

LINE	BEARING	DISTANCE
L1	S(N) 76°40'46" E(W)	25.22'
L2	N(S) 88°42'37" E(W)	25.10'

North Lake Drive
Right of Way Yards - Asphalt Roadway

Point of Beginning
3/8" Spike Set W/ Cap
Marked "JRD 5959"

Called 13.381 Acres
Jerri Madonna
Volume 1530, Page 920
Official Public Records, Parker County, Texas

S(N) 00°10'43" W(E) 258.31'
(Record Bearing & Distance - N 03°16'46" E 258.41')

Lot 1 (Called 2.131 Acres)
Madelon Gaunt Addition
Plat Cabinet F, Slide 48
Parker County, Texas
David Madonna & Ashley Madonna
Document No. 202136812
Official Public Records, Parker County, Texas

100D Nail
Found

(Record Bearing & Distance - S 86°43'15" E 369.98')
S(N) 89°44'31" E(W) 369.84'

(Record Bearing & Distance - N 03°16'45" E 254.31')
N(S) 00°16'58" E(W) 254.37'

N(S) 00°15'29" E(W) 118.61'

Lot 3R
2.452
Acres

S(N) 00°15'11" W(E) 686.26'

Lot 2R
11.600
Acres

S(N) 00°15'31" W(E) 1608.56'

Lot 1 (Called 7.422 Acres)
Gillum Estates
Plat Cabinet D, Slide 131, Plat Records, Parker County, Texas

Mackenzie Prince & Jeffrey Prince
Document No. 201507695, Official Public Records, Parker County, Texas



Job No. 202309001
Marlon Gaunt Addition
Replat Lots 2 & 3
Plot Date: 10/05/2023 4:45 pm

LOTS 2R AND 3R, MARLON GAUNT ADDITION

A REPLAT OF
LOTS 2 AND 3, MARLON GAUNT ADDITION,

ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET F, SLIDE 48, PLAT RECORDS, PARKER COUNTY, TEXAS.

14.052 ACRES OF LAND LOCATED IN THE JOHN SNEYDER SURVEY, A.1170, BEING ALL OF LOTS 2 AND 3 OF THE MARLON GAUNT ADDITION, AN ADDITION TO THE EIT OF THE WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET F, SLIDE 48 RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METERS AND RODS AS FOLLOWS:

BEGINNING AT A 3/8 INCH SPIKE SET WITH CAP MARKED "JRD 5959" SAID POINT ALSO BEING IN THE SOUTH LINE OF NORTH LAKE DRIVE AND BEING THE IN THE EAST LINE OF A CALLED 13.381 ACRES TRACT CONVEYED TO JERRI MADONNA AS DESCRIBED IN VOLUME 1530, PAGE 920 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID LOT 1, MARLON GAUNT ADDITION;

THENCE ALONG THE SOUTH LINE OF NORTH LAKE DRIVE, S 76°40'46" E - 252.10 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN 2074"; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SAID MARLON GAUNT ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOTS 1 AND 3 OF SAID MARLON GAUNT ADDITION, S 69°19'43" E - 258.31 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN 2074"; SAID POINT ALSO BEING A COMMON CORNER OF SAID LOTS 1, 2, AND 3 OF SAID MARLON GAUNT ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOTS 1 AND 3 OF SAID MARLON GAUNT ADDITION, S 69°19'43" E - 369.94 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN 2074"; SAID POINT ALSO BEING AN EIL CORNER OF SAID LOT 2 OF SAID MARLON GAUNT AND THE SOUTHEAST CORNER OF SAID LOT 1 OF SAID MARLON GAUNT;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 OF SAID MARLON GAUNT ADDITION, N 00°16'58" E - 254.37 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN 2074"; SAID POINT ALSO BEING IN THE SOUTH LINE OF NORTH LAKE DRIVE AND BEING THE NORTH COMMON CORNER OF SAID LOTS 1 AND 2 OF SAID MARLON GAUNT ADDITION;

THENCE ALONG THE SOUTH LINE OF NORTH LAKE DRIVE, N 88°42'37" E - 25.10 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN 2074"; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2 OF SAID MARLON GAUNT ADDITION, AND BEING THE NORTHWEST CORNER OF LOT 1 OF GILLUM ESTATES, PLAT CABINET D, SLIDE 131 RECORDED IN SAID PLAT RECORDS;

THENCE ALONG THE COMMON LINE OF SAID LOT 1 OF SAID MARLON GAUNT ADDITION AND SAID LOT 2 OF SAID GILLUM ESTATES, S 00°15'31" W - 1608.56 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRD 5959" SAID POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 64.885 ACRES TRACT CONVEYED TO WENDE NUTS PLANTATION, LLC AS DESCRIBED IN VOLUME 1999, PAGE 1423 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, SAID BEING THE SOUTH COMMON CORNER OF SAID LOT 2 OF SAID MARLON GAUNT ADDITION AND SAID LOT 2 OF SAID GILLUM ESTATES;

THENCE ALONG THE COMMON LINE OF SAID WHERE NUTS PLANTATION, LLC TRACT S 70°58'29" W - 444.92 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRD 5959" SAID POINT ALSO BEING IN THE EAST LINE OF A CALLED 31.42 ACRES TRACT CONVEYED TO DOC CAMPBELL FARMS, LTD. THE SOUTHWEST CORNER OF SAID LOT 2 OF SAID MARLON GAUNT ADDITION;

THENCE ALONG THE COMMON LINE OF SAID DOC CAMPBELL FARMS, LTD. TRACT AND SAID LOT 2 OF SAID MARLON GAUNT ADDITION, N 00°15'30" E - AT 144.32 FEET PASS A 1/2 INCH IRON ROD FOUND, AT 696.22 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "TEXAS SURVEYING INC.", AND IN ALL 764.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.052 ACRES OF LAND.

