

MICHAEL DEARMAN
VOLUME 2804, PAGE 1850
NORTH LAKE DRIVE
(COUNTY ROAD)

1
2,131 ACRES
(82824 SF)

2
11,865 ACRES
(516847 SF)

3
2,188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

11.865 ACRES
(516847 SF)

2.131 ACRES
(82824 SF)

2.188 ACRES
(95925 SF)

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS MARLON L. GAUNT (14,296 acres as the remainder in Volume 2825, Page 107) and ADRIAN KAY GAUNT (2.20 acres as the remainder in Volume 2824, Page 1850) are the owners of the JOHN SNYDER SURVEY, ABSTRACT No. 1170, in the ETJ of the City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a PK nail found in North Lake Drive, said nail being called by deed to be West, 1050.13 feet from the northeast corner of said John Snyder Survey; THENCE S 89°22'00" W, 927.21 feet to an iron rod found (iron rods found are "x" unless noted) at the northeast corner of said 16.498 acre tract and POINT OF BEGINNING;

THENCE S 09°16'45" W, with the east line of said 16.498 acre tract and the west line of a tract of land described by deed to Linda M. Weiss recorded in Volume 2887, Page 1868, Real Records, Parker County, Texas, 1639.96 feet to an iron rod found in the north line of a tract of land described by deed to We're Nuts Plantation, LLC recorded in Volume 2809, Page 1425, Official Records, Parker County, Texas;

THENCE S 74°00'45" W, with the north line of said We're Nuts Plantation, LLC tract, 444.90 feet to a point in the east line of a tract of land described by deed to McEnnis-Porter LTD recorded in Volume 1551, Page 1068, Real Records, Parker County, Texas;

THENCE N 09°16'45" E, with the east line of said McEnnis-Porter LTD tract, 1781.87 feet to a PK nail found in the south line of said North Lake Drive;

THENCE S 87°23'15" E, with said south line of said North Lake Drive, 420.01 feet to the POINT OF BEGINNING and containing 16.498 acres (6716562) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARLON L. GAUNT AND ADRIAN KAY GAUNT, does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2 AND 3, MARLON GAUNT ADDITION, AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, being 16.498 acres situated in and being a portion of the John Snyder Survey, Abstract No. 1170, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 27 day of September, 2021.

Marlon L. Gaunt
Marlon L. Gaunt
Adrian Kay Gaunt

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 MARLON L. GAUNT, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of September, 2021.

Marlon L. Gaunt
Notary Public in and for the State of Texas

Adrian Kay Gaunt
Notary Public in and for the State of Texas

My Commission Expires On:



STATE OF TEXAS
COUNTY OF PARKER

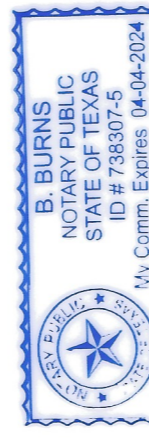
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared ADRIAN KAY GAUNT, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of September, 2021.

Adrian Kay Gaunt
Notary Public in and for the State of Texas

Marlon L. Gaunt
Notary Public in and for the State of Texas

My Commission Expires On:



ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT

NOTE: FLOOD STUDY AND FINISHED FLOOR ELEVATION BY TREVINO WATER ENGINEERING JULY 2021
116 BLUE ROCK CT., VICTORIA, TEXAS 77904
jill@trevinowater.com
512.775.9894

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS
COUNTY OF PARKER

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas and is hereby approved by such Commission and passed to the City Council for its consideration and approval.

Dated this the 1 day of September, 2021

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 as "set" were properly substituted in accordance with the Subdivision Decree of the City of Weatherford.

David Harlan, Jr.
David Harlan, Jr.
Registration No. 2074
JUNE 2021

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 they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27 day of August, 2021.

David Harlan, Jr.
Notary Public in and for the State of Texas

My Commission Expires on:

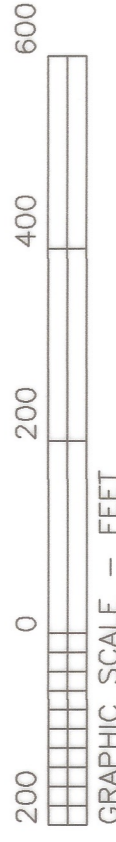


Owner/Developer:
Linda M. Weiss
Adrian Kay Gaunt
2011 North Lake Drive
Weatherford, TX 76085

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE 4202, (1983) NAD 83
VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1885 (NAVD 88)

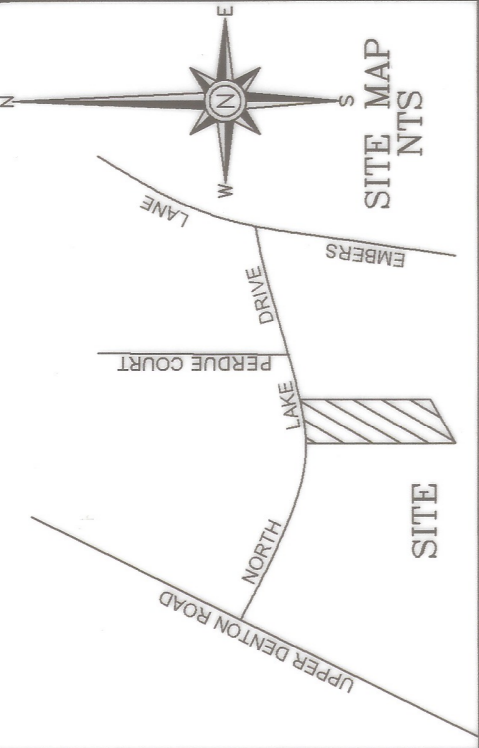
IRP 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument#



F 48

Slide



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367.C.0300.E. EFFECTIVE DATE: SEPTEMBER 26, 2008. PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; BASE FLOOD ELEVATION UNDETERMINED. ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA.

LIENHOLDER *g/k*

Signature of Lien holder
This the ___ day of ___, 2021.

Notary Public, State of Texas

LIENHOLDER *g/k*

Signature of Lien holder
This the ___ day of ___, 2021.

Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202135329
09/08/2021 02:20 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

This property is located in the extra-territorial jurisdiction of the City of Weatherford, Texas.

Approved by: Mayor/City Manager, City of Weatherford

Malinda Howell
Malinda Howell

Attest: City Secretary, City of Weatherford

9/7/21

Date

9/7/21

Date

14862
WE
J-12

FINAL PLAT
LOTS 1, 2 AND 3
MARLON GAUNT ADDITION
AN ADDITION IN THE ETJ OF THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Being 16.498 acres situated in and being a portion of the John Snyder Survey, Abstract No. 1170, Parker County, Texas

SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10086500 harlanland@yhoo.com

2020340