

ENGINEER/SURVEYOR:

JACOB & MARTIN, LTD.
3465 CURRY LANE
ABILENE, TEXAS 79606
(325) 695-1070

JACOB & MARTIN, LTD.
2909 EAST BANKHEAD HWY.
WEATHERFORD, TEXAS 76087
(817) 594-9880

DEVELOPER:

GRINDSTONE PARTNERS, LTD.
415 JONES ROAD
WEATHERFORD, TEXAS 76088
(817) 366-1867

COMMISSIONER'S COURT

THIS PLAT IS HEREBY APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, STATE OF TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6634A, VERNON'S ANNOTATED CIVIL STATUTES OF TEXAS, 1985, AS AMENDED.

ON THIS 26th DAY OF April, 2006

MARK RICE, COUNTY JUDGE

DANNY CHGATE, COMMISSIONER, NO. 1

JOE BROOKLEY, COMMISSIONER, NO. 2

JOHN WEBSTER, COMMISSIONER, NO. 3

JOHN WEBSTER, COMMISSIONER, NO. 4

CERTIFICATE OF RECORD

I, JANE BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE, THE DAY OF ...

Doc# 585279
Book 2428 Page 1845

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

EDWARD L. STOUT - DON E. ROACH

KNOWN TO ME TO BE THE PERSON (PERSONS) WHOSE NAME (NAMES) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DEANNA PARKER
Notary Public, State of Texas
My Commission Expires December 03, 2006

OWNER'S

THE UNDERSIGNED OWNER HEREBY CERTIFY THAT IT JURISDICTION OF ANY INCC SAID ...

AS SHOWN ON THIS PLA FOREVER FOR ALL PUBLI PARKS AND OTHER PUBLI SUCH PLAT OR SUBDIVIS

EXECUTED THIS 26

PLAT NOTES:

BUILDING SETBACK LINES SHALL BE 60' FOR FRONT OF ALL LOTS FROM CENTERLINE OF 60' WIDE ACCESS EASEMENT, 20' FOR BACK OF ALL LOTS AND SIDE SETBACKS SHALL BE 15' MINIMUM (NOTE UTILITY & ACCESS EASEMENTS ARE UNBUILDABLE).

THIS SUBDIVISION IS IN THE FOLLOWING TAXING JURISDICTIONS: MILLSAP I.S.D. & PARKER COUNTY; AND IS LOCATED WHOLLY WITHIN PRECINCT 3.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO PARKER COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 480520-0175-B (SEPTEMBER 27, 1991).

