



Job No. 202308010 - PLAT
Falconer Addition
Plot Date: 10/05/2023 4:45 pm
0' 100' 200'
Scale: 1" = 200'

12224
AZ
L-11

21436.005.000.00

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	157.08'	S(N) 12°23'55" W(E)	30.00'

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE
10th DAY OF October, 2023

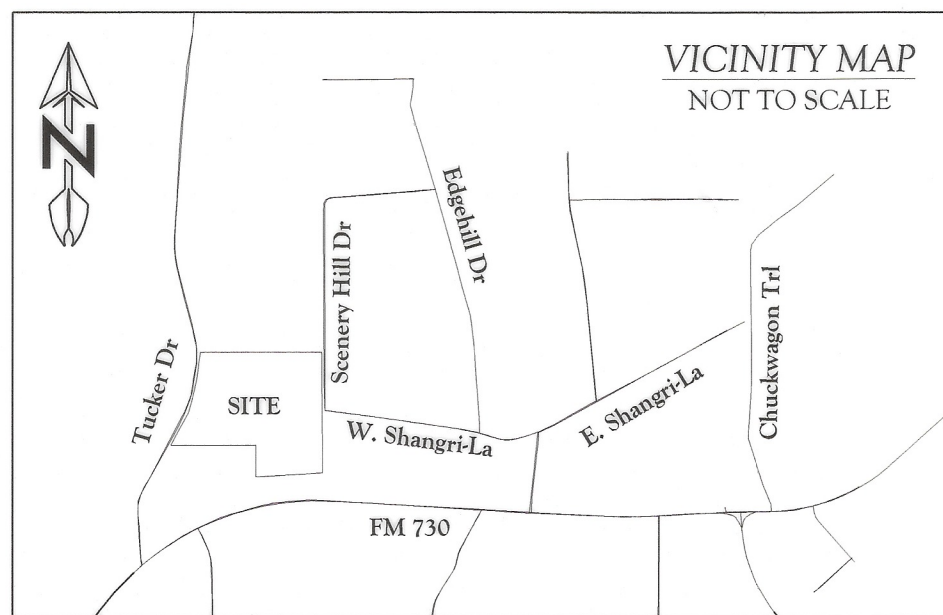
[Signature]
COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #2

[Signature]
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #4



CABINET F, SLIDE 583

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202326528
10/10/2023 02:03 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

202326528 PLAT Total Pages: 1
[Barcode]

A FINAL PLAT OF

Falconer Addition

LOTS 1, 2 & 3, Block 1

36.040 ACRES OF LAND LOCATED IN THE T & P.R.R. CO. SURVEY, SECTION 59, ABSTRACT 1436. BEING ALL OF A CALLED 36.040 ACRES TRACT OF LAND CONVEYED BY THE GRANTOR: MELTUCK COUNTRY ESTATES, LLC., TO THE GRANTEE: THOMAS STRUHS AND ELIZABETH N. FALCONER, A MARRIED COUPLE, AS RECORDED IN DOCUMENT NO. 202110013, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BOLT FOUND AT THE CALLED SOUTHEAST CORNER OF TRACT 3B OF THE SHANGRI-LA HOMESITES AS RECORDED IN VOLUME 359-A, PAGE 97, DEED RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 86°28'05" W 700.66 FEET TO A 3" METAL FENCE CORNER POST FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 00°00'51" W 331.45 FEET TO A 3" METAL FENCE CORNER POST FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 89°59'09" W 899.79 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" IN THE EAST LINE OF TUCKER ROAD FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF TUCKER ROAD THE FOLLOWING COURSES AND DISTANCES:

- N 28°50'00" E 109.43 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
- N 28°15'37" 278.67 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
- N 16°17'45" E 222.19 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
- N 11°12'47" E 161.94 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
- N 07°44'55" 144.90 FEET TO A 8" METAL FENCE CORNER POST FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
- N 07°29'31" E 116.63 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP MARKED "TEXAS SURVEYING, INC." FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 89°59'09" E 1276.38 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP MARKED "TEXAS SURVEYING, INC." FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND

THENCE S 00°25'58" E 1261.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.040 ACRES OF LAND.

OWNERS CERTIFICATE:

WE, Thomas Struhs & Elizabeth N. Falconer, 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:

Falconer Addition LOTS 1, 2 & 3, Block 1

36.040 ACRES OF LAND LOCATED IN THE T & P.R.R. Co. SURVEY, SECTION 59, ABSTRACT 1436. BEING ALL OF A CALLED 36.040 ACRES TRACT OF LAND CONVEYED BY THE GRANTOR: MELTUCK COUNTRY ESTATES, LLC., TO THE GRANTEE: THOMAS STRUHS AND ELIZABETH N. FALCONER, A MARRIED COUPLE, AS RECORDED IN DOCUMENT NO. 202110013, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.

BY THE RECORDATION 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 THIS TRACT IS WITHIN THE ETJ 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.

[Signature]
OWNER - SIGNATURE
Thomas L. Struhs
OWNER - PRINTED

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*, 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 10th DAY OF Oct, 2023
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGEND

○ = 3/8" Spike Set w/ Plastic Cap Marked "JRP 5959", unless noted otherwise

GENERAL NOTES

- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
- WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- SUBJECT PROPERTY IS WITHIN THE ETJ 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.

SPECIAL NOTES

- TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
- CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

2) MelTuck Country Estates, LLC, Deed Restrictions, Document #202103992

OWNER/DEVELOPER(S)

Thomas Struhs & Elizabeth N. Falconer
362 S. Ridgeoak Ct.
Weatherford, Texas 76087
Phone No. 817-980-3834

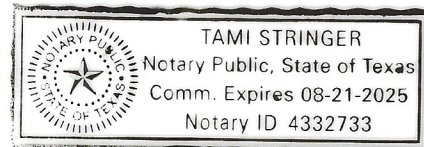
SURVEYOR

Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuiamaps.com

[Signature]
OWNER - SIGNATURE
Elizabeth N. Falconer
OWNER - PRINTED

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*, 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 10th DAY OF Oct, 2023
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FLOODPLAIN NOTE

SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0300E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE

THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES

- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND SEPTEMBER 14, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

[Signature]
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUIAMAPS.COM

