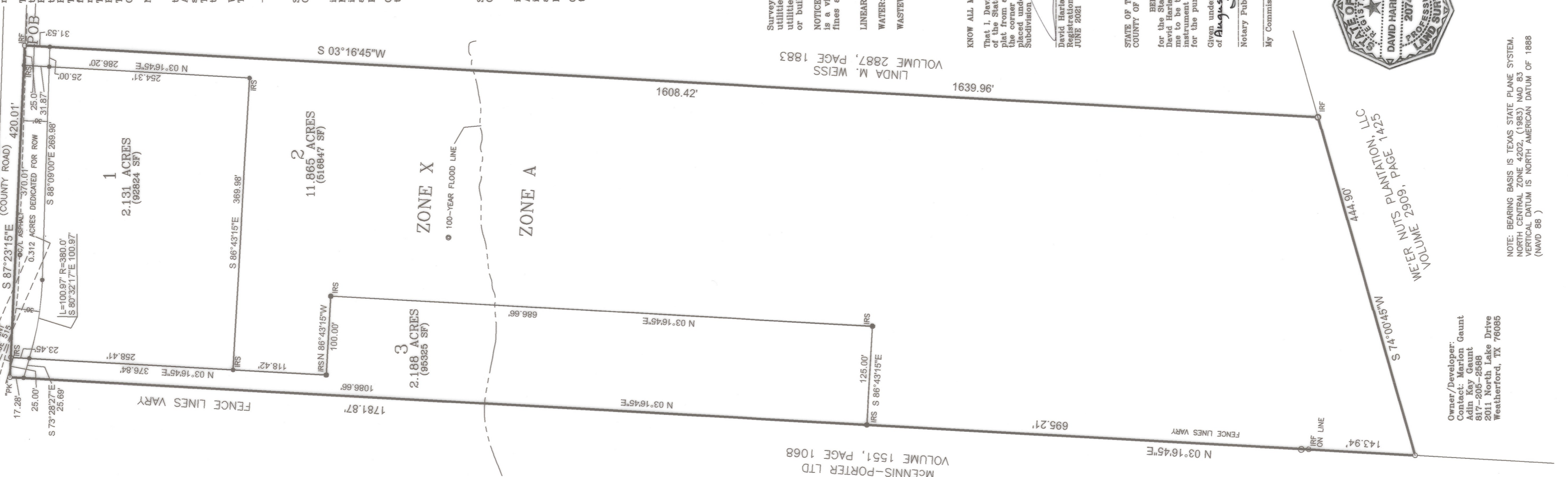
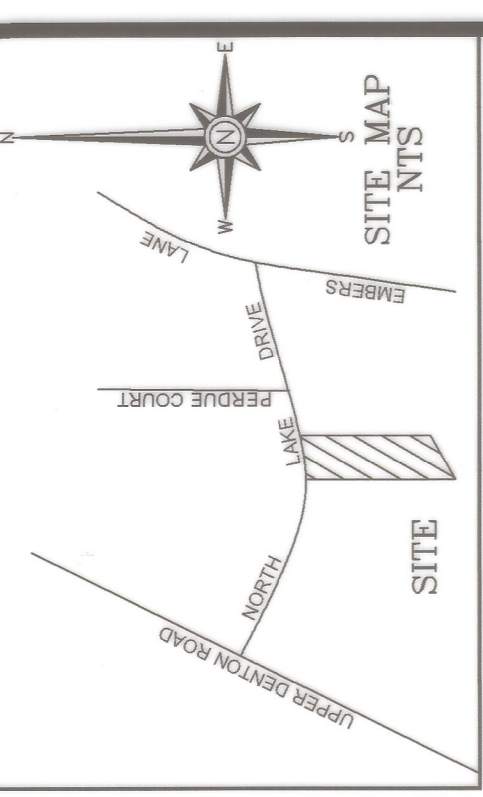


202135329 **Plot Total Pages: 1**

MICHAEL DEARMAN
VOLUME 2804, PAGE 1850
NORTH LAKE DRIVE
S 87°23'15"E (COUNTY ROAD) 420.01'



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 1648) are situated in and to be known as 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°18'45" 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
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.

B. Burns
Notary Public in and for the State of Texas
My Commission Expires On: 04-04-2024

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.

B. Burns
Notary Public in and for the State of Texas
My Commission Expires On: 04-04-2024

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 LINDA M. WEISS, 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.

B. Burns
Notary Public in and for the State of Texas
My Commission Expires On: 04-04-2024

STATE OF TEXAS
COUNTY OF PARKER

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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.

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

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

LIENHOLDER *g/k*

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This the ___ day of ___, 2021.

Notary Public, State of Texas

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Signature of Lien holder

This the ___ day of ___, 2021.

Notary Public, State of Texas

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

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

BY: *Malinda Howell*
Chairman
Attest: Secretary

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

Approved by: Mayor/City Manager, City of Weatherford
Malinda Howell
Attest: City Secretary, City of Weatherford

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 16.496 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@yahoo.com

2020340

1/2" IRON ROD UNLESS NOTED
1/2" IRON ROD (HARLAN, 2074 "CAF")

Owner/Developer:
Lila Deakle
Lila Deakle
817-205-2888
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)

DAVID HARLAN, JR.
2074
PROFESSIONAL LAND SURVEYOR

TANYA DAVIS
Notary Public
STATE OF TEXAS
ID # 738307-5
My Comm. Expires: Sep. 28, 2021

DAVID HARLAN, JR.
2074
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE - FEET
200 0 200 400 600