

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 MANNER 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.

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.  
 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.

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 Properties, LTD., recorded in Volume 2749, page 1331, Parker County Official Public Records, said tract or parcel of land as herein described as follows; to wit:

COMMENCING at a nail found for the northeast corner of said 50.82 acre tract and the northeast corner of a 5.00 acre tract described in a deed to Suzanne Floyd recorded in Volume 1443, page 521, Parker County Official Public Records, said corner being a northwesterly corner of FOREST GLEN, an addition to Parker County per the Plat thereof recorded under Clerk's Document No. 201809160, Parker County Plat Records;

THENCE with the east line of said 50.82 acre tract, common with a westerly line of FOREST GLEN, south 31 degrees 05 minutes 26 seconds east 299.82 feet to a one-half inch iron rod (with cap marked "J.E. SMITH 3700") found for the southeast corner of said 5.00 acre tract and the northeast corner and Place of BEGINNING of the premises herein described;

THENCE continuing with said common line, south 31 degrees 05 minutes 26 seconds east 1472.32 feet to a one-half inch iron rod (with cap marked "PRICE") found at the southwest corner of FOREST GLEN, said corner being on the north line of said D. BLACKWELL SURVEY, common with the south line of said J.M.V. BLACKWELL SURVEY, said corner also being a southeasterly corner of said 50.82 acre tract;

THENCE with the north line of a record 17.186 acre tract described in a deed recorded under Clerk's Document No. 201304523, Parker County Official Public Records, south 60 degrees 05 minutes 24 seconds west 347.25 feet to a post maintaining a re-entrant said corner of said 50.82 acre tract;

THENCE south 30 degrees 13 minutes 46 seconds east 661.25 feet to a one-half inch iron rod found at the most southerly southeast corner of said 50.82 acre tract;

THENCE with the south line of said 50.82 acre tract, south 59 degrees 30 minutes 03 seconds west 221.84 feet to a nail found in prescriptive road right-of-way designated Floyd Court;

THENCE continuing with said line, south 59 degrees 30 minutes 03 seconds west 627.00 feet to a 5/8 inch iron rod found for the southwest corner of said 50.82 acre tract;

THENCE north 13 degrees 18 minutes 31 seconds west 13.96 feet to a one-half inch iron rod found at the southeast corner of a tract conveyed to King Investments, LTD., by deed recorded in Volume 2847, page 1399, Parker County Official Public Records;

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 a one-half inch iron rod found for corner;

THENCE north 17 degrees 42 minutes 12 seconds west 309.31 feet to a post at the northeast corner of said King Investments, LTD., property, said corner being the southeast corner of a tract conveyed to Joe C. Farris by deed recorded in Volume 1489, page 1068, Parker County Official Public Records;

THENCE north 16 degrees 56 minutes 08 seconds west 259.93 feet to a post;

THENCE north 20 degrees 52 minutes 09 seconds west 516.12 feet to a one-half inch iron rod found on the south line of a tract conveyed to Neil McLaughlin by deed recorded in volume 1489, page 1068, Parker County Official Public Records, said corner being a westerly corner of said 50.82 acre tract;

THENCE north 70 degrees 51 minutes 42 seconds east 254.03 feet to a 5/8 inch iron rod found in said Floyd Court for the southeast corner of said McLaughlin tract and a re-entrant corner of said 50.82 acre tract;

THENCE with a westerly line of said 50.82 acre tract, north 47 degrees 20 minutes 50 seconds west 591.86 feet to a one-half inch iron rod found for corner on the west side of Floyd Court;

THENCE north 22 degrees 03 minutes 41 seconds west 118.94 feet to a one-half inch iron rod found in said Road for corner;

THENCE north 11 degrees 46 minutes 30 seconds west along the center of said Road 361.06 feet to a one-half inch iron rod found for corner, said corner being the southeast corner of that 80.36 acre tract conveyed to Mary Helen Barrett by deed recorded in Volume 1443, page 617, Parker County Official Public Records;

THENCE continuing along the common line between the Barrett tract and said 50.82 acre tract, north 11 degrees 33 minutes 29 seconds west 100.97 feet to a one-half inch iron rod set in said Road for the southwest corner of said 5.00 acre tract and the northwest corner hereof;

THENCE north 88 degrees 17 minutes 43 seconds east 776.99 feet to the Place of BEGINNING and containing 45.885 acres of land.

APPROVAL BY THE PLANNING AND ZONING COMMISSION

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such commission and passed to the City Council for its consideration for approval.

