

CHIMNEY ROCK ESTATES
CAB. B. SLIDE 262

LOT 1
DANICE EVANS
DUENAS MATHEWS
CLERK FILE NO. 201715140

LOT 2
JOSEPH L. HOPKINS
VOL. 2517, PG. 9426

LOT 3
BRANDON LANCE
CLERK FILE NO. 201716921

LOT 4
0.49 ACRES
1,380 SQ. FT.

LOT 5
0.49 ACRES
1,380 SQ. FT.

LOT 6
0.49 ACRES
1,380 SQ. FT.

LOT 7
0.49 ACRES
1,380 SQ. FT.

LOT 8
0.49 ACRES
1,380 SQ. FT.

LOT 9
0.49 ACRES
1,380 SQ. FT.

LOT 10
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LOT 11
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LOT 12
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LOT 13
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LOT 14
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LOT 15
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1,380 SQ. FT.

LOT 60
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1,380 SQ. FT.

LOT 61
0.49 ACRES
1,380 SQ. FT.

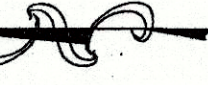
LOT 62
0.49 ACRES
1,380 SQ. FT.

LOT 63
0.49 ACRES
1,380 SQ. FT.

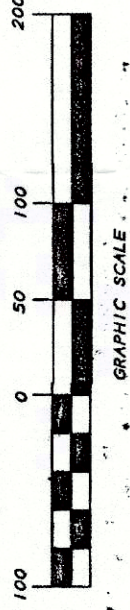
LOT 64
0.49 ACRES
1,380 SQ. FT.

LOT 65
0.49 ACRES
1,380 SQ. FT.

LOT 66
0.49 ACRES
1,380 SQ. FT.



SCALE: 1" = 100'



GRAPHIC SCALE

BLOCKS 21 AND 22 OF THE LARGER SUBDIVISION OF THE SARAH MONK SURVEY ABSTRACT NO. 906 PARKER COUNTY, TEXAS

STATE OF TEXAS
PARKER COUNTY

WHEREAS J. George Grisson, being the owner of 3.95 acres of land situated in Blocks 21 and 22 of the Larger Subdivision of the Sarah Monk Survey, Abstract No. 906, Parker County, Texas, and being that certain tract conveyed to George L. Grisson and Louis Muzyka by deed recorded in Document Number 201821503 of the Official Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a one inch pipe, found in place, on the North line of East Bankhead Highway, said point being the Southeast corner of that certain tract conveyed to World Properties, Ltd. By deed recorded in Clerk File Number 201519055 of the Official Records of Parker County, Texas, for the Southeast corner of this tract:

THENCE N 63D 00' 59" W, along and with the North line of said East Bankhead Highway, a distance of 180.75 feet to a 1/2 inch iron rod, found in place, said point being the Southeast corner of Bankhead Partners Addition, as addition to the City of Weatherford, Parker County, Texas according to the Plat recorded in Plat Cabinet B, Slide 764 of the Plat Records of Parker County, Texas, for the Southeast corner of this tract:

THENCE North, along and with the East line of said Bankhead Partners Addition, a distance of 1025.30 feet to a 1/2 inch iron rod, set, on the South line of White Rock Drive, for the Northeast corner of this tract:

THENCE N 89D 07' 59" E, along and with the South line of said White Rock Drive, a distance of 161.09 feet to a 1/2 inch iron rod, found in place, said point being the Northeast corner of said World Properties, Ltd. tract, for the Northeast corner of this tract:

THENCE South, along and with the West line of said World Properties, Ltd. tract, a distance of 1109.75 feet to the place of beginning and containing 3.95 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That George Grisson, acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Bankhead Partners Addition, Phase 2, an addition to the City of Weatherford, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in easement assessments; if approved by the City Council of the City of Weatherford. In addition, utility easement assessments may also be used for the removal and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities. said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the safe and proper use of any public utility. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, readjusting, 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 existing ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

WITNESS, my hand, this the 20th day of Nov, 2018.

BY:

George L. Grisson
Authorized Signature of Owner

George L. Grisson
Printed Name and Title.

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 George Grisson, owner, 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 20th day of Nov, 2018.

Amy Lynn Cox
Notary Public for the State of Texas

10-16-2019
My Board Expires On:

LIENHOLDER:
AAA
Signature of Lienholder
This the _____ day of _____, 20____.
Notary Public, State of Texas

EASEMENT NOTE:
THE EASEMENT TO WEATHERFORD MUNICIPAL UTILITIES RECORDED IN VOL. 1769, PG. 542 IS A BLANKET (NON-SPECIFIC) LOCATION EASEMENT AND DOES AFFECT THIS TRACT.

POINT OF BEGINNING

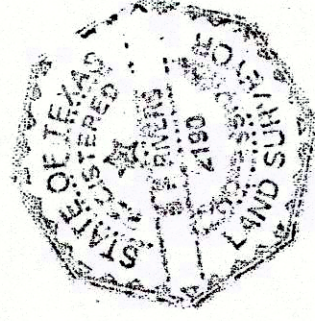
EAST BANKHEAD HIGHWAY
(VARIABLE WIDTH R.O.W.)

LAUREN NICOLE
DIXON LAWSON &
DYLAN ANDRES
DIXON
CLERK FILE NO. 201303617

JAMES CHRISTIAN
AMY LYNN HUTTON
CLERK FILE NO. 201518155

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION FULLY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION ON AUGUST 14, 2018.

B.F. RIVERS, M.S.C.P.E., R.P.L.S.
10022 STATE ST. TEXAS
FIRM NUMBER 10012400



RIVERS SURVEYING, INC.
SINCE 1976
LAND SURVEYORS
P. O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM 10012400

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201829610
11/21/2018 03:22 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Relationship and
Development Representative
George Grisson & Louis Muzyka
Weatherford, Texas 76067

NOTES:
1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
2) Water source is from City of Weatherford
3) Property corners are 1/2" capped "RLS" pipe, set, unless otherwise noted.
4) 10 feet wide utility easement along all property lines.
5) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 480602020E, dated September 26, 2008, this tract is in Zone X, which is in the 1% annual flood risk area.
6) NOTICE: Selling a portion of this addition to a party who is in violation of city ordinance and state law, and who is not a duly licensed surveyor, is a violation of public policy.

FINAL MINOR PLAT
LOTS 4-6, BLOCK 1
BANKHEAD PARTNERS ADDITION
PHASE 2
BEING 3.95 ACRES OUT OF THE
SARAH MONK SURVEY
ABSTRACT NO. 906
AN ADDITION TO THE
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET E SLIDE 189 DATE

20906 042.000.00 20906 042.001.00