



3465 CURRY LANE
 ABILENE, TX 79606
 325-695-1070
 1508 SANTA FE DR, STE 203
 WEATHERFORD, TX 76086
 817-594-9880

TBPLS FIRM# 10194483

TO:
 SHAW FAMILY
 LIVING TRUST
 INSTR. NO. 201502577

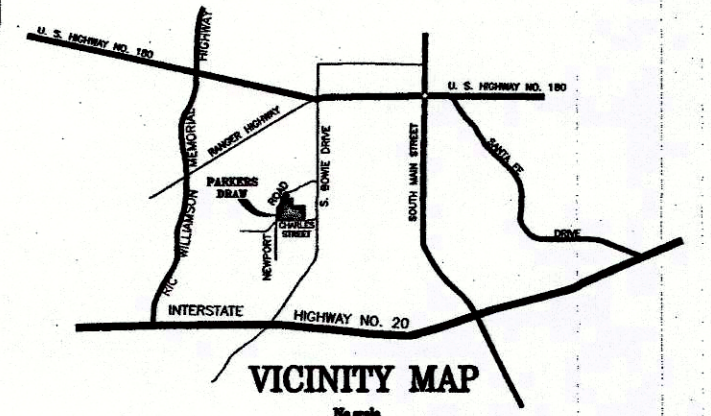
CURRENT
 ZONING
 AG

BRONZE DISK IN CONCRETE (SET)
 (SEE THE LEGAL DESCRIPTION ON
 PAGE 2 FOR TIES TO EXISTING
 PROPERTY CORNERS TO THE NORTH)

202004224 PLAT Total Pages: 2



GRAPHIC SCALE 1"=60'



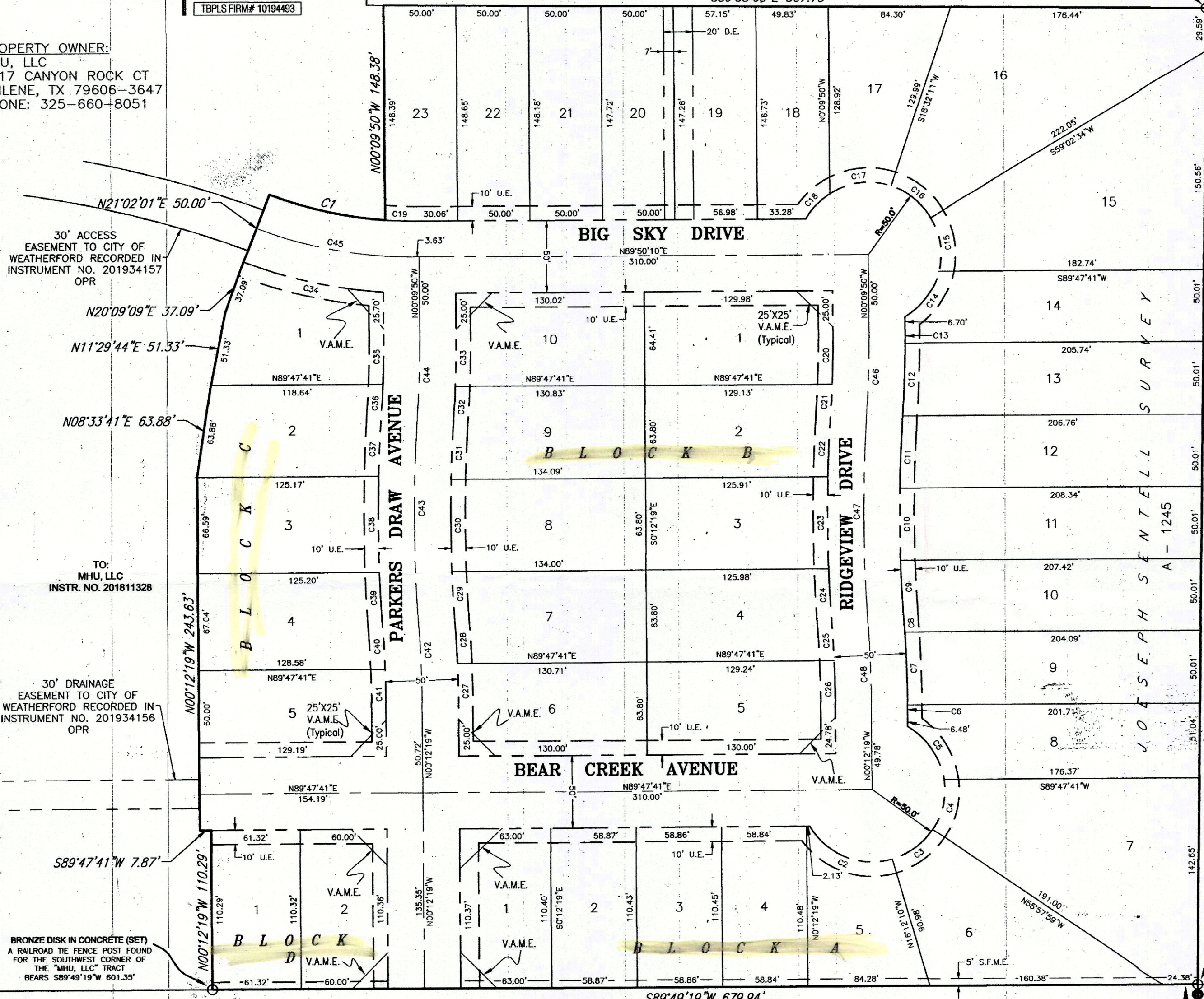
PROPERTY OWNER:
 MHU, LLC
 2117 CANYON ROCK CT
 ABILENE, TX 79606-3647
 PHONE: 325-660-8051

