

STATE OF TEXAS 201703030 PLAT Total Pages: 1
COUNTY OF PARKER

WHEREAS, Jeffery Wayne Owen is the Owner of a tract of land situated in the T.J. Shaw Survey, Abstract No. 1190, Parker County, Texas, and being the land described in deed to Jeffery Wayne Owen from Leah Sherea Patterson recorded in Volume 2286, Page 1683, Official Records of Parker County, Texas (O.R.P.C.T.), and being more fully described by metes and bounds as follows:

BEGINNING at a 3" diameter steel fence corner post found for the southeast corner of said Owen tract; THENCE North 83°11'43" West, with the south line of said Owen tract, and generally with a fence line, 1102.29 feet to a 3" diameter steel fence corner post found in the east right-of-way line of F.M. Highway No. 51 (120' Right-of-Way) for the beginning of a curve to the right having a radius of 1372.395 feet and a chord of North 13°36'13" East, 219.89 feet;

THENCE with said right-of-way line and said curve to the right for a distance of 220.12 feet to a 1/2" diameter steel reinforcing bar found;

THENCE North 18°39'43" East, continuing with said right-of-way line, 512.67 feet to a 1/2" diameter steel reinforcing bar found for the southwest corner of the tract of land described in deed to Gary Leon Parks and Megan Kathlynn Parks recorded in Volume 1835, Page 1675, Real Records of Parker County, Texas (R.R.P.C.T.);

THENCE North 75°29'02" East, leaving said F.M. Highway 51, and with the line common to said Parks tract and said Owen tract, and generally with a 6 strand smooth wire fence with cedar posts and staves, 361.49 feet to a 2.75" diameter steel fence corner post found for the southeast corner of said Parks tract and the northeast corner of said Owens tract;

THENCE South 29°52'22" East, with the east line of said Owens tract, and generally with a fence line, 1061.72 feet to the POINT OF BEGINNING and containing 13.49 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Jeffery Wayne Owen, do hereby adopt this plan designating the herein describe dreal property as SUNSET ACRES, an addition to the E.T.J. of the City of Weatherford, Parker County, Texas, and do hereby dedicate, and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

Witness my hand at Weatherford, Parker County, Texas This the 31 day of January, 2017.

Jeffery Wayne Owen
Jeffery Wayne Owen

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 Jeffery Wayne Owen, Owner, 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, this 31 day of January, 2017.
Laura Embow
Notary Public in and for the State of Texas

Surveyor's Certificate:
KNOW ALL MEN BY THESE PRESENTS: That I, Charles Robert McIlroy, 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.

Charles Robert McIlroy
Charles Robert McIlroy, RPLS No. 5136

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 Charles Robert McIlroy, Registered Professional Land Surveyor, 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, this 31 day of Jan, 2017.
Tiffany Armstrong
Notary Public in and for the State of Texas



ACCT. NO: 18152
SCH. DIST: WE
CITY: HT
MAP NO: 1-21

MINOR PLAT OF
LOT 1 AND LOT 2
SUNSET RANCH

An addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas
BEING 13.49 Acres of Land Located in the T.J. Shaw Survey, Abstract No. 1190, Parker County, Texas
January 2017

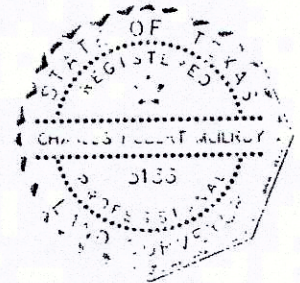
S.E. Cor. of T.J. Shaw SUR.

