

ENGINEER/SURVEYOR:

JACOB & MARTIN, LTD.
3465 CURRY LANE
ABILENE, TEXAS 79606
(325) 695-1070

JACOB & MARTIN, LTD.
2909 EAST BANKHEAD HWY.
WEATHERFORD, TEXAS 76087
(817) 594-9880

DEVELOPER:

GRINDSTONE PARTNERS, LTD.
415 JONES ROAD
WEATHERFORD, TEXAS 76088
(817) 366-1867

COMMISSIONER'S COURT

THIS PLAT IS HEREBY APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, STATE OF TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6626A, VERNON'S ANNOTATED CIVIL STATUTES OF TEXAS, 1955, AS AMENDED.

ON THIS 26 DAY OF April, 2006

ABSENT

MARK RIVOL, COUNTY JUDGE

DANNY CHOATE, COMMISSIONER, NO. 1

JOE BRINKLEY, COMMISSIONER, NO. 2

JIM WEBSTER, COMMISSIONER, NO. 3

JIM WEBSTER, COMMISSIONER, NO. 4

CERTIFICATE OF RECORD

I, JEAN BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE, THE DAY OF APRIL 20, AT 10 O'CLOCK A.M., AND WAS DULY RECORDED THE DAY OF APRIL 20, AT 10 O'CLOCK A.M., IN THE RECORDS OF SAID COUNTY IN PLAT CABINET, PAGES 2029 AND 2030. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE DAY OF APRIL 20, 2006.

LT1-2-595279-1

JEAN BRUNSON, COUNTY CLERK, PARKER COUNTY, TEXAS

Doc# 595279
Book 2429 Page 1945

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED EDWARD L. STOUT - DON E. ROACH

KNOWING TO ME TO BE THE PERSON (PERSONS) WHOSE NAME (NAMES) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 26th DAY OF APRIL A.D. 2006

DEANNA PARKER, Notary Public, State of Texas, My Commission Expires December 03, 2006

OWNER'S CERTIFICATES AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HERINAFTER DESCRIBED REAL PROPERTY DO HEREBY CERTIFY THAT IT IS/IS NOT WITHIN THE FIVE (5) MILE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN, EXCEPT N/A, PARKER COUNTY, TEXAS. THE UNDERSIGNED OWNER(S) OF THE HERINAFTER DESCRIBED REAL PROPERTY ALSO HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF GRINDSTONE ROAD SUBDIVISION

GRINDSTONE ROAD SUBDIVISION

AS SHOWN ON THIS PLAT DRAWING AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN HEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE ATTACHED FIELD NOTES

EXECUTED THIS 25th DAY OF APRIL, 2006

OWNER SIGNATURE

OWNER SIGNATURE

OWNER SIGNATURE

OWNER SIGNATURE

GENERAL NOTES

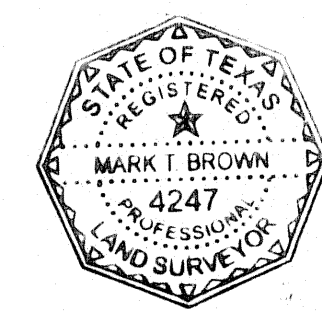
SHEET 1 OF 1 SHEETS ALREAGE 57.323 ACRES
SCALE: 1" = 200' SMALLEST LOT: 5.026 ACRES LARGEST LOT: 7.152 ACRES
LOT WIDTH: MIN. 299.67' MAX. 659.89' LOT DEPTH: MIN. 243.17' MAX. 902.13'

LEGEND: IRON PINS FOUND (SYMBOL) IRON PINS SET (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND/OR MONUMENTS SHALL BE SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF PARKER COUNTY, TEXAS, WITHIN 30 DAYS AFTER COMPLETION OF ROAD CONSTRUCTION.

PLAT DESCRIPTION: GRINDSTONE ROAD SUBDIVISION, PARKER COUNTY, TEXAS



SIGNATURE: MARK T. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: APRIL 12, 2006

PLAT NOTES:

BUILDING SETBACK LINES SHALL BE 60' FOR FRONT OF ALL LOTS FROM CENTERLINE OF 60' WIDE ACCESS EASEMENT, 20' FOR BACK OF ALL LOTS AND SIDE SETBACKS SHALL BE 15' MINIMUM (NOTE UTILITY & ACCESS EASEMENTS ARE UNBUILDABLE).

THIS SUBDIVISION IS IN THE FOLLOWING TAXING JURISDICTIONS: MILLSAP I.S.D. & PARKER COUNTY, AND IS LOCATED WHOLLY WITHIN PRECINCT 3.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO PARKER COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 480520-0175-B (SEPTEMBER 27, 1991).

THIS SUBDIVISION WILL BE SERVED BY A PRIVATE ROAD. PARKER COUNTY SHALL NOT MAINTAIN ANY PRIVATE ROADS WITHIN THIS SUBDIVISION. A HOME OWNER'S ASSOCIATION SHALL BE FORMED AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD.

