

OWNER'S CERTIFICATE

That We, Michael Scott Rumbo and Kimberly Rumbo, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS. We, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 15th DAY OF August, 2017
 BY: [Signature]
 MICHAEL SCOTT RUMBO
 BY: [Signature]
 KIMBERLY RUMBO

STATE OF TEXAS
 COUNTY OF PARKER

We, MICHAEL SCOTT RUMBO and KIMBERLY RUMBO, Dedicators and Owners of the attached plat, do hereby certify that this subdivision is within the Extraterritorial Jurisdiction of Weatherford, Texas

[Signature]
 MICHAEL SCOTT RUMBO
[Signature]
 KIMBERLY RUMBO

CITY OF WEATHERFORD APPROVAL

Approved: 8/31/17, 2017
 Recommended By: [Signature] City Planner
 Approved By: [Signature] City Manager/Mayor
 Attest: [Signature] City Secretary

LIEN HOLDER STATEMENT

G.L. CARPENTER FAMILY LIMITED PARTNERSHIP, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

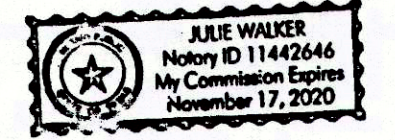
[Signature]
 Signature
GARY L. CARPENTER
 Printed
Managing Partner
 Title

STATE OF TEXAS
 COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MICHAEL SCOTT RUMBO and KIMBERLY RUMBO, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 15th day of August, 2017

[Signature]
 Signature
11-17-20
 My Commission Expires On



ACCT. NO.: 17135
 SCH. DIST.: WE
 CITY: H-22
 MAP NO.:

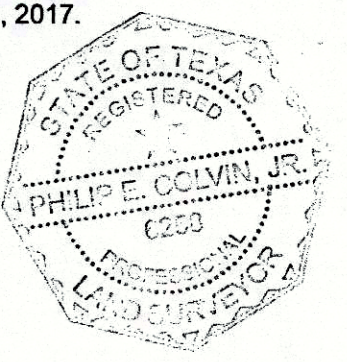
LEGAL DESCRIPTION

Of a 4.446 acres tract of land out of the Leon County School Lands Survey, Abstract No. 798, Parker County, Texas; being all of a called 4.85 acres tract described in Document No. 201702236 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a found 5/8" iron rod in the north line of Lands Way Road (paved) and at the southeast corner of a certain 2.51 acres tract described in Document No. 201615646 of said Official Records for the southwest and beginning corner of this tract. Whence the southwest corner of Lot 20 of said Leon County School Lands Survey is called to bear S. 30 deg. 44 min. 27 sec. E. 50.0 feet and S. 58 deg. 14 min. 59 sec. W. 331.0 feet.
 Thence N. 30 deg. 44 min. 27 sec. W. 608.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 2.51 acres tract and in a south line of a certain 35 acres tract described in Volume 1194, Page 19 of the Real Records for the northwest corner of this tract.
 Thence N. 58 deg. 49 min. 01 sec. E. 319.62 feet to a found 1/2" iron rod at an ell corner of said 35 acres tract for the northeast corner of this tract.
 Thence S. 30 deg. 41 min. 09 sec. E. 604.92 feet to a found 1/2" iron rod with cap in the north line of said Lands Way Road for the southeast corner of this tract.
 Thence S. 58 deg. 14 min. 59 sec. W. 319.08 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me on MARCH 31, 2017.

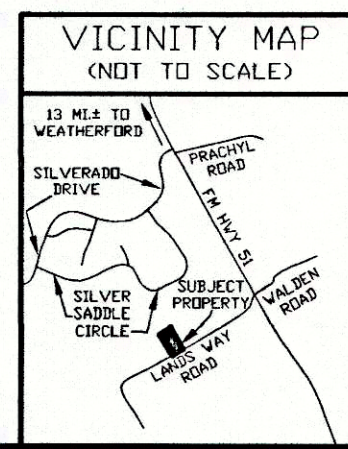
[Signature]
 PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
 PRICE SURVEYING, LP, FIRM #10034200
 213 S OAK AVE, MINERAL WELLS, TX 76067
 940-325-4841 JN17233 17233A.dwg FN170504



D-772

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES
 NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0525E, DATED SEPTEMBER 26, 2008
 NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITIES 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.
 NOTE: IMPROVEMENTS NOT SHOWN

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY
 NOTE: WATER IS CURRENTLY SUPPLIED BY PRIVATE WATER WELL
 NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY
 NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES OR OTHER PENALTIES



SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING, LP
 FIRM #10034200
 213 SOUTH OAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

COUNTY CLERK

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 201721764
 08/31/2017 11:22 AM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

MINOR PLAT
LOT 1, BLOCK 1
RUMBO ADDITION
 BEING A SUBDIVISION OF 4.446 ACRES OUT OF THE LEON COUNTY SCHOOL LANDS SURVEY, ABSTRACT NO. 798, PARKER COUNTY, TEXAS
 PLAT DATE: JUNE 27, 2017

20998.050.000.00

