

RECOMMENDED BY:

[Signature]
CITY PLANNER

APPROVED BY:

[Signature] 1-15-15
MAYOR/CITY ADMINISTRATOR DATE

ATTEST:

[Signature] 1/15/15
CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DISTANCE
C1	7013	89.47	3660	S 84°30'36" E	43°42'36"
C2	2027	89.14	3660	N 87°41'00" W	07°57'36"
C3	1500	23.77	3660	N 87°30'36" W	07°57'36"
C4	12000	41.82	4602	N 87°30'36" W	07°57'36"
C5	4000	41.77	4110	N 87°30'36" W	07°57'36"

D-384

WHEREAS THE CITY OF WEATHERFORD BEING THE SOLE OWNER OF A CERTAIN 0.739 ACRE TRACT OF LAND BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN VOLUME 1947, PAGE 709, REAL RECORDS, PARKER COUNTY, TEXAS AND A PORTION OF EUREKA STREET (AS IT FORMERLY EXISTED) ON THE GROUND, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE T.DOT MONUMENT IN THE EAST LINE OF VOLUME 1947, PAGE 709, R.P.C.T. AND IN THE WEST LINE OF FARM TO MARKET HIGHWAY No. 2592 (A.K.A. SANTA FE DRIVE) FOR THE BEGINNING CORNER OF THIS TRACT.

THENCE S 46°13'36" E 33.09 FEET ALONG THE WEST LINE OF SAID FM HWY No. 2592 TO A POINT AT THE INTERSECTION OF SAID FM HWY No. 2592 AND THE NORTH RIGHT OF WAY OF EUREKA STREET (PER THIS PLAT) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 7013 FEET AND WHOSE CHORD BEARS S 84°30'36" E 36.60 FEET.

THENCE ALONG THE NORTH LINE OF SAID EUREKA STREET AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 89.42 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE N 73°41'00" W 30.38 FEET ALONG THE NORTH LINE OF SAID EUREKA STREET TO A POINT FOR A CORNER OF THIS TRACT. SAID POINT BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 2027 FEET AND WHOSE CHORD BEARS N 87°41'00" W 10.81 FEET.

THENCE ALONG THE NORTH LINE OF SAID EUREKA STREET AND SAID CURVE TO THE LEFT AN ARC DISTANCE 89.14 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE N 87°41'00" W 4.98 FEET ALONG THE NORTH LINE OF SAID EUREKA STREET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE N 77°43'00" W 10.90 FEET ALONG THE NORTH LINE OF SAID EUREKA STREET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 89°40'36" W 10.30 FEET ALONG THE NORTH LINE OF SAID EUREKA STREET TO A POINT FOR A SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 1500 FEET AND WHOSE CHORD BEARS N 44°29'27" E 9.36 FEET.

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 23.77 FEET TO A POINT FOR A SOUTHWEST CORNER OF THIS TRACT.

THENCE N 07°30'36" E 2.07 FEET TO A POINT FOR A CORNER OF THIS TRACT, SAID POINT BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 12000 FEET AND WHOSE CHORD BEARS N 10°37'00" W 4.09 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 41.82 FEET TO A POINT FOR A CORNER OF THIS TRACT, SAID POINT BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 4000 FEET AND WHOSE CHORD BEARS N 10°30'36" E 4.10 FEET.

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 45.07 FEET TO A POINT FOR A CORNER OF THIS TRACT, SAID POINT BEING IN THE SOUTH LINE OF FOSTER STREET (AS IT EXISTS) FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 43°34'00" E 11.01 FEET TO A POINT FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH LINE OF FOSTER STREET (AS IT EXISTS) AND THE WEST LINE OF SAID FM HWY No. 2592.

THENCE S 46°13'36" E 900.36 FEET ALONG THE WEST LINE OF SAID FM HWY No. 2592 TO A POINT FOR THE NORTH EAST CORNER OF THIS TRACT.

THENCE S 00°30'36" E 41.00 FEET TO THE POINT OF BEGINNING.

