

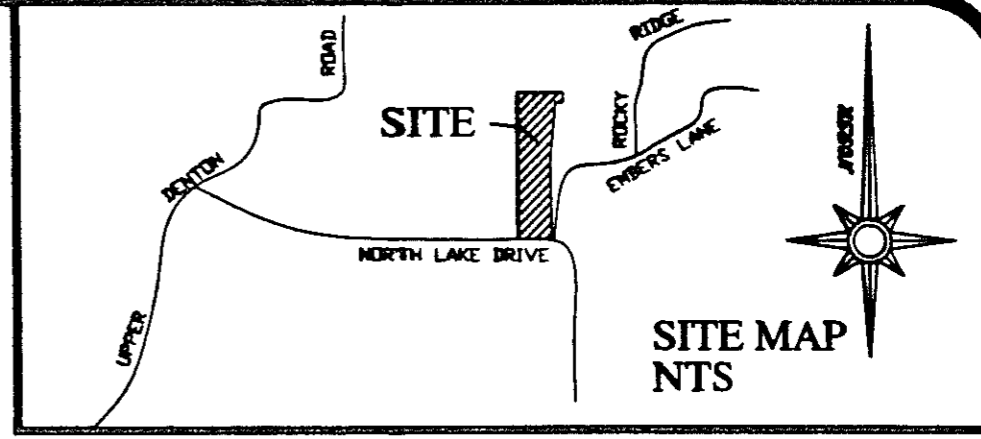
NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

"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."

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision."



D 207

INSET "A"

ROY G. FOX
VOLUME 781, PAGE 565

NOTE: WATER FROM PRIVATE WELLS WASTEWATER BY PRIVATE SEPTIC SYSTEMS

This property is located in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas.
Mayor, City of Weatherford
Date
Attest:
Malinda Howell 11/1/12
City Secretary, City of Weatherford Date

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, STANLEY A. MESSINGER AND MARGARET JEAN MESSINGER (Volume 1411, Page 1678), being the sole owners of 14.485 Acres situated in and being a portion of the T & P RR COMPANY, SECTION No. 81, ABSTRACT No. 1347, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north line of North Lake Drive, as it exists, said iron being called by deed to be South, 2197.45 feet and West, 3025.50 feet from the southeast corner of the J. J. Barker Survey, Abstract No. 2278, Parker County, Texas;
THENCE N 03°15'51" E, 326.47 feet to an iron rod found;
THENCE N 03°11'23" E, 1192.18 feet to an axial found;
THENCE S 89°59'13" E, 403.0 feet to an iron rod set;
THENCE S 01°02'52" E, 30.0 feet to an iron rod set;
THENCE S 85°07'00" W, 30.0 feet to an iron rod found;
THENCE S 00°48'36" W, 284.23 feet to an iron rod found;
THENCE S 00°06'34" W, 319.61 feet to a post;
THENCE S 00°31'34" E, 534.11 feet to a pipe found;
THENCE S 01°04'39" E, 327.92 feet to an iron rod found in the north line of said North Lake Drive;
THENCE N 89°44'21" W, with the north line of said North Lake Drive, 465.21 feet to the POINT OF BEGINNING and containing 14.485 acres (630,142 square feet) of land.

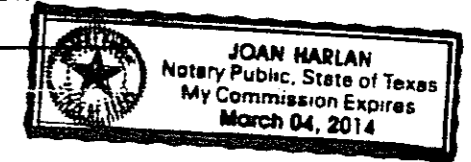
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, STANLEY A. MESSINGER AND MARGARET JEAN MESSINGER (acting by and through its duly authorized agent), does hereby adopt this plat designating the hereinabove described real property as TRACT ONE AND TRACT TWO, MESSINGER ACRES, AN ADDITION IN PARKER COUNTY, TEXAS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 14.485 Acres situated in and being a portion of the T & P RR Company, Section No. 81, Abstract No. 1347, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____ Parker County, Texas this _____ day of _____, 2012.
Stanley A. Messinger *Margaret Jean Messinger*
Stanley A. Messinger Margaret Jean Messinger

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared STANLEY A. MESSINGER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of November, 2012
Joan Harlan
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared MARGARET JEAN MESSINGER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of November, 2012
Joan Harlan
Notary Public in and for the State of Texas



