

COMMISSIONER'S COURT

THIS PLAT IS HEREBY APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, STATE OF TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 8826A, VERNON'S ANNOTATED CIVIL STATUTES OF TEXAS, 1988,

AS AMENDED,

ON THIS THE 9th DAY OF June, 2014

MARK RILEY, COUNTY JUDGE

George A. Conley, COMMISSIONER, NO. 1

Absent CRAIG PEACOCK, COMMISSIONER, NO. 2

BARRY WALDEN, COMMISSIONER, NO. 3

DUSTY RENO, COMMISSIONER, NO. 4

CERTIFICATE OF RECORD

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

KNOWN 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 9th DAY OF June, 2014

DAY OF June, A.D. 2014

NOTARY PUBLIC COUNTY TEXAS



OWNER'S CERTIFICATES AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE FIVE (5) MILE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER 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

AMENDED PLAT OF GRINDSTONE ROAD SUBDIVISION, PARKER COUNTY, TEXAS

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 METES AND BOUNDS DESCRIPTION ON PAGE 2

EXECUTED THIS 9th DAY OF June, 2014

Ed Spout OWNER, Don Koach OWNER

GENERAL NOTES

SHEET 1 OF 1 SHEETS ACRES: 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. 243.11' MAX. 902.13'

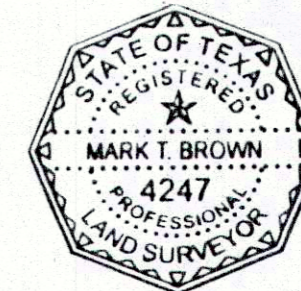
LEGEND: IRON PINS FOUND (SYMBOL), IRON PINS SET (SYMBOL)

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: AMENDED PLAT OF GRINDSTONE ROAD SUBDIVISION, PARKER COUNTY, TEXAS



MARK T. BROWN (PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR

JUNE 3, 2014 DATE

FINISHED FLOOR: ELEVATION:

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

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.

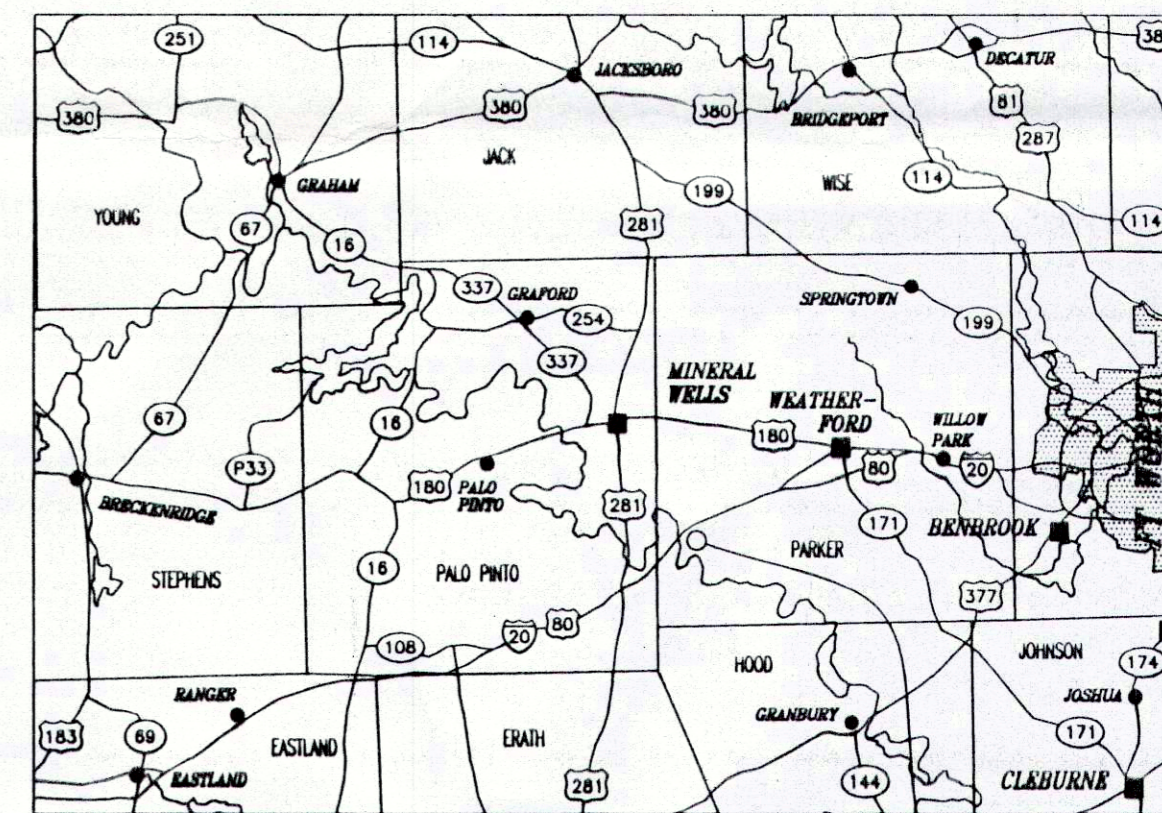
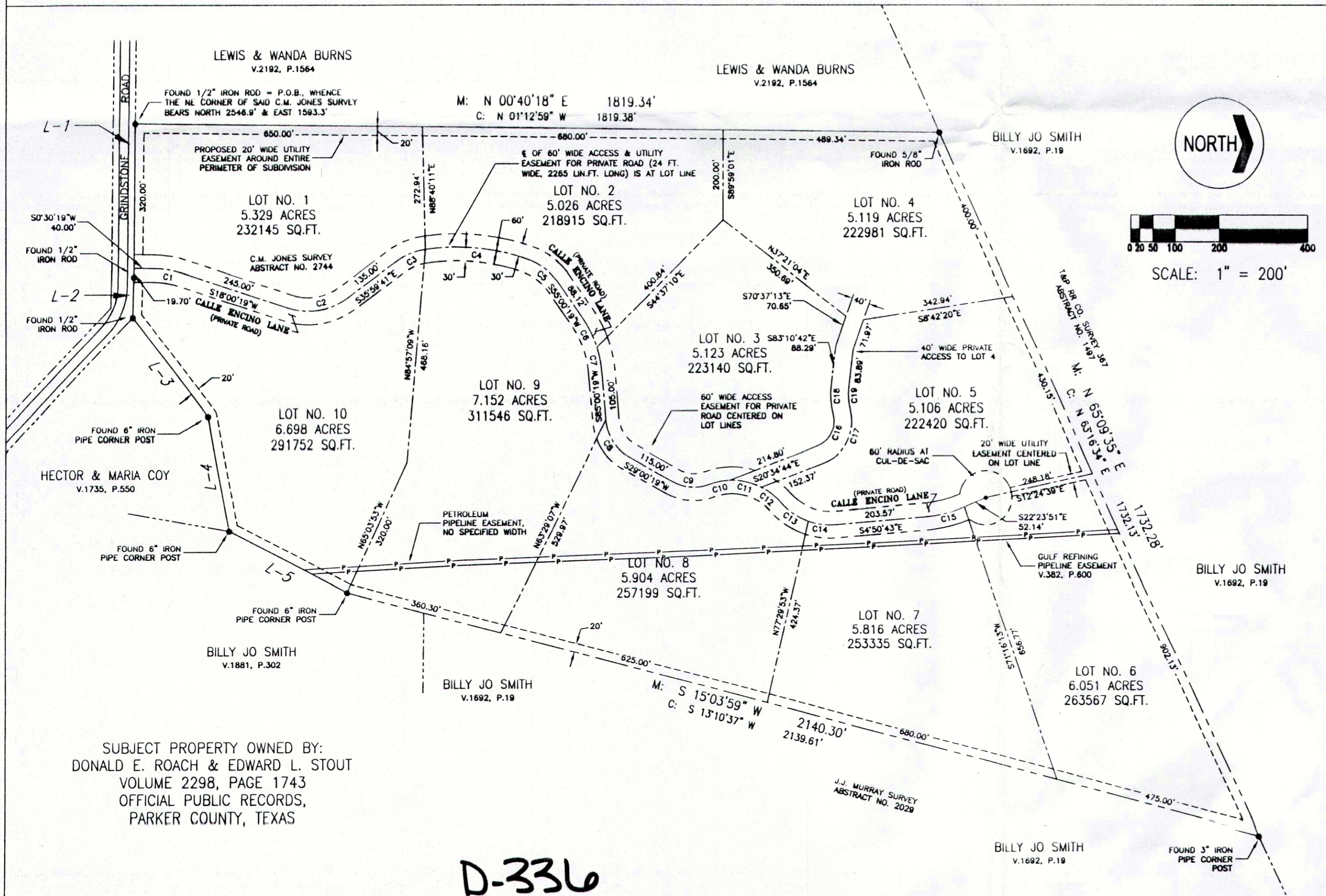
MONUMENTATION: SET 1/2" IRON RODS (#4 REBAR) WITH PLASTIC JACOB & MARTIN CAPS SET AT ALL BLOCK CORNERS, LOT CORNERS, AND CURVE PC AND PT POINTS EXCEPT WHERE THEY FALL IN THE CENTERLINE OF THE 60' WIDE ACCESS & UTILITY EASEMENT WHERE PK NAILS WITH WASHERS WILL BE USED.

