

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. 48367C0265F, DATED APRIL 5, 2019

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

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,
SECTION 23C.0032. BUYER IS ADVISED TO QUESTION THE
SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON
OCTOBER 26, 2024

NOTE: WATER IS SUPPLIED BY A SHARED PRIVATE WATER
WELL PER SEPARATE DOCUMENT RECORDED IN THE
OFFICIAL PUBLIC RECORDS OF PARKER COUNTY

NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

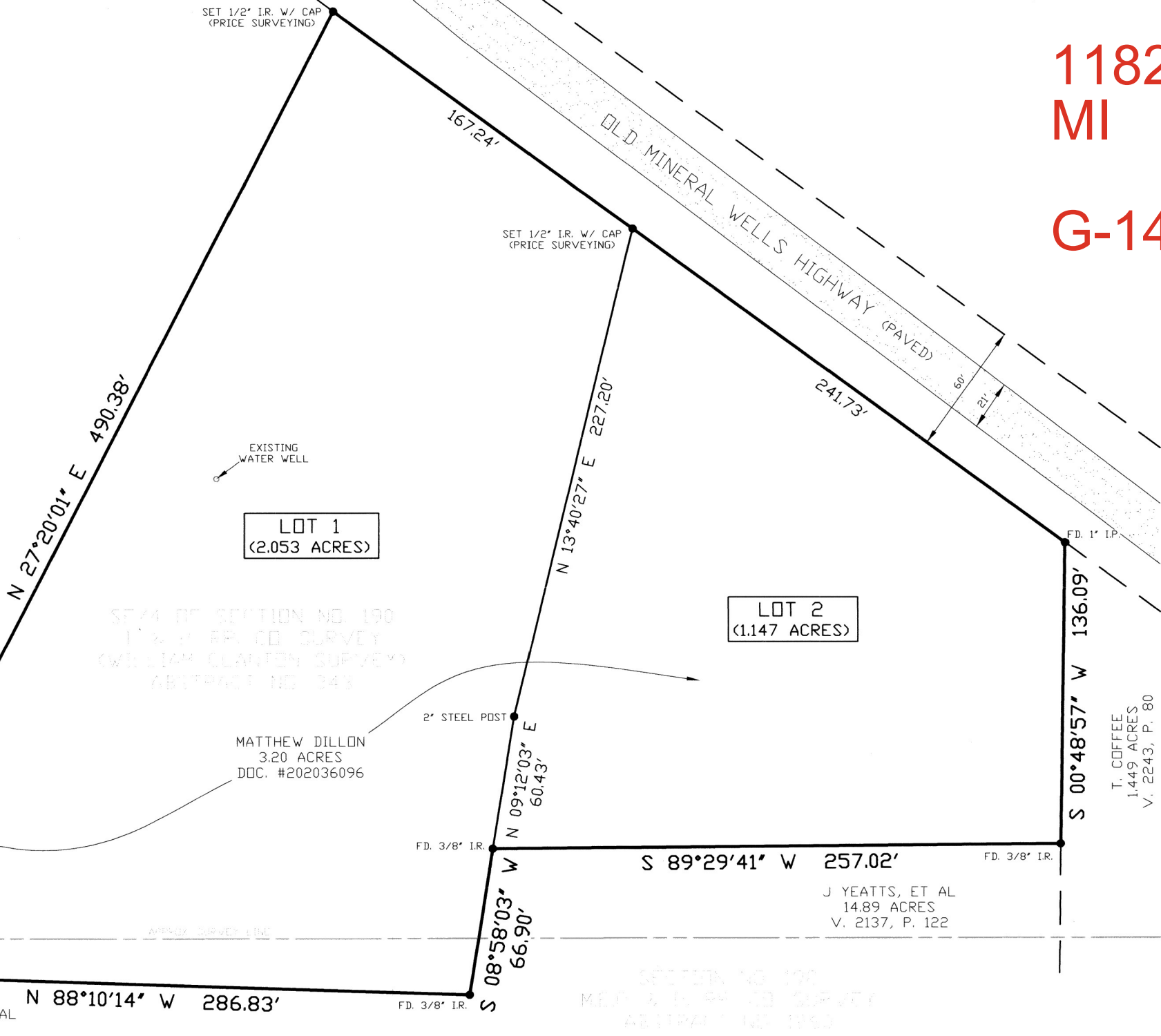
NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE
NUMBERS BY THEIR DRIVEWAY THAT ARE LEGIBLE AND
VISIBLE AT ALL TIMES FROM THE PUBLIC ROAD

NOTE: EXISTING CULVERT SIZES ARE 15" AND 18"
DIAMETER AS APPROVED BY PARKER COUNTY OFFICIALS

Lot 1 and Lot 2 have a shared water well
agreement filed in of record at the Parker County
Clerk's Office Document #202427588

J. GOOD
4.36 ACRES
DOC. #201321998

Lot 2 does not have enough land or
groundwater rights to apply or drill their own
well.