ALL UTILITY EASEMENTS AT BOUNDARY OF THIS SUBDIVISION SHALL BE 20' WIDE. ALL UTILITY EASEMENTS ALONG LOT LINES SHALL BE 20' WIDE CENTERED ON LOT LINE.

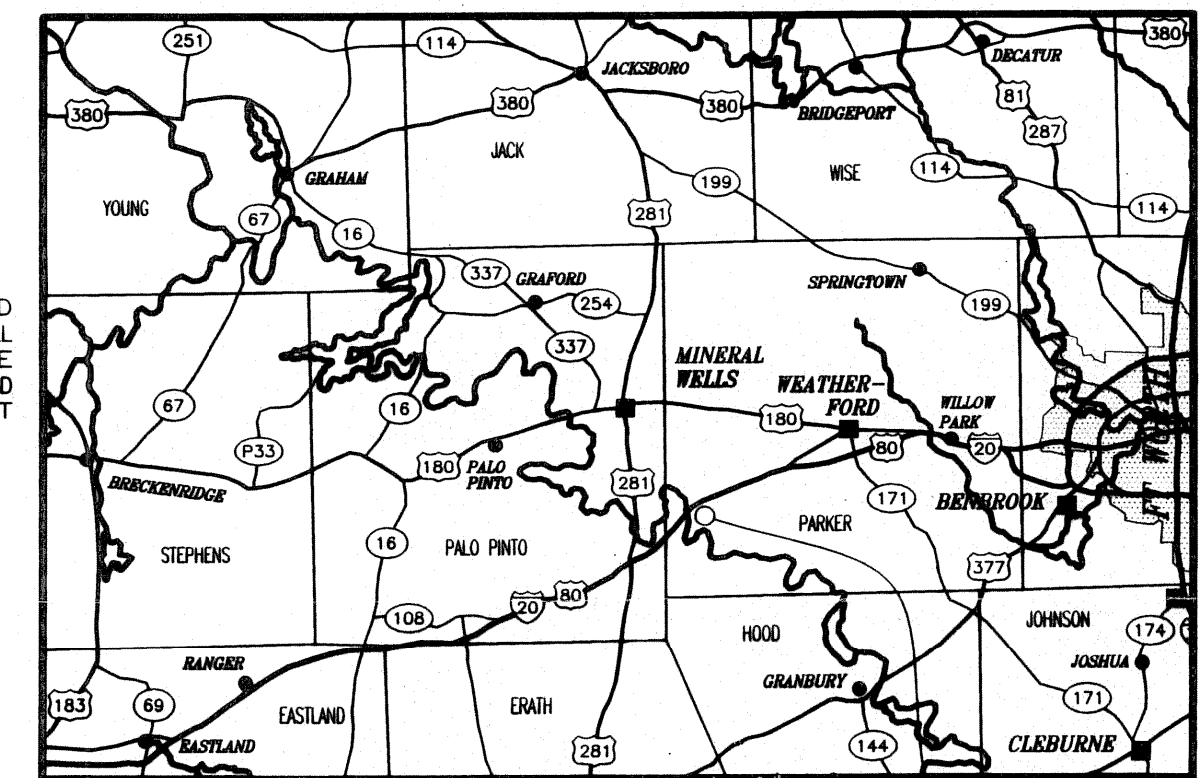
APPROXIMATELY 4 ACRES OF THIS SUBDIVISION LIE IN THE R. CHEELEY SURVEY LEAVING APPROXIMATELY 53.3 ACRES LYING IN THE C.M. JONES SURVEY. THE ACREAGE IN THE R. CHEELEY SURVEY WAS SCALED FROM A PLAT BY OTHERS & HEYDRICK'S COUNTY OWNERSHIP MAP.

MONUMENTATION: SET 1/2" IRON RODS (#4 REBAR) WITH PLASTIC JACOB & MARTIN CAPS SET AT ALL BLOCK CORNERS, LOT CORNERS, AND CURVE PC AND PT POINTS EXCEPT WHERE THEY FALL IN THE CENTERLINE OF THE 60' WIDE ACCESS & UTILITY EASEMENT WHERE PK NAILS WITH WASHERS WILL BE USED.

THIS SUBDIVISION WILL BE SERVED BY PARKER CO. W.S.C., A PUBLIC WATER SUPPLY. THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF'S). THERE WILL BE NO FIRE SUPPRESSION SYSTEM IN THIS SUBDIVISION.

FINISHED FLOOR: ELEVATION:

ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE HIGHEST NATURAL GROUND ELEVATION ADJACENT TO THE STRUCTURE.



VICINITY MAP

SCALE: 1" = 16 MILES

PROJECT VICINITY



Doc# 595279 Fees: \$66.00
04/26/2006 3:32PM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

LEGEND

Table with 2 columns: Symbol and Description. Includes Survey Line, Proposed Access Easement, Proposed Lot Lines, Found Iron Rod or Pipe, etc.

