.82 acre
 tract and the southwest corner of said Lot 9 and the southwest corner
 hereof;
 THENCE north 13 degrees 18 minutes 31 seconds west 13.96 feet to an
 one-half inch iron rod found at the southeast corner of said 40 acre
 tract;
 THENCE north 15 degrees 47 minutes 18 seconds west 129.63 feet to
 a post for corner;
 THENCE north 28 degrees 50 minutes 33 seconds west 230.85 feet to
 an one-half inch iron rod found for corner;
 THENCE north 17 degrees 42 minutes 12 seconds west a distance of
 309.31 feet to the Place of BEGINNING and containing 6.17 acres of
 land.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER
 CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032.
 BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

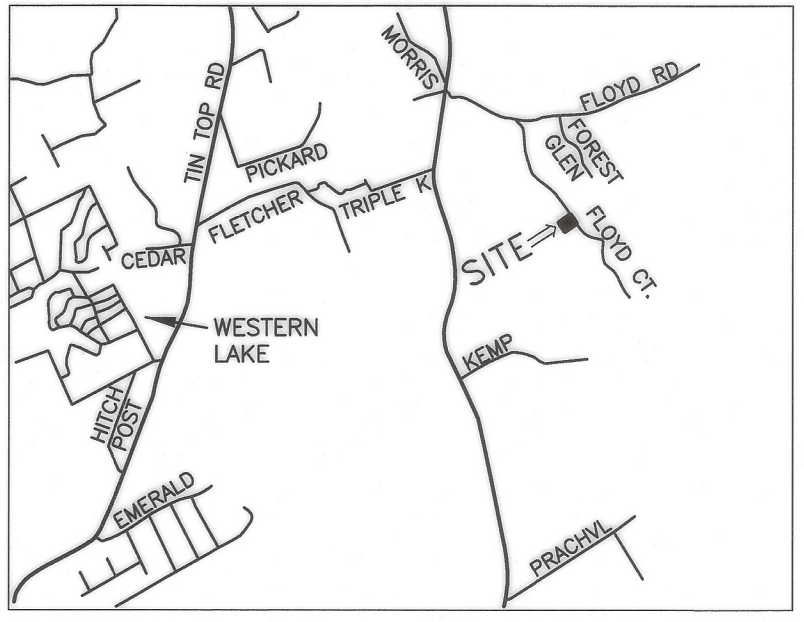
NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON SHALL ONLY COVER AND
 INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER
 RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO
 AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION
 THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN
 COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER
 CONSERVATION DISTRICT. ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A
 LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY
 PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS,
 AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE
 INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN
 REGARDS TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A
 PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH
 THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES,
 THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.



BEARING BASIS: SPC ZONE 4202 NAD'83



VICINITY MAP (NTS)



12778.00A.009.00

12778
 WE
 I-20

FILED AND RECORDED

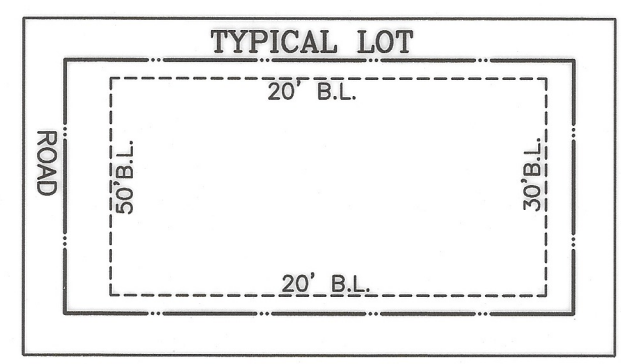
OFFICIAL PUBLIC RECORDS

Lila Deakle

202314499
 06/06/2023 08:44 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

OWNER:
 FLOYD FAMILY PROPERTIES, LLC
 800 N. LOCUST STREET
 DENTON, TEXAS 76201-2986
 940-595-0311

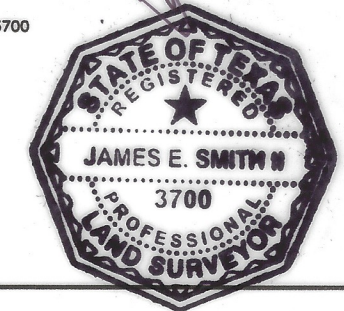
SURVEYOR:
 J.E. SMITH
 Texas Licensed Surveying Firm
 FIRM No. 101060-00
 800 N. LOCUST, SUITE A
 DENTON, TEXAS 76201
 (940) 365-9289
 jim@jesmithsurvey.com



SURVEYOR'S CERTIFICATE

That I, James E. Smith II, a Registered Professional Land Surveyor
 in the State of Texas, do hereby certify that I prepared this plat
 from an accurate on the ground survey of the premises depicted
 hereon and that iron rods shown hereon were placed under my
 personal supervision in accordance with the ordinances of the City
 Weatherford, Parker County, Texas.

James E. Smith II
 JAMES E. SMITH II
 Registered Professional Land Surveyor No. 3700



**LOT 9A & LOT 9B,
 BLOCK A
 GLENN ADDITION
 being a REPLAT of
 LOT 9, BLOCK A
 GLENN ADDITION
 8.17 Acres of land out of
 J.M.V. BLACKWELL SURVEY, A-2517 &
 D. BLACKWELL SURVEY, A-50
 Parker County, Texas**

DATE OF DRAWING: 5/30/2023

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