

State of Texas
County of Parker

Whereas Ernest Dale Murdock & Linda Higginbotham Murdock, being the sole owners of a 0.944 acres tract of land out of the W. K. BAYLOR SURVEY, ABSTRACT No. 186, Parker County, Texas; being all of that certain tract conveyed to Ernest & Linda Murdock in Doc.#202330409, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" capped iron rod, in the south line of West Spring Street (50' Right-of-Way - Plat Cab. B, Sl. 439; Plat Records, Parker County, Texas), being the northeast corner of that certain tract conveyed to Connect Investments, LP in Doc.#201931505; R.P.R.P.C.T. and the northwest corner of said Doc.#202330409, for the northwest and beginning corner of this tract. WHENCE the Northeast corner of said W. K. BAYLOR SURVEY, ABSTRACT No. 186 is calculated to bear N 56°36'04" E 324.70 feet and a found 1/2" iron rod, being the northwest corner of said Doc.#201931505 bears N 61°01'22" E 176.33 feet.

THENCE N 60°48'57" E 115.19 feet, with the common line of said West Spring Street and said Doc.#202330409, to a found 1/2" iron rod, being the northwest corner of Lot 1, Block 1, ROBINSON STONE REVISION, according to the plat recorded in Plat Cab. B, Slide 439; R.P.R.P.C.T., for the northeast corner of said Doc.#202330409 and this tract.

THENCE S 00°31'28" W 300.22 feet, with the common line of said Lot 1, Block 1 and said Doc.#202330409, to a found railroad spike, being the southwest corner of said Lot 1, Block 1 and the northwest corner of that certain tract conveyed to Richard Ringo in V. 1714, P. 941; R.P.R.P.C.T., for a corner of this tract.

THENCE S 00°38'42" W 148.43 feet with the common line of said V. 1714, P. 941 and said Doc.#202330409, to a found railroad spike, in the north line of U.S. Highway No. 180(AKA - Mineral Wells Highway), being the southwest corner of said V. 1714, P. 941, for the southeast corner of said Doc.#202330409 and this tract. WHENCE along the arc of a curve to the left, having a radius of 3400 feet, an arc length of 61.93 feet and whose cord bears S 85°48'12" E 61.93 feet, to a found 60D nail, being the southeast corner of said V. 1714, P. 941.

THENCE with the common line of said U. S. Highway No. 180 and said Doc.#202330409, along the arc of a curve to the right, having a radius of 1860.00 feet, an arc length of 100.30 feet, and whose chord bears N 80°24'26" W 100.29 feet, to a set X cut, being the southeast corner of said Doc.#201931505, for the southwest corner of said Doc.#202330409 and this tract.

THENCE N 00°25'04" E 375.75 feet, with the common line of said Doc.#202330409 and said Doc.#201931505, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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 placed under my personal supervision in accordance with the subdivision ordinance of the City of Weatherford.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2312001-P
Field Date: January 11, 2024
Preparation Date: January 11, 2024



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400

Owner:
Ernest & Linda Murdock
2114 Maplewood Drive
Weatherford, Tx. 76087

Now. Therefore. Know All Men By These Presents:

that Ernest Dale Murdock and Linda Higginbotham Murdock, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Murdock, an addition to the City of Weatherford, Parker County, Texas, and do(es) 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 landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use 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 construction, maintenance, or efficiency of their respective systems in said easements. 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, 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 platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

witness, my hand, this the 19th day of January, 2024.

By:

Ernest Dale Murdock
Ernest Dale Murdock
Linda Higginbotham Murdock
Linda Higginbotham Murdock

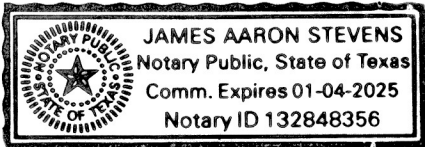
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ernest Dale Murdock, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of January, 2024.

Notary Public in and for the State of Texas



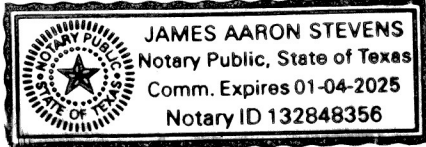
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Linda Higginbotham Murdock, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of January, 2024.

Notary Public in and for the State of Texas



Surveyor's Notes:

- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0265F, dated 4/5/2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - US Survey Feet)
- The sewer line running northeasterly across the property was located on the ground by the City of Weatherford Water Utilities under the supervision of Director of Water Utilities, Rick Shaffer, on January 9, 2024. No other underground utilities were located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- C.I.R.S. = set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"
- Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the current national geodetic survey geoid model.
- Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. 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, without the necessity at any time procuring permission from anyone.
- Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).
- Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.
- All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
- The owner/developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
- All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Water and sanitary sewer services to be provided by the City of Weatherford.

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 for approval.

Dated this the 23rd day of January, 2024.

By:

Chairman

Attest:

Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 23rd day of January, 2024.

Mayor

Attest:

Secretary

Final Plat
Lot 1

Murdock

an addition to the City of Weatherford,
Parker County, Texas

Being a 0.944 acres tract of land out of the W. K. Baylor Survey,
Abstract No. 186, Parker County, Texas; being all of that certain
tract conveyed to Ernest & Linda Murdock in 202330409,
Real Property Records, Parker County, Texas

January 2024

TEXAS

SURVEYING

WEATHERFORD BRANCH - 817-594-0400
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202401814
01/24/2024 08:55 AM
Fee: 79.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 656

Vicinity Map (not to scale)