LOT LINE CURVE TABLE

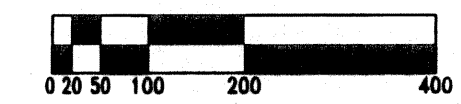
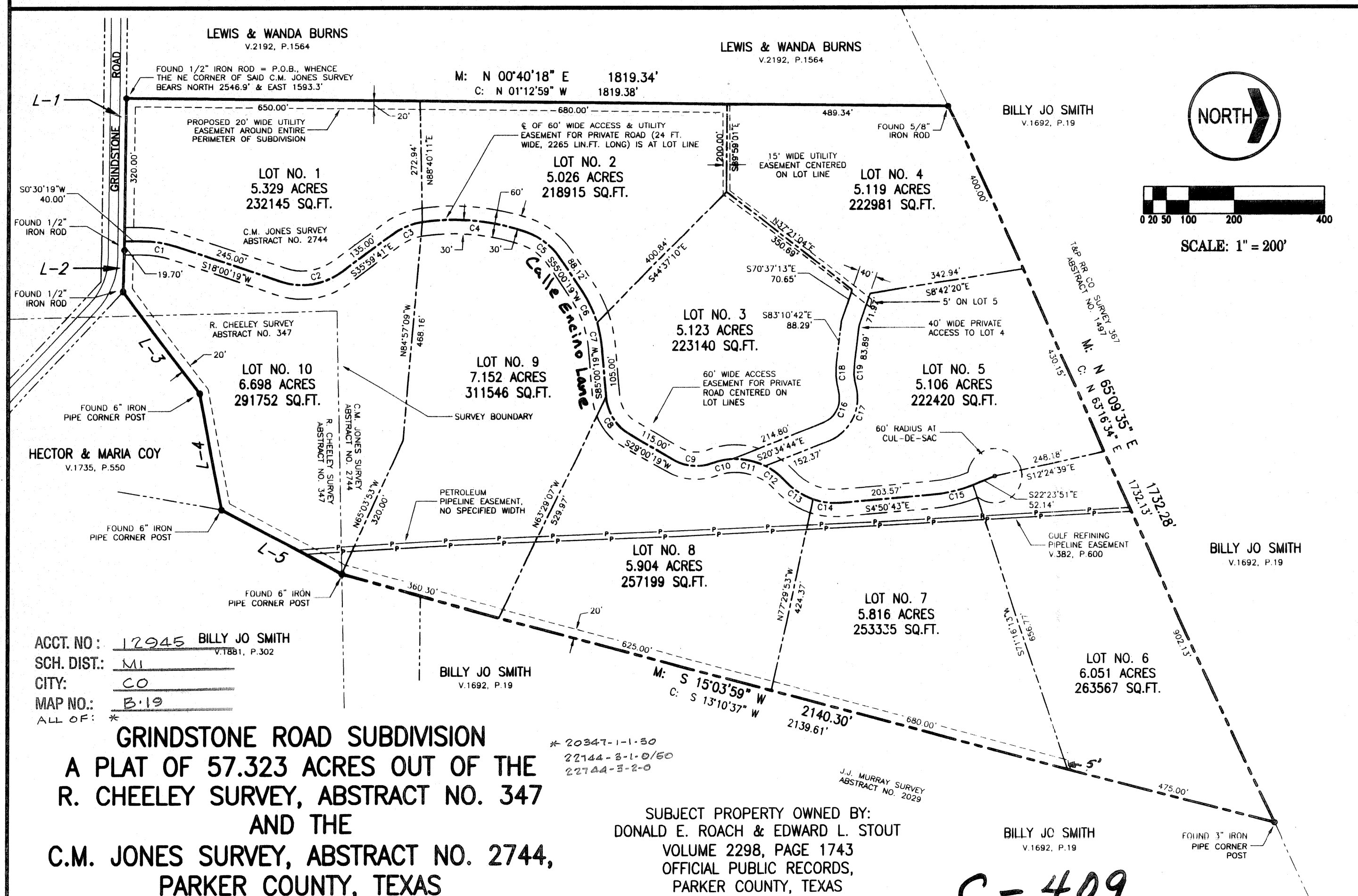
Table with 7 columns: Curve No., Arc Length, Radius, Delta Angle, Tangent, Ch. Length, Ch. Bearing. Lists curves C1 through C19.

BOUNDARY LINE TABLE

Table with 3 columns: Line No., Length, Bearing. Lists boundary lines L-1 through L-5.

LOT AREA TABLE

Table with 4 columns: Lot No., Area (Acres), Area (Sq.Ft.), Perimeter. Lists lots 1 through 10.



SCALE: 1" = 200'

ACCT. NO.: 12945 BILLY JO SMITH
SCH. DIST.: M1
CITY: CO
MAP NO.: B-19
ALL OF: *

GRINDSTONE ROAD SUBDIVISION
A PLAT OF 57.323 ACRES OUT OF THE R. CHEELEY SURVEY, ABSTRACT NO. 347 AND THE C.M. JONES SURVEY, ABSTRACT NO. 2744, PARKER COUNTY, TEXAS

SUBJECT PROPERTY OWNED BY: DONALD E. ROACH & EDWARD L. STOUT
VOLUME 2298, PAGE 1743
OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

C-409