

D-604

WHEREAS, GRACE HOUSE MINISTRIES, INC. BEING THE SOLE OWNER OF A CERTAIN 0.277 ACRE (12,071± SQ. FT.) TRACT OF LAND OUT OF THE I.C. SPENCE SURVEY, ABSTRACT NO. 1172, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE HOUSE MINISTRIES, INC. IN DOCUMENT NO. 201409365, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CAPPED 1/2" IRON ROD IN THE CALLED SOUTH RIGHT OF WAY LINE OF SAID EUREKA ST. (A PAVED SURFACE) AND AT THE NORTH EAST CORNER OF LOT 1 PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION AS RECORDED IN PLAT CABINET B, SLIDE 287, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTH WEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTH WEST CORNER OF SAID I.C. SPENCE SURVEY IS CALLED TO BEAR NORTH 20 FEET AND N 87° 28' 00" W 1825.77 FEET.

THENCE S 87° 27' 41" E 47.47 FEET ALONG THE CALLED SOUTH RIGHT OF WAY LINE OF SAID EUREKA ST. TO A FOUND 1/2" IRON ROD FOR THE MOST NORTHERLY NORTH EAST CORNER OF THIS TRACT.

THENCE S 5° 14' 03" E 54.87 FEET ALONG THE CALLED SOUTH RIGHT OF WAY LINE OF SAID EUREKA ST. TO A FOUND SPIKE AT THE INTERSECTION OF THE CALLED SOUTH RIGHT OF WAY LINE OF SAID EUREKA ST. AND THE CALLED WEST RIGHT OF WAY LINE OF FOSTER LN. FOR THE MOST EASTERLY NORTH EAST CORNER OF THIS TRACT.

THENCE S 0° 10' 29" E 141.58 FEET ALONG THE CALLED WEST RIGHT OF WAY LINE OF SAID FOSTER LN. TO A FOUND CAPPED 5/8" IRON ROD AT THE NORTH EAST CORNER OF LOT 2 OF SAID PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION FOR THE SOUTH EAST CORNER OF THIS TRACT.

THENCE N 89° 50' 52" W 76.77 FEET TO A FOUND CAPPED 5/8" IRON ROD AT AN ELL CORNER OF SAID LOT 2 FOR THE SOUTH WEST CORNER OF THIS TRACT.

THENCE N 00° 15' 49" W 164.87 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRACE HOUSE MINISTRIES, INC., 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, OPTIONS CLINIC ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, 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, TEXAS.

WITNESS MY HAND, THIS THE 31 DAY OF Aug, 2016.

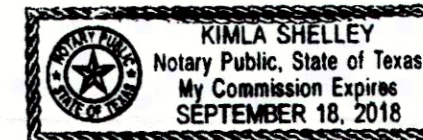
By: *Amal Babalip*
NAME/TITLE
Executive Director

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 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31 DAY OF Aug, 2016.

Kimla Shelley
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
FEBRUARY 2016 - JN140505P

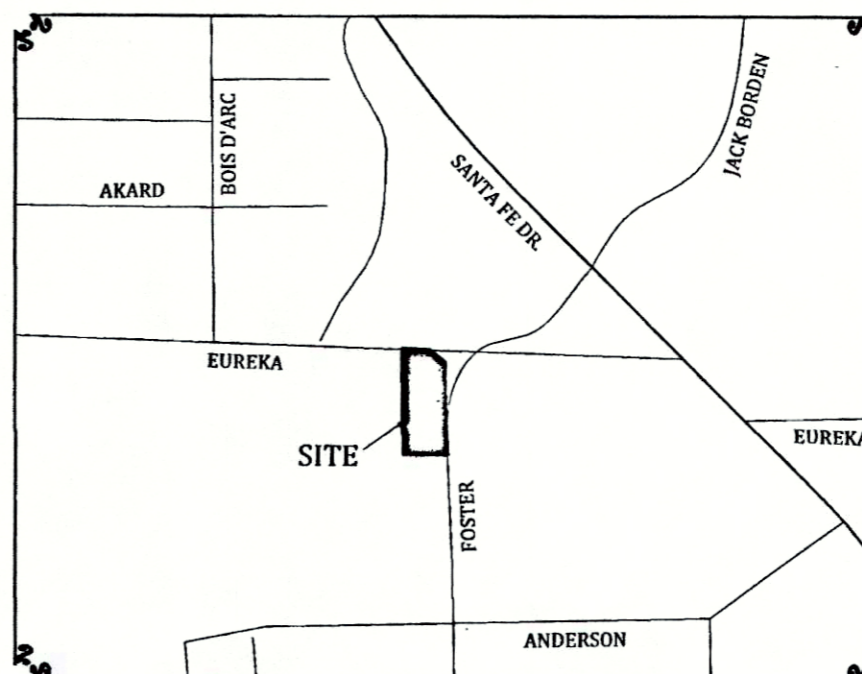
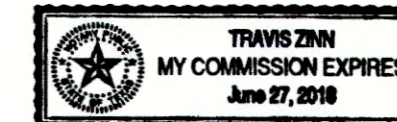


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KYLE RUCKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26th DAY of Aug, 2016.

Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MINOR PLAT
LOT 1
OPTIONS CLINIC ADDITION
BEING A 0.277 ACRE ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, OUT OF THE I.C. SPENCE SURVEY, ABSTRACT NO. 1172, PARKER COUNTY, TEXAS.

FEBRUARY 2016
CARTER SURVEYING & MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403

21172.017.000.00

NOTES:

1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0385E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "CARTER-WPORD", UNLESS OTHERWISE NOTED.

3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4) 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.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) 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.

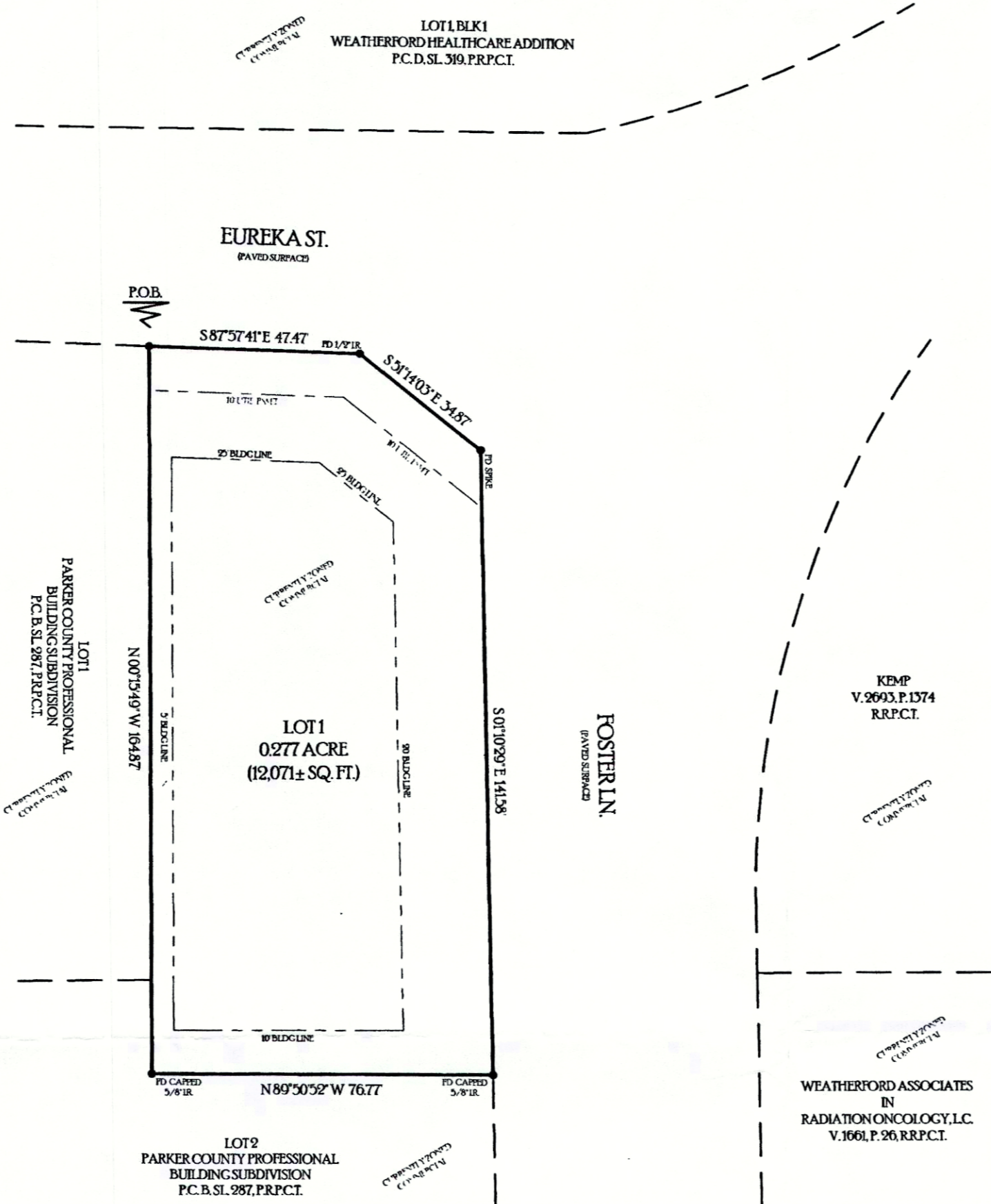
7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

8) THIS TRACT IS CURRENTLY ZONED COMMERCIAL.

9) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

10) THIS ADDITION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

11) ⇒ = APPROXIMATE DIRECTION OF PROPOSED DRAINAGE FLOW FOR THE CIVIL DRAINAGE AREA MAP PREPARED BY BAIRD, HAMPTON & BROWN, INC. ON FEBRUARY 9, 2016.



ACCT. NO.: 15932
SCH. DIST.: WE
CITY: H-15
MAP NO.:

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:

[Signature]
CITY PLANNER

9-31-16
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
CITY MANAGER

9-2-16
DATE OF APPROVAL

ATTEST:

[Signature]
CITY SECRETARY

9/2/16
DATE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
201620262
09/07/2016 10:05 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYOR: KYLE RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER: GRACE HOUSE MINISTRIES, INC.
P.O. BOX 1416
WEATHERFORD, TX, 76086