Dated this 11th day of January 2022

BY: *[Signature]* CHAIRMAN  
 ATTEST: *[Signature]* SECRETARY

State of Texas }  
 County of Parker }  
 Date: 12-23-21, 2021.

We, the undersigned, owner of the land shown on this plat, and designated herein as the Glenn Addition, subdivision to the City of Weatherford, Texas, or to its extrajurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public forever 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.

*[Signature]*  
 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office  
 this 23rd day of December, 2021.

*[Signature]*  
 ANGELA RICHMOND  
 NOTARY PUBLIC, STATE OF TEXAS



APPROVED BY THE CITY COUNCIL

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

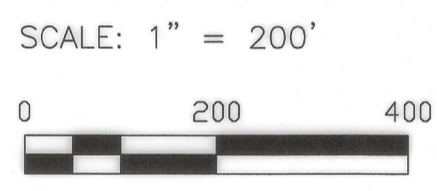
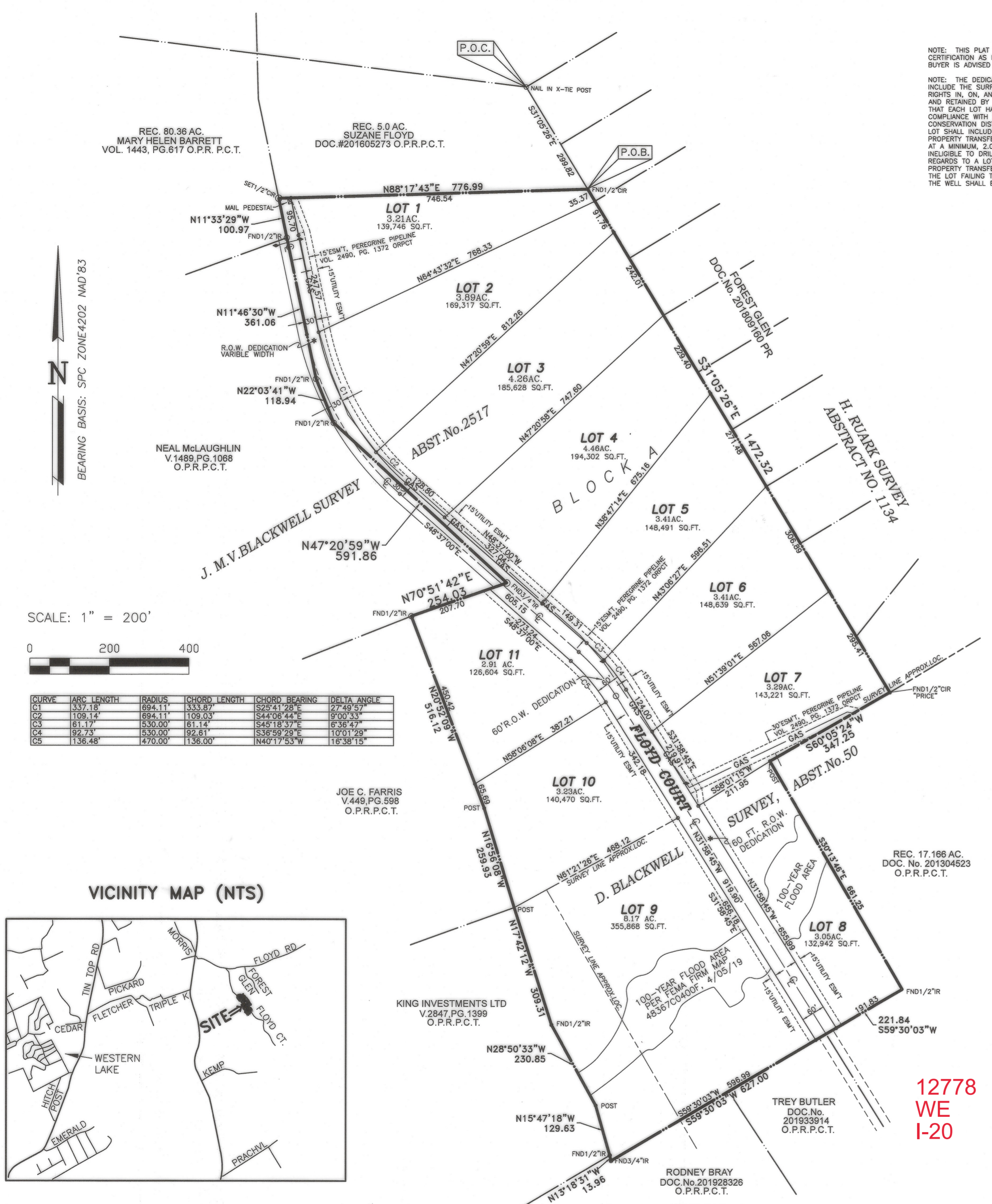
Dated this 11th day of January 2022