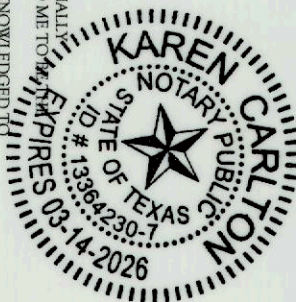
OWNERS CERTIFICATE:

WE, Ethan Beasly, Charlie Harrington, Gordon Dubau, & Nicole Dubau, THE SOLE 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:

14.052 ACRES OF LAND LOCATED IN THE JOHN SNEYDER SURVEY, A.1170, BEING ALL OF LOTS 2 AND 3 OF THE MARLON GAUNT ADDITION, AN ADDITION TO THE EIT OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET F, SLIDE 48 RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

BY THE RECORDEE OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON, I DO HEREBY CERTIFY THAT THE SUBJECT PROPERTY IS WITHIN THE EIT OF THE CITY OF WEATHERFORD, BASED ON COMMENTS AND APPROVAL FROM THE CITY OF WEATHERFORD, PLATTING OF THIS PROPERTY HAS BEEN RELEASED TO THE JURISDICTION OF PARKER COUNTY, TEXAS PLATTING DEPARTMENT.

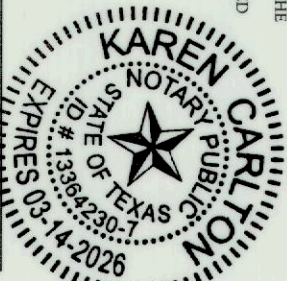
Ethan Beasly
OWNER - SIGNED
Charlie Harrington
OWNER - SIGNED
Gordon Dubau
OWNER - PRINTED
Nicole Dubau
OWNER - PRINTED



THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ethan Beasly KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 8th DAY OF Nov, 2023.

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Harrington KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 8th DAY OF Nov, 2023.



THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Nicole Dubau KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 8th DAY OF Nov, 2023.



Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Called 331.42 Acres
Doc Campbell Farms, LTD.
Document No. 201820085
Official Public Records, Parker County, Texas

1/2" Iron Rod Found W/ Cap Marked "Texas Surveying Inc"

N(S) 00°15'30" E(W) 1764.45'

1069.23'

S(N) 00°15'11" W(E) 686.26'

124.72'
N(S) 89°44'11" W(E)

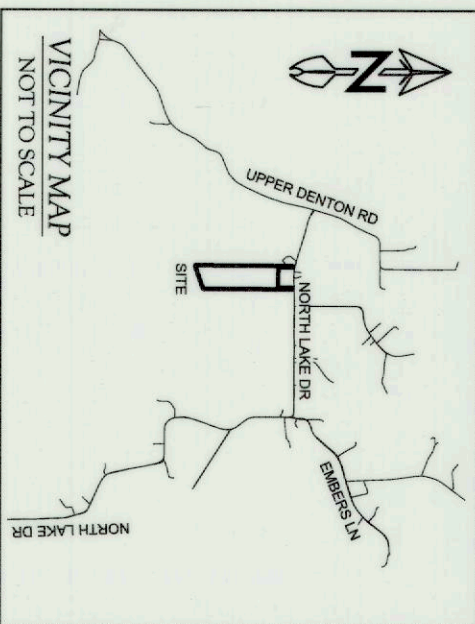
Called 331.42 Acres
Doc Campbell Farms, LTD.
Document No. 201820085
Official Public Records, Parker County, Texas

Lot 2 (Called 7.416 Acres)
Gillum Estates
Plat Cabinet D, Slide 131
Plat Records, Parker County, Texas

Linda M. Weiss
Volume 2287, Page 1863
Official Public Records, Parker County, Texas

14862 WE J-12

14862.001.002.50
14862.001.003.50
14862.001.002.00



OWNER/DEVELOPER(S)
Ethan Beasly & Charlie Harrington
2540 Ranch House Rd
Weatherford, TX 76087

Gordon & Nicole Dubau
7A Hollings Way, Fairbairn
Schlesing, Hudson, Germany 24544

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hickory Pointe Drive
Weatherford, Texas 76087
Phone No. 361813-1888
justin@notarymaps.com

1. I, Justin Rene Parenteau, a duly Licensed Professional Land Surveyor, State of Texas License No. 5959, do hereby certify that all dimensions, calls, size, location and type of monuments shown hereon are true and correct to the best of my knowledge and belief. THAT THERE ARE NO ENCUMBRANCES, PROTECTIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND SEPTEMBER 26, 2021, OCTOBER 11, 2021 AND MAY 19, 2022. ALL ORIGINAL CORNERS WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THE PLAT DOES NOT SHOW A CORNER, IT IS TO BE ASSUMED THAT THE CORNER HAS BEEN ALTERED, REMOVED, OR IS MISSING. I AM NOT RESPONSIBLE FOR CORNERS OF THE PLAT OTHER THAN THE CORNER BEARING MY ORIGINAL SEAL AND SIGNATURE.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202329498
11/14/2023 09:14 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT