

SUBVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES CONTRACT BIT FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATION OR BUILDING.

STATEMENT ACKNOWLEDGING VISIBILITY TRAILMARKS

There shall be provided at the intersections of public streets, visibility access and maintenance (VAM) easements required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City.

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the location of the surface of any portion of the streets, alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Setting a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

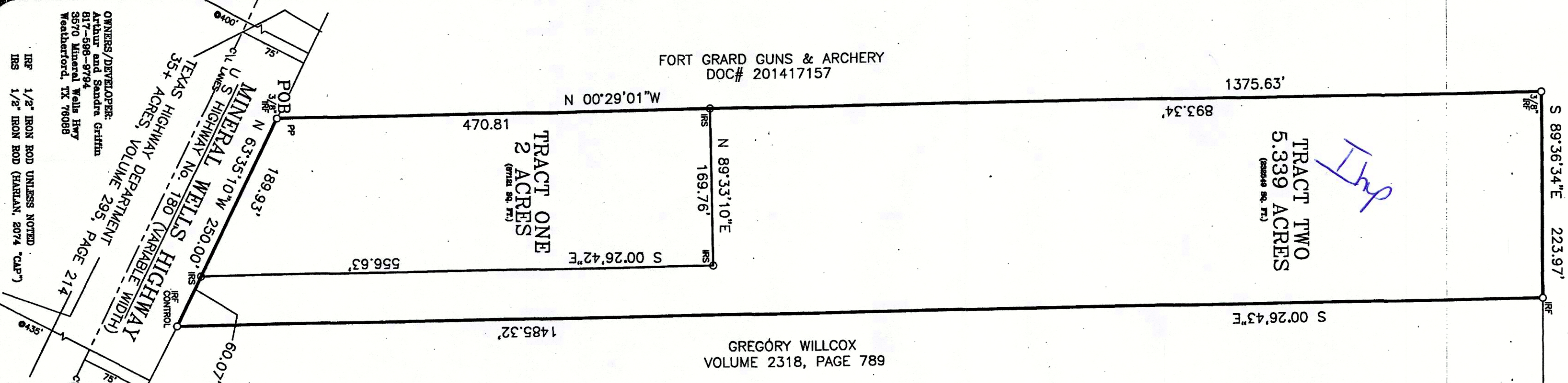
WATER: INDIVIDUAL PRIVATE WELLS
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 26-2008 42852-E, THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

CLYDE MARTIN
DOC# 201813841

TRACT TWO
5.339 ACRES
(AREA SHOWN ON MAP)

TRACT ONE
2 ACRES
(AREA SHOWN ON MAP)



201919232 PLAT Total Pages: 1

STATE OF TEXAS)
COUNTY OF PARKER)
THAT, ARTHUR D. GRIFFIN, JR. AND SANDRA GRIFFIN (V. 1849 P. 879 & V. 1844, P. 844) are the owners of 7.339 acres of land in and being a portion of the J. M. GROUNDIE SURVEY, ABSTRACT NO. 1755 in the extra-territorial jurisdiction of the City of Weatherford, Parker County, Texas and being more particularly described as follows: BEGINNING at a 3/8" iron rod found in the north right of way line of Mineral Wells Highway (U. S. Hwy 180) at the southeast corner of a tract of land described by deed to Fort Grand Guns and Archery recorded in Doc No. 201417157, Official Records, Parker County, Texas;

THENCE N 00°29'01" W, with the east line of said Fort Grand Guns and Archery tract, 1375.68 feet to a 3/8" iron rod found in the southeast corner of a tract of land described by deed to Clyde Martin recorded in THENCE S 89°36'34" E, with the south line of said Clyde Martin tract, 223.97 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of a tract of land described by deed to Gregory Willcox recorded in Volume 2318, Page 789, Official Records, Parker County, Texas;

THENCE S 00°26'43" E, with the west line of said Gregory Willcox tract, 1485.32 feet to an iron rod found in the north right of way line of said Mineral Wells Highway;

THENCE N 83°36'10" W, with the north right of way line of said Mineral Wells Highway, 250.00 feet to the POINT OF BEGINNING and containing 7.339 acres (319,970 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ARTHUR D. GRIFFIN, JR. AND SANDRA GRIFFIN, does hereby adopt this plat designating the herein above described property as TRACT ONE AND TRACT TWO, GRIFFIN PARC IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being a portion 7.339 acres situated City of Weatherford, Parker County, Texas and does hereby dedicate, in the streets, rights-of-way, and other public improvements as shown, for the public use forever, for the purposes indicated upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the public's and easement limits the use to particular utilities said use by public utilities being, shall have the right to remove and keep removed all or parts of any utility lines, poles, wires, conduits, manholes, vaults, or other structures which may in any way impede or interfere with the construction, maintenance, or efficiency of their respective systems of ingress and egress to the City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to the City of Weatherford and public utility entities shall at all times have the full right of inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this 15 day of July 2018.
Arthur D. Griffin, Jr. Sandra Griffin
Sandra Griffin

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ARTHUR D. GRIFFIN, JR., known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of July 2018.