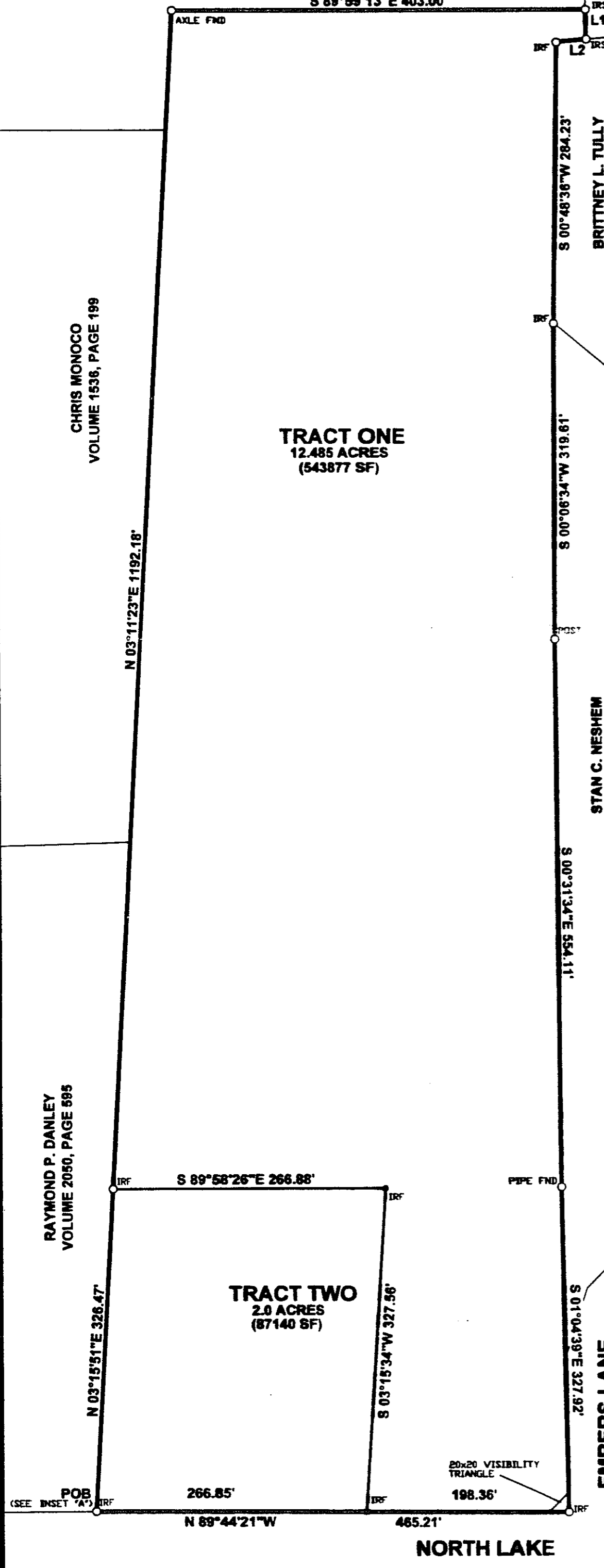
LIENHOLDER

N/A

Signature of Lien holder
This the _____ day of _____, 2012.
Notary Public, State of Texas

ACCT. NO: 15035
SCH. DIST: WE
CITY: NONE
MAP NO.: S-11

Doc# 806181 Fees: \$66.00
11/08/2012 3:26PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS



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 OF WEATHERFORD, TEXAS
Signature of City Planner: *[Signature]* Date of Recommendation: 11-1-12

APPROVED BY: CITY OF WEATHERFORD, TEXAS
Signature of City Manager: *[Signature]* Date Approval: 11/1/12

ATTEST:
Malinda Howell 11/1/12
City Secretary Date

NO NEW ROADS CONSTRUCTED FOR THIS PLAT

THE STATE OF TEXAS)
COUNTY OF PARKER)

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Margaret Jean Messinger
Signature of Owner

KNOW ALL MEN BY THESE PRESENTS:

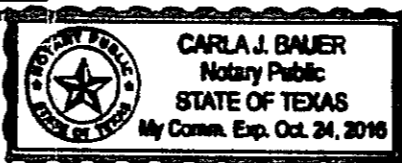
That I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

David Harlan Jr.
Registration No. 2074
OCTOBER, 2012

STATE OF TEXAS)
COUNTY OF PARKER)

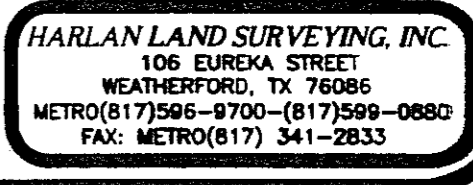
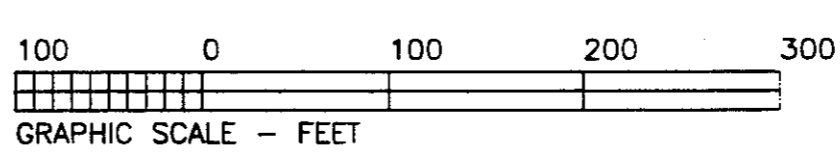
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harlan, Jr., Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 31st day of October, 2012.
Carla J. Bauer
Notary Public in and for the State of Texas



MINOR PLAT
TRACT ONE AND TRACT TWO
MESSINGER ACRES
AN ADDITION IN PARKER COUNTY, TEXAS IN THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF
WEATHERFORD PARKER COUNTY, TEXAS
Being 14.485 Acres situated in and being a portion of the T & P
RR Company, Section No. 81, Abstract No. 1347
Parker County, Texas

HAROLD ENGLISH
RECORDING UNKNOWN



OWNER/DEVELOPER:
Stan and Margaret Messinger
1480 North Lake Drive
Weatherford, TX 76087
817-929-7887

DUANE LARVIN
VOLUME 2146, PAGE 1873

SCALE: 1" = 100'