

WHEREAS, AGRIELAND PROPERTIES, INC. BEING THE SOLE OWNER OF A CERTAIN 3.947 ACRES TRACT OF LAND OUT OF THE SARAH MONK SURVEY, ABSTRACT NO. 906, PARKER COUNTY, TEXAS, BEING ALL OF THOSE TRACTS CONVEYED TO AGRIELAND PROPERTIES, INC. AND DESCRIBED IN CLERK'S FILE NO. 20200433 & 20200434, 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 GNS5 OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT ROAD, 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, 4626 (GRID).

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD IN THE SOUTH LINE OF WINTERROCK DRIVE (AN ASPHALT SURFACE) AT THE NORTHEAST CORNER OF LOT 4, BANKHEAD PARTNERS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 764, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 89°26'51" E 161.09 FEET ALONG THE SOUTH LINE OF SAID WINTERROCK DRIVE TO A FOUND 1/2" IRON ROD, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°25'10" W 109.75 FEET TO A FOUND 1" IRON PIPE IN THE NORTH LINE OF EAST BANKHEAD HIGHWAY (AN ASPHALT SURFACE), FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE IN 61°35'49" W 180.25 FEET ALONG THE NORTH LINE OF EAST BANKHEAD HIGHWAY TO A FOUND 1/2" IRON ROD, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°25'10" E AT 754.84 FEET PASS A FOUND 1/2" CAPPED IRON ROD IN THE EAST LINE OF SAID BANKHEAD PARTNERS ADDITION, FOR A TOTAL DISTANCE OF 1025.30 FEET TO THE POINT OF BEGINNING.

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-FORTH IN THIS PLAT ARE THE RESULT OF MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444

TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
1512 WINTERROCK DRIVE, WEATHERFORD, TEXAS 76086
PHONE: (817) 776-9400
FAX: (817) 776-9400
FIELD DATE: SEPTEMBER 10, 2019 - JN090429P-4



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **Agrieland Properties, Inc.** acting herein by and through its duly authorized officer, JAMES SZALUNIEWICZ, HEREBY ACKNOWLEDGES THAT HE HAS REVIEWED THE PLAT AND THE INFORMATION CONTAINED THEREIN AND IS HEREBY AUTHORIZED TO SIGN AND SUBSCRIBE TO THE PLAT AS TO THE ACCURACY OF THE INFORMATION CONTAINED THEREIN AND TO THE POSITIONING DATA CONTAINED THEREIN AND TO THE PUBLIC USE FOREGOER, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREGOER, 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 CONSTRUCTION OF IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF WEATHERFORD, TEXAS, AND SUBJECT TO THE CITY OF WEATHERFORD'S PERMITS AND ORDINANCES. THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESCRIBED TO USE OR PASS OVER 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 HAVE THE RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONDUCTING INSPECTIONS AND REPAIRS AND 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 7th DAY OF October, 2020.

J.M. SZALUNIEWICZ, PRESIDENT OF AGRIELAND PROPERTIES, INC.

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS 6th DAY OF OCTOBER, 2020, I PERSONALLY MET AND IDENTIFIED JAMES SZALUNIEWICZ, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND SIGNED INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, ON BEHALF OF SAID ENTITIES AND IN THE CAPACITIES AND STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 6th DAY OF October, 2020.