LEGAL DESCRIPTION

Of a 3.20 acres tract of land out of the Southeast 1/4 of Section No. 190, T. & P. RR. Co. Survey (William Clanton Survey), Abstract No. 343 and Section No. 192, M.E.P. & P. RR. Co. Survey, Abstract No. 1260, Parker County, Texas; being the same tract described in Document No. 202036096 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod at the southeast corner of a certain 4.36 acres tract described in Document No. 201321998 of said Official Public Records and in the north line of a certain 14.89 acres tract described in Volume 2137, Page 122 of said Official Public Records for the southwest and beginning corner of this tract. Whence the southwest corner of said William Clanton Survey is called to bear N. 89 deg. 09 min. 11 sec. W. 552.83 feet.

Thence N. 27 deg. 20 min. 01 sec. E. 490.38 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the southwest right of way line of Old Mineral Wells Highway (paved) and at the northeast corner of said 4.36 acres tract for the northwest corner of this tract.

Thence S. 54 deg. 00 min. 21 sec. E. 408.97 feet along the southwest right of way of said Old Mineral Wells Highway to a found 1" iron pipe at the northwest corner of a certain 1.449 acres tract described in Volume 2243, Page 80 of said Official Public Records for the northeast corner of this tract.

Thence S. 00 deg. 48 min. 57 sec. W. 136.09 feet along the west line of said 1.449 acres tract to a found 3/8" iron rod at the northeast corner of said 14.89 acres tract for the most easterly southeast corner of this tract.

Thence S. 89 deg. 29 min. 41 sec. W. 257.02 feet to a found 3/8" iron rod at the most northerly northwest corner of said 14.89 acres tract for an ell corner of this tract.

Thence S. 08 deg. 58 min. 03 sec. W. 66.90 feet to a found 3/8" iron rod at an ell corner of said 14.89 acres tract for the most southerly southeast corner of this tract.

Thence N. 88 deg. 10 min. 14 sec. W. 286.83 feet to the place of beginning.

20343.005.000.00

OWNER'S CERTIFICATE

That I, MATTHEW DILLON, the owner 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 DILLONS ACRE. This plat being a subdivision of 3.20 acres out of the Southeast 1/4 of Section No. 190, T. & P. RR. Co. Survey (William Clanton Survey), Abstract No. 343 and Section No. 192, M.E.P. & P. RR. Co. Survey, Abstract No. 1260, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is within the Extraterritorial Jurisdiction of The City of Weatherford and that platting was deferred to Parker County on July 30, 2024.

EXECUTED THIS THE 8th DAY OF November, 2024

BY: Matthew Dillon
MATTHEW DILLON

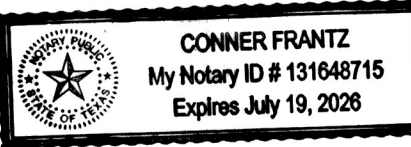
STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MATTHEW DILLON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 8th day of November, 2024

Signature



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 or under my direct supervision on NOVEMBER 28, 2022.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24950 221429.crd FN240952

LIEN HOLDER STATEMENT

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, as nominee for GUILD MORTGAGE COMPANY, LLC, a California Limited Liability Company, 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

Adrian De Guia
Printed

Assistant Secretary
Title

LIEN HOLDER STATEMENT

EDUCATIONAL EMPLOYEES CREDIT UNION, 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

Conner Frantz
Printed

Title

Mt Construction Coordinator

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 25th DAY OF November, 2024.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day

personally appeared Matthew Dillon, 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 stated.

GIVEN under my hand and seal of office this _____ day of _____, 2024

Signature

STATE OF TEXAS

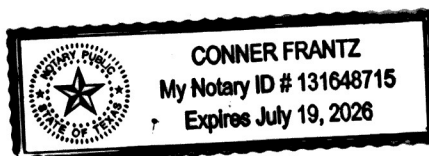
COUNTY OF Tarrant

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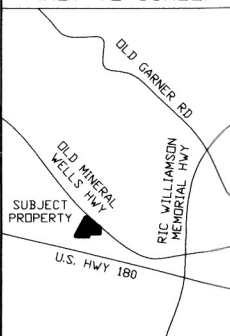
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GIVEN under my hand and seal of office this 8th day of November, 2024

Signature



VICINITY MAP (NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 29

DATE 11/26/24

DEVELOPER

MATTHEW DILLON
2145 OLD MINERAL WELLS HWY
WEATHERFORD, TX 76087
PH. 817-757-2724

SURVEYOR

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

FINAL PLAT

DILLONS ACRE
LOT 1 & LOT 2

BEING A SUBDIVISION OF 3.20 ACRES
OUT OF THE S/4 OF SECTION NO. 190
T. & P. RR. CO. SURVEY (WILLIAM
CLANTON SURVEY), ABSTRACT NO. 343
AND SECTION NO. 192, M.E.P. & P. RR.
CO. SURVEY, ABSTRACT NO. 1260
PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 29, 2024