MCILROY ENGINEERING
504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
E-MAIL: c_mcilroy@att.net
TX SURVEYING FIRM #10104800 TX ENGINEERING FIRM #F-7877
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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] 1-31-17
CITY PLANNER DATE OF RECOMMENDATION
APPROVED BY: [Signature] 2-3-17
CITY MANAGER DATE OF APPROVAL
ATTEST: [Signature] 2/3/17
CITY SECRETARY DATE

J. WELCH SURVEY
Abstract No. 1649

Milo W. Bowman & Virginia Bowman
Vol. 400, Page 672



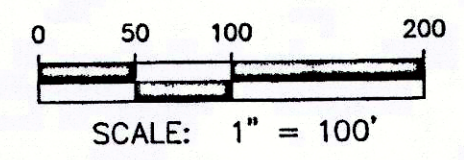
T. J. SHAW SURVEY
Abstract No. 1190

Bernard R. McGuire Jr. &
Andrea M. McGuire
Vol. 2928, Page 1221

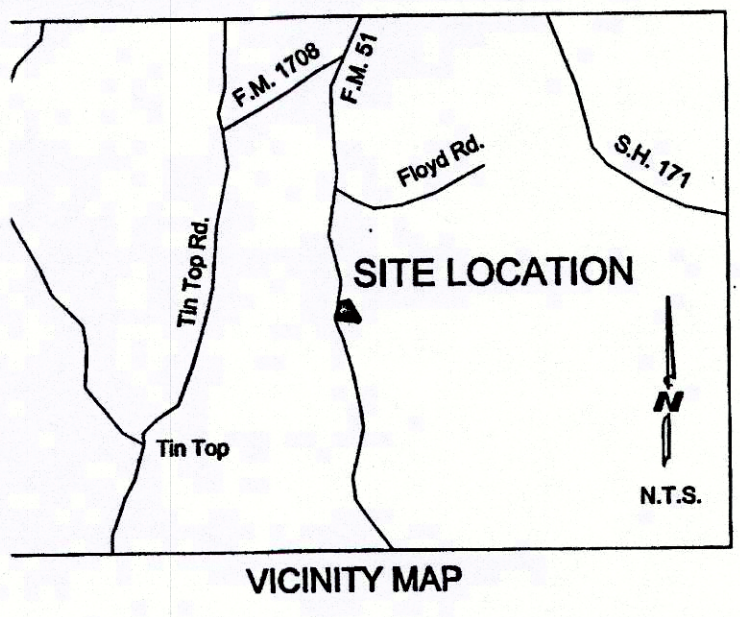
Fnd. 3" dia. steel pipe fence cor. post
(S.E. Cor. Owen tr., V. 2286, P. 1683)
P.O.B.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201703030
02/03/2017 04:16 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



D676



NHOLDER:
I, undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.
[Signature]
Signature of Lienholder

Perry J. Hall
Vol. 1800, Page 1710

OWNER/DEVELOPER:
Jeffery Wayne Owen
8465 Granbury Highway
Weatherford, TX 76087
(817) 706-7100

SURVEYOR:
McIlroy Engineering
504 W. Baylor St.
Weatherford, TX 76056
(817) 594-6464

- NOTES:
1. According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0525E, Effective Date September 26, 2008, this property does not lie in the 100 Year Flood Hazard Area.
 2. Underground utilities other than any shown on this map or plat may exist. Call Tx811 prior to performing any excavation.
 3. Water is to be provided by private water wells.
 4. Sewer is to be provided by private on-site sewer facilities.
 5. Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined using static G.P.S. on August 30, 2016, and processed using data from C.O.R.S. "TXWE". Distances shown are measured, and where G.P.S. was used, have been converted to surface.
 6. At corners shown with the symbol "e", 5/8" diameter steel reinforcing bars with maroon colored plastic caps stamped "McIlroy 5136" (or other type monument, as labeled) have been set.
 7. 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.
 8. This property lies within the E.T.J. of the City of Weatherford. Per E.T.J. agreement signed 6/7/2011 and filed in Book 2911, Page 1570, Parker County Commissioner Court signatures are not required.
 9. 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.
 10. The herein stated owner(s) and subsequent owner(s) do hereby hold harmless the City of Weatherford and waive all claims for any damages.
 11. Front building set-back line shall be forty (40) feet.