ATTEST: *[Signature]* SECRETARY

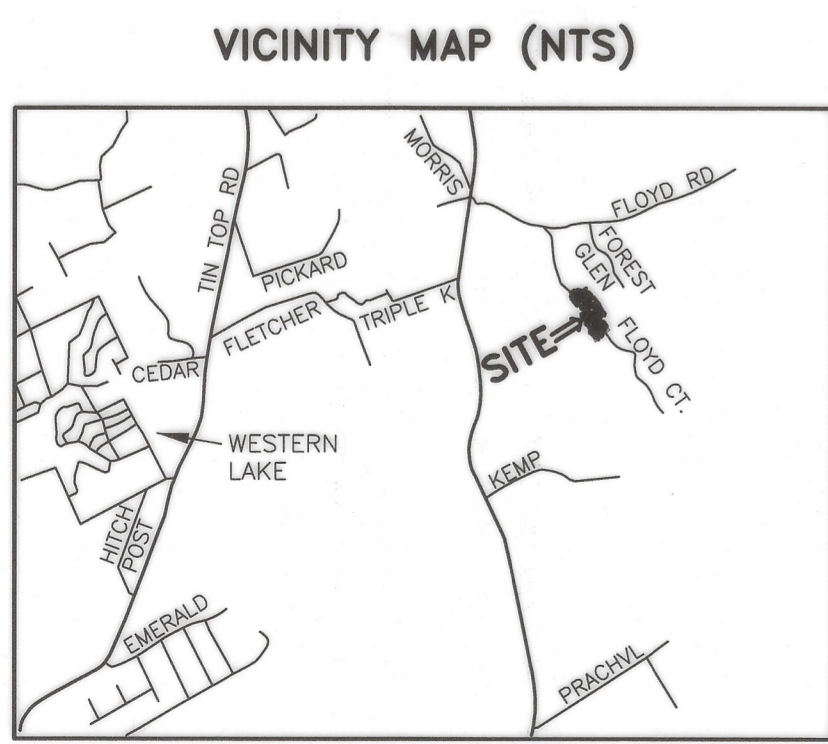
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FINAL PLAT  
 GLENN ADDITION  
 Lots 1 thru 11, Block A  
 45.885 Acres of land out of  
 J.M.V. BLACKWELL SURVEY, A-2517 &  
 D, BLACKWELL SURVEY, A-50  
 Parker County, Texas

DATE OF DRAWING: 11/26/2021



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	337.18	694.11	333.87	S25°41'28"E	27°49'57"
C2	109.14	694.11	109.03	S44°08'44"E	9°00'33"
C3	61.17	530.00	61.14	S45°18'37"E	6°36'47"
C4	92.73	530.00	92.61	S36°59'29"E	10°01'29"
C5	136.48	470.00	136.00	N40°17'53"W	16°38'15"



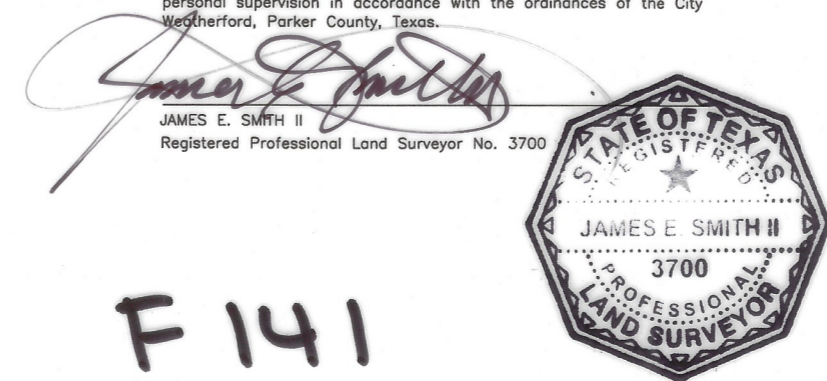
OWNER:  
 FLOYD FAMILY PROPERTIES, LTD  
 800 N. Locust Street  
 Denton, Texas 76201-2986  
 940-595-0311

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

*[Signature]*  
 Lila Deakle

202201266  
 01/11/2022 11:11 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

SURVEYOR:  
 J.E. SMITH  
 Texas Licensed Surveying Firm  
 FIRM No. 101060-00  
 5269 Highway 377 South  
 AUBREY, TEXAS 76227  
 (940) 365-9289  
 jim@jesmithsurvey.com



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