30' ACCESS
 EASEMENT TO CITY OF
 WEATHERFORD RECORDED IN
 INSTRUMENT NO. 201934157
 OPR

TO:
 MHU, LLC
 INSTR. NO. 201811328

30' DRAINAGE
 EASEMENT TO CITY OF
 WEATHERFORD RECORDED IN
 INSTRUMENT NO. 201934156
 OPR

BRONZE DISK IN CONCRETE (SET)
 A RAILROAD TIE FENCE POST FOUND
 FOR THE SOUTHWEST CORNER OF
 THE "MHU, LLC" TRACT
 BEARS S89°49'19"W 601.35'



CURRENT
 ZONING
 C1

TO:
 DONAL B. AND
 CYNTHIA J. ROSE
 VOL. 2475, PG. 1899

I & G N R R CO SURVEY
 A - 1819

AFFIDAVIT OF HEIRSHIP TO:
 DANNIE ANDERSON WOODARD et al
 INSTR. NO. 201618780
 (DESCRIBED IN
 VOL. 374, PG. 364)

CURRENT
 ZONING
 AG

POINT OF BEGINNING
 A SET 1/2" REBAR ROD WITH CAP
 WHEN A FOUND 1/2" REBAR ROD
 BEARS S00°42'00"W 7.09' & A
 RAILROAD TIE FENCE POST BEARS
 N89°49'19"E 0.55'
 (101.34')

FOUND 1/2" REBAR ROD

LEGEND

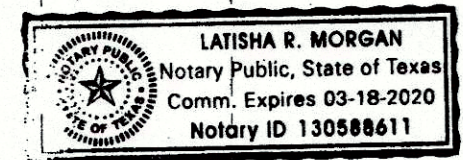
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- - - PROP. UTILITY EASEMENTS
- - - PROP. DRAINAGE EASEMENTS
- - - PROP. STREET R.O.W.
- - - EXIST. STREET R.O.W.
- - - APPROX. SECTION LINE

- = FOUND 1/2" REBAR ROD (UNLESS OTHERWISE NOTED)
- D.E. = DRAINAGE EASEMENTS
- U.E. = UTILITY EASEMENTS
- S.F.M.E. = SCREENING FENCE MAINTENANCE EASEMENTS
- V.A.M.E. = VISIBILITY, ACCESS, & MAINTENANCE EASEMENTS
- D.R. = DEED RECORDS, PARKER CO., TX.
- P.R. = PLAT RECORDS, PARKER CO., TX.
- O.P.R. = OFFICIAL PUBLIC RECORDS, PARKER CO., TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK T. BROWN

A 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10



D. OF Jan A.D. 2020
Latisha R. Morgan
 LATISHA R. MORGAN
 Notary Public, State of Texas
 Comm. Expires 03-18-2020
 Notary ID 130588611

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
 KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACCURATE AND COMPLETE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THE PREPARATION OF THIS PLAT WAS FINAL ON JANUARY 9, 2020.

Mark T. Brown
 SIGNATURE

MARK T. BROWN
 (PRINT)
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1/10/2020
 DATE



ACCT. NO.:
 SCH. DIST.:
 CITY:
 MAP NO.:
 16061
 WE
 CWE
 G-16

FINAL PLAT OF
PARKERS DRAW
 SECTION 1
 10.251 ACRES OUT OF
 THE JOSEPH SENTELL SURVEY,
 ABSTRACT NO. 1245,
 CITY OF WEATHERFORD, PARKER COUNTY,
 TEXAS

ACCT. NO.:
 SCH. DIST.:
 CITY:
 MAP NO.:

This plat filed under

Cabinet E Slide 468 SHEET 1 OF 2

(564.49') 15' D. & U.E. D - 742
 WEATHERFORD INDEPENDENT SCHOOL DISTRICT
 VOL. 685, PG. 306
 VOL. 676, PG. 210
 BILL W. WRIGHT ELEMENTARY
 CAB. B, SLD. 742
 PR

CURRENT
 ZONING
 R1

ROLLING VALLEY ADDITION
 BLOCK 4

CURRENT
 ZONING
 R1

21245.001.003.00