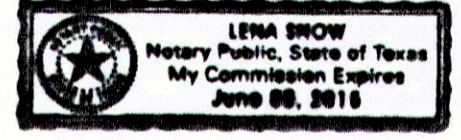
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF WEATHERFORD, ACTING HEREBY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS A LOT IN EUREKA PLACE, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOR THE STREETS, RIGHTS OF WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREIN BY THE STREETS AND ALLEYS IF ANY, ARE DEDICATED FOR STREETS, PARKS, THE EASEMENTS AND PUBLIC USE AREAS AS SHOWN AND DEDICATED FOR THE PUBLIC USE HEREON 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 LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR CROSS THE SAME. UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES SAID USE BY THE UTILITIES SHOWN IS SUBORDINATE TO THE PUBLIC AND CITY OF WEATHERFORD'S USE. HEREOF, 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, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS TO BE THE PUBLIC USE OF CONSTRUCTING, REPAIRING, MAINTAINING, OPERATING, PATROLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITH THE NECESSITY AT ANY TIME PROVIDED HEREIN BY ANYONE.

THIS PLAT APPROVED SUBJECT TO THE ADOPTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS, WITNESS MY HAND THIS 15th DAY OF FEBRUARY, 2015.

[Signature]
TERRY HUGHES
CITY CLERK
CITY OF WEATHERFORD
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 TERRY HUGHES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 15th DAY OF FEBRUARY, 2015.
[Signature]
LENA SNOW
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THIS IS TO STATE THAT KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

[Signature]
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 75096
JANUARY 2015 - JN14119 PLAT

ACCT. NO.: 12161
SCH. DIST.:
CITY:
MAP NO.:

NOTES

1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 49067C027E, DATED SEPTEMBER 30, 2009. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET BY IRON BOLTS, CAPPED "CARTER" WORDS, UNLESS OTHERWISE NOTED.

3) SPECIAL NOTICE: 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 WITHHELDING 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 PUBLICS AND THE CITY OF WEATHERFORD'S USE. HEREOF, THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, 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 INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITH THE NECESSITY AT ANY TIME PROVIDED HEREIN BY ANYONE.

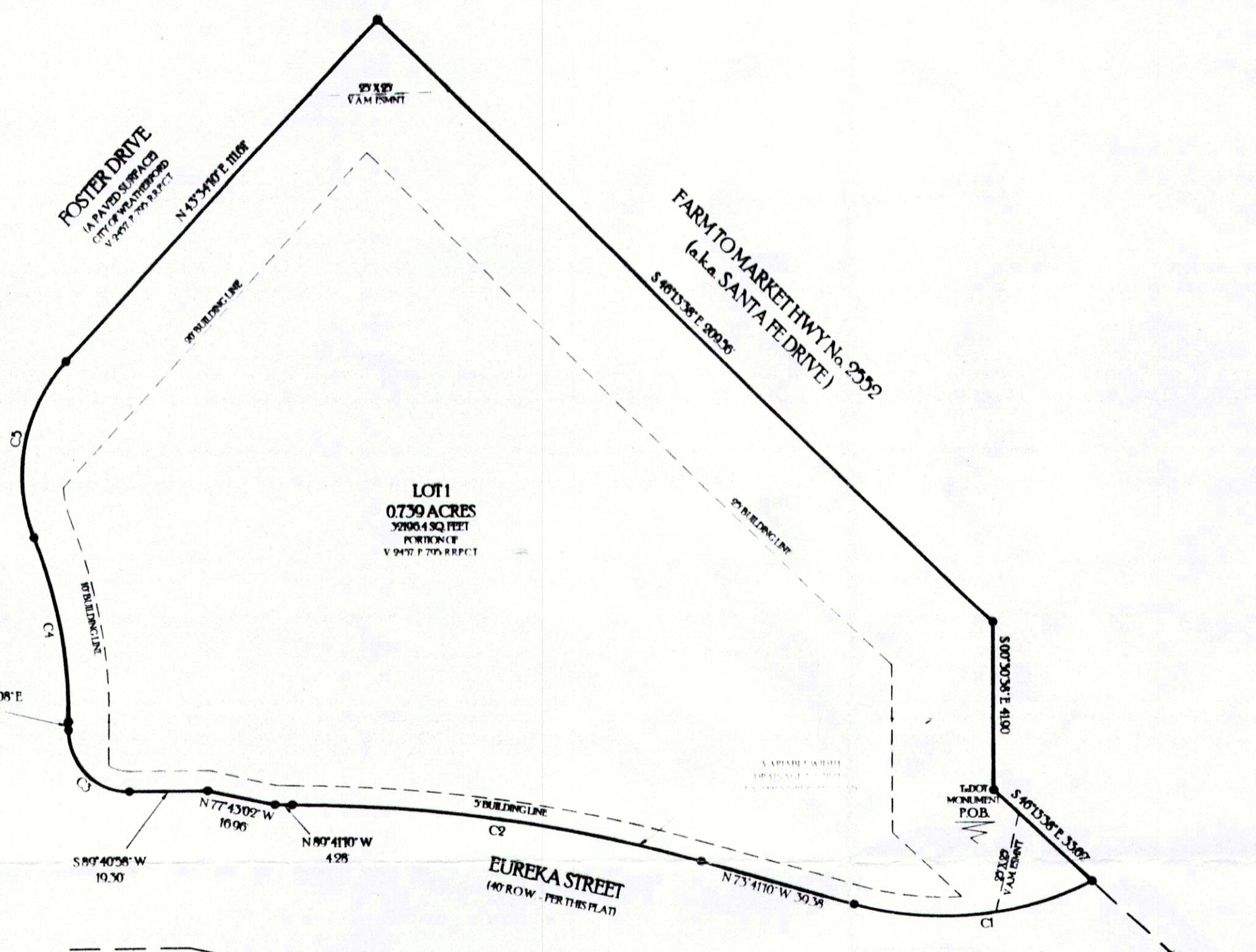
5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811, 800.4.A.S.S. AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