Notary Public in and for the State of Texas
JOYCE LEATHERWOOD
Notary Public
State of Texas
ID # 8604717
My Comm. Expires 06-19-2020

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared SANDRA GRIFFIN, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of July 2018.

Notary Public in and for the State of Texas
JOYCE LEATHERWOOD
Notary Public
State of Texas
ID # 8604717
My Comm. Expires 06-19-2020

Owner: N/A
Notary Public in and for the State of Texas
My Commission Expires On: 2018.

GREGORY WILLCOX
VOLUME 2318, PAGE 789

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Notary Public in and for the State of Texas
My Commission Expires On: 2018.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas

RECOMMENDED BY: CITY CLERK
Signature of City Clerk: [Signature]
Date of Recommendation: 7-29-19

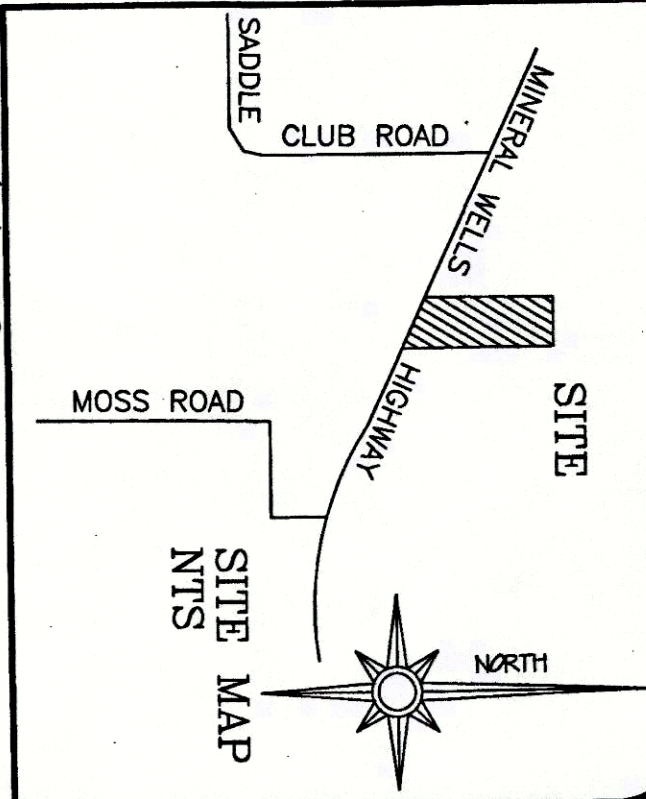
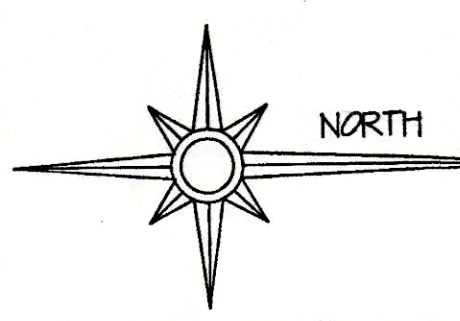
APPROVED BY: Mayor/City Manager
Signature of Mayor/City Manager: [Signature]
Date of Approval: 7-30-19

ATTEST:
City Secretary: [Signature]
Date: 7/30/19

TRACT ONE AND TRACT TWO
GRIFFIN PARC
IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
Being a portion 7.339 acres situated in and being a portion of the J. M. Groundie Survey, Abstract No. 1755 in the Extra-Territorial Jurisdiction of the City of Weatherford Parker County, Texas

Cabinet/Instrument# E Slide 341
December 2018
100 0 100 200 300
GRAPHIC SCALE - FEET

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10085500



STATE OF OKLAHOMA)
COUNTY OF TULSA)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivisions being found in the dedication of the streets and easements.
NATHAN DICTEL, SVP

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared NATHAN DICTEL, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of July 2018.

Notary Public in and for the State of Texas OKLAHOMA
KAYLA WRASSE
Notary Public
State of Oklahoma
Commission #18011342
Comm. Exp. 11-08-2022

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID HARLAN, JR., Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set out are properly placed under my personal supervision and accordance with the Subdivision Ordinance of the City of Weatherford.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of July 2018.

Notary Public in and for the State of Texas
LOVD WAINNE SLIMP
Notary Public, State of Texas
Comm. Expires 07-23-2020
Notary ID 13075728-8

Mayor, City of Weatherford: [Signature]
Date: 7-30-19
City Secretary, City of Weatherford: [Signature]
Date: 7/30/19

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jila Bealle

201919232
67/30/2019 02:54 PM
File Deagle, County Clerk
Parker County, Texas

AGT. NO.: 12989
SCH. DIST.: ML
CITY: F-14
MAP NO.:

21755-003-002-00
21755-003-003-00
21755-003-003-50