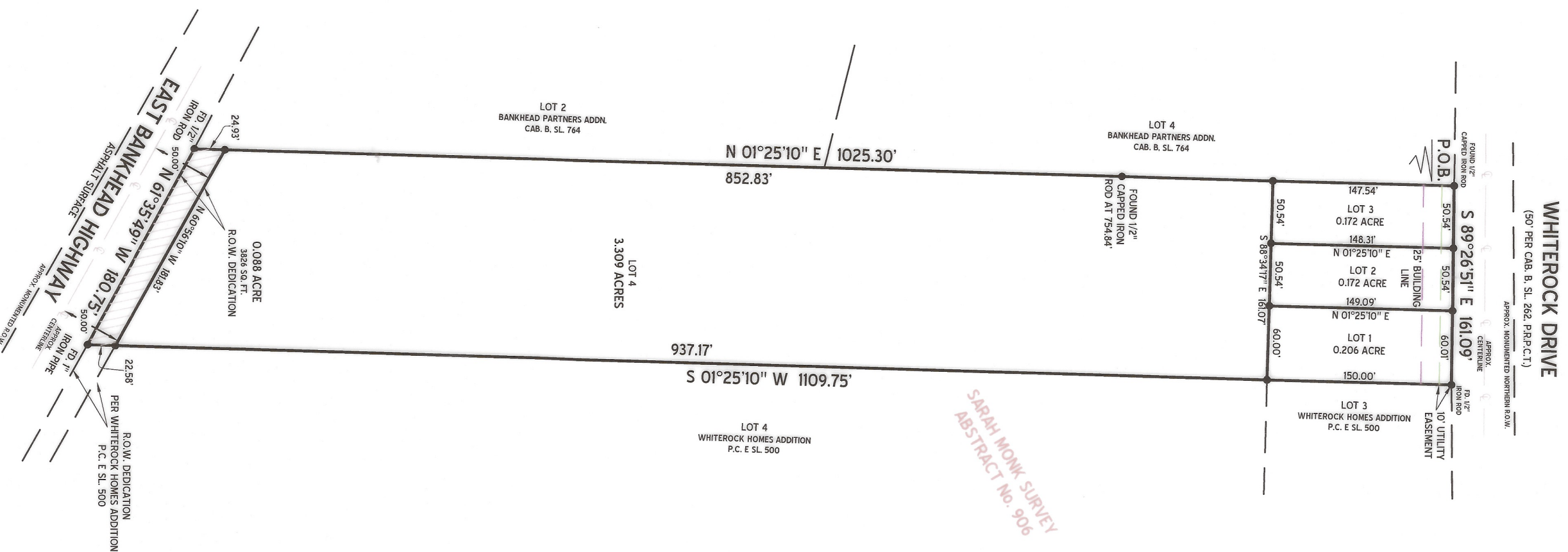
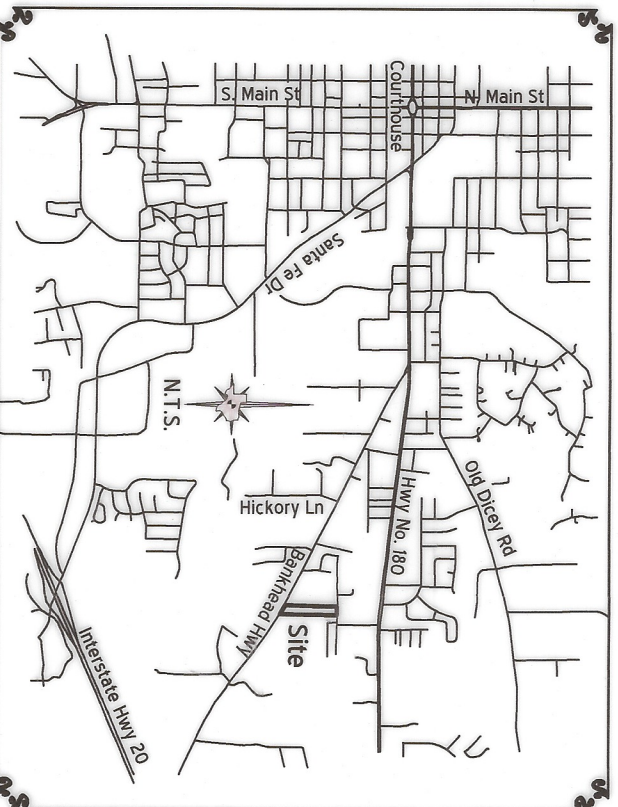
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT STREET
WEATHERFORD, TX, 76086
817-594-0400

DEVELOPER:
TEXAS COMMUNITY DEVELOPMENT CORP.
70 BOX 2739
W. WILSON ROAD
WEATHERFORD, TX, 76086
(817) 776-9526

AFFILIATED OWNER:
AGRIELAND PROPERTIES, INC.
1951 FORT WORTH HIGHWAY, STE. 105
WEATHERFORD, TX, 76086
(817) 776-9526



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202124333 11:18 AM
September 21, 2020
Lila Deakle, County Clerk
Parker County, Texas
PLAT CABINET E, SLIDE 187

NOTES:

- 1) CURRENTLY, THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING OTHER AREAS OF FLOOD HAZARD, ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE FIRM, COMMUNITY PANEL, MAP NO. 48367C020E, DATED SEPTEMBER 26, 2008; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT FEMA.GOV.
- 2) ALL CORNERS ARE SET 1/2" IRON RODS CAPPED. (TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.
- 3) SPECIAL NOTICE: SETTING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWING 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 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 EASEMENT. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS 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 TEXAS 811 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 ENCLUMBER THIS PROPERTY.
- 7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY (IE. CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND STATE OF TEXAS, AND FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES, DEPARTMENTS, AND AGENCIES, ETC.)
- 8) ALL BUILDING SETBACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD.
- 9) THE 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 GRADERS ESTABLISHED IN THE SUBDIVISION.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL AND PASSED TO THE CITY COUNCIL OF WEATHERFORD FOR ITS CONSIDERATION FOR APPROVAL.

CONSIDERATION BY:

PLANNING & ZONING CHAIRPERSON

6/18/21

ATTEST:

Malinda Deakle
CITY SECRETARY

6/18/21

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.

APPROVED BY:

John Johnson
CITY MAYOR

6/18/21

ATTEST:

Malinda Deakle
CITY SECRETARY

6/18/21

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FINAL PLAT
LOTS 1 - 4, BLOCK 2,
WINTERROCK HOMES ADDITION I
BEING AN ADDITION TO THE
CITY OF WEATHERFORD AND
BEING 3.947 ACRES OUT OF THE
SARAH MONK SURVEY, ABSTRACT NO. 906,
PARKER COUNTY, TEXAS
JUNE 2020