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 THE SURVEY 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. SEE ABBREVIATED CENTRAL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOCIATION.

8) THIS TRACT IS CURRENTLY ZONED - PLANNED DEVELOPMENT.

9) BEARINGS DERIVED FROM GPS OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM WITH CENTRAL ZONE 12N.

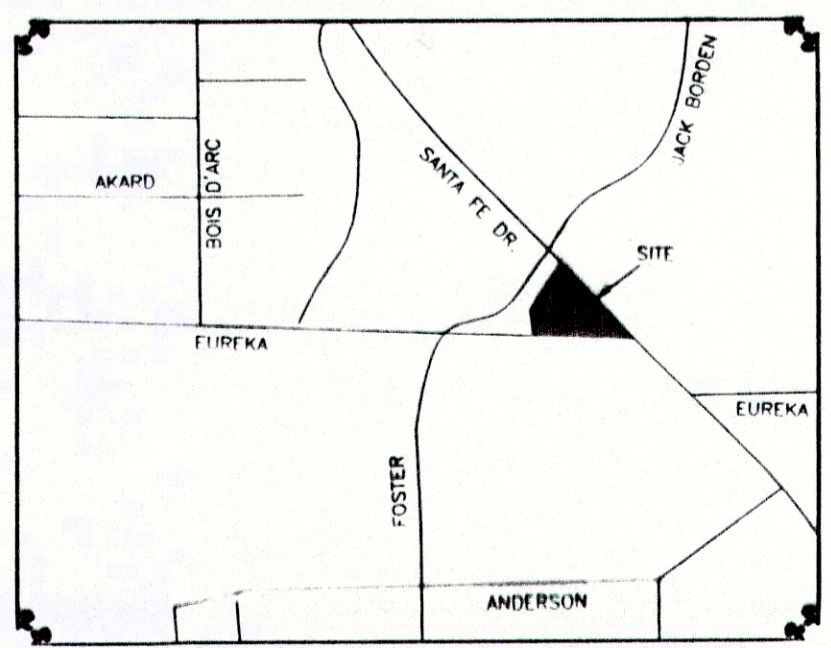


SURVEYOR
KYLE RUCKER, R.P.L.S.
110A PALO PINTO
WEATHERFORD, TEXAS 75096
817-594-0400

OWNER/DEVELOPER
CITY OF WEATHERFORD

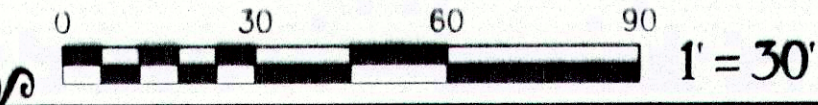
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201502580
02/09/2015 03:36 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



MINOR PLAT
LOT 1
EUREKA PLACE
BEING A 0.739 ACRE ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
JANUARY 2015

CARTER SURVEYING & MAPPING, INC.
110A PALO PINTO STREET - WEATHERFORD, TEXAS
(817) 594-0400 - (817) 594-0403



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