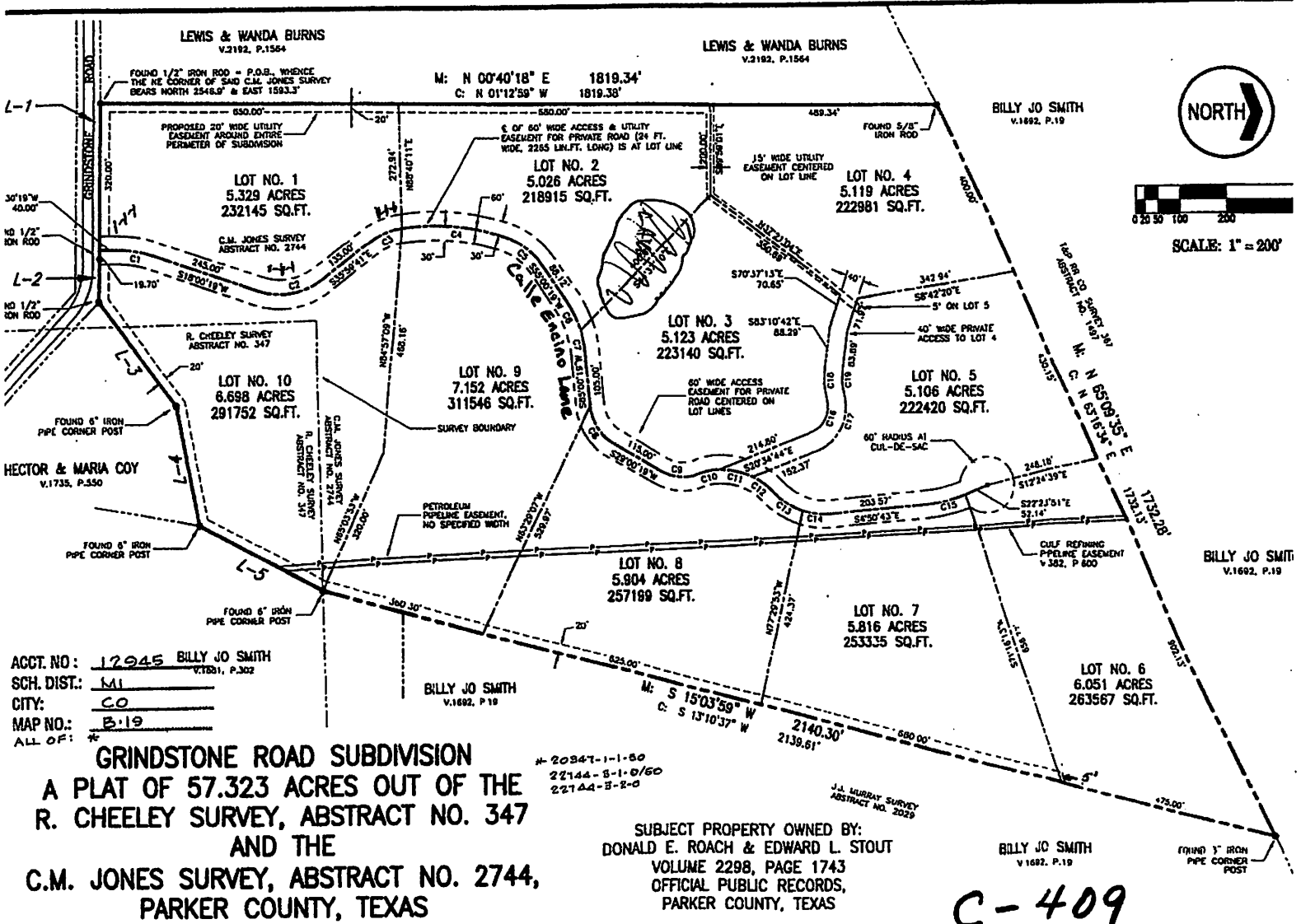
THIS SUBDIVISION WILL BE SERVED BY A PRIVATE ROAD. PARKER COUNTY SHALL NOT MAINTAIN ANY PRIVATE ROADS WITHIN THIS SUBDIVISION. A HOME OWNER'S ASSOCIATION SHALL BE FORMED AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD.

ALL UTILITY EASEMENTS AT BOUNDARY OF THIS SUBDIVISION SHALL BE 20' WIDE. ALL UTILITY EASEMENTS ALONG LOT LINES SHALL BE 20' WIDE CENTERED ON LOT LINE.

APPROXIMATELY 4 ACRES OF THIS SUBDIVISION LIE IN THE R. CHEELEY SURVEY LEAVING APPROXIMATELY 53.3 ACRES LYING IN THE C.M. JONES SURVEY. THE ACREAGE IN THE R. CHEELEY SURVEY WAS SCALED FROM A PLAT BY OTHERS & HEYDRICK'S COUNTY OWNERSHIP MAP.

MONUMENTATION: SET 1/2" IRON RODS (#4 REBAR) WITH PLASTIC JACOB & MARTIN CAPS SET AT ALL BLOCK CORNERS, LOT CORNERS, AND CURVE PC AND PT POINTS EXCEPT WHERE THEY FALL IN THE CENTERLINE OF THE 60' WIDE ACCESS & UTILITY EASEMENT WHERE PK NAILS WITH WASHERS WILL BE USED.

THIS SUBDI CO. W.S.C., SUBDIVISION ON-SITE SH WILL BE IN THIS SUBDI



ACCT. NO.: 12945 BILLY JO SMITH
SCH. DIST.: M1
CITY: CO
MAP NO.: B-19
ALL OF: *

GRINDSTONE ROAD SUBDIVISION
A PLAT OF 57.323 ACRES OUT OF THE
R. CHEELEY SURVEY, ABSTRACT NO. 347
AND THE
C.M. JONES SURVEY, ABSTRACT NO. 2744,
PARKER COUNTY, TEXAS

SUBJECT PROPERTY OWNED BY:
DONALD E. ROACH & EDWARD L. STOUT
VOLUME 2298, PAGE 1743
OFFICIAL PUBLIC RECORDS,
PARKER COUNTY, TEXAS

C-409