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 (OSSFS). THERE WILL BE NO FIRE SUPPRESSION SYSTEM IN THIS SUBDIVISION.

AMENDMENT NOTES:

THE PLAT OF THE GRINDSTONE ROAD SUBDIVISION AS RECORDED AT SLIDE C-409 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, IS AMENDED BY THIS PLAT TO: 1) INCLUDE THE ORIGINAL METES & BOUNDS DESCRIPTION OF SAID SUBDIVISION AS SHOWN ON PAGE 2 HEREOF. 2) ADD THE NAME "CALLE ENCINO LANE" TO THE ACCESS EASEMENT SHOWN HEREON. 3) TAKE OFF SURVEY BOUNDARIES OF ABSTRACT NOS. 347 AND 2744.

201410989 PLAT Total Pages: 1



VICINITY MAP

SCALE: 1" = 16 MILES

PROJECT VICINITY

ACCT. NO: 12945, SCH. DIST: MI, CITY: NONE, MAP NO: B-19

JACOB & MARTIN, LTD. Consulting Engineers

3465 CURRY LANE ABILENE, TEXAS 79606 (325) 695-1070

1508 SANTA FE DR., SUITE 204 WEATHERFORD, TEXAS 76086 (817) 594-9880

GRINDSTONE PARTNERS, LTD Developer

415 JONES ROAD WEATHERFORD, TEXAS 76088 (817) 368-1867

AMENDED PLAT OF GRINDSTONE ROAD SUBDIVISION 53.323 ACRES OUT OF THE R. CHEELEY SURVEY, ABSTRACT NO. 347 AND THE C. M. JONES SURVEY, ABSTRACT NO. 2744 PARKER COUNTY, TEXAS

Table with columns: ENGINEER: A.D.T. SURVEYOR: M.T.B., DESIGNED: K.R.R. CHECKED: M.T.B., DATE PREPARED: JUNE 2, 2014, SCALE: 1" = 200', TOTAL NO. SHEETS: 2, SHEET NO. 1

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