

WHEREAS, GREGORY WILLIAM LANCE, BEING THE SOLE OWNER OF A CERTAIN 39.098 ACRES (1,703,127 ± SQ. FT.) TRACT OF LAND OUT OF THE J. R. MITCHELL SURVEY, ABSTRACT No. 2144 AND THE G. LEE SURVEY, ABSTRACT No. 818, PARKER COUNTY, TEXAS; BEING ALL THOSE CERTAIN TRACTS OF LAND RECORDED IN CLERK'S DOCUMENT No. 201512983, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE IN THE SOUTHEAST RIGHT OF WAY OF FARM TO MARKET HIGHWAY No. 51 FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHEAST CORNER OF THE J.R. MITCHELL SURVEY IS CALLED BY DEED TO BEAR NORTH 63.48 FEET AND EAST 2314.19 FEET.

THENCE S 60°45'01" E 908.12 FEET TO A FOUND 1/2" IRON PIPE FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE S 00°27'52" E 248.16 FEET TO A FOUND 5/8" IRON ROD FOR A CORNER OF THIS TRACT.  
THENCE S 00°20'26" E 279.21 FEET TO A FOUND 1/2" IRON PIPE FOR A CORNER OF THIS TRACT.  
THENCE S 21°54'55" E 412.27 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
THENCE S 62°23'00" E 116.35 FEET TO A FOUND 1/2" IRON PIPE FOR A CORNER OF THIS TRACT.  
THENCE S 22°04'03" E 99.87 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
THENCE S 21°29'52" E 938.11 FEET TO A FOUND 1/2" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE N 88°54'31" W 323.05 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT.  
THENCE N 38°31'10" W 1278.69 FEET TO A FOUND 1/2" IRON ROD NEAR THE EAST TOP BANK OF A CREEK AND AT THE MOST EASTERLY CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 2577, PAGE 916, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THIS TRACT.  
THENCE S 84°51'04" W 61.40 FEET, CROSSING SAID CREEK AND ALONG THE COMMON LINE OF SAID V. 2577, P. 916 AND SAID DOC#201512983 TO A POINT NEAR THE WEST TOP BANK OF SAID CREEK FOR A CORNER OF THIS TRACT.  
THENCE N 16°56'56" W 300.30 FEET ALONG SAID COMMON LINE TO A POINT NEAR THE TOP BANK OF SAID CREEK FOR A CORNER OF THIS TRACT.  
THENCE S 82°05'16" W 65.38 FEET ALONG SAID COMMON LINE TO A FOUND 5/8" IRON ROD AT A COMMON CORNER OF SAID V. 2577, P. 916 AND DOC#201512983 FOR A CORNER OF THIS TRACT.  
THENCE ALONG THE COMMON LINE OF SAID V. 2577, P. 916 AND DOC#201512983 AND GENERALLY ALONG THE TOP BANK OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES:  
S 40°51'04" W 72.90 FEET TO A POINT FOR A CORNER OF THIS TRACT.  
S 80°21'04" W 178.30 FEET TO A POINT FOR A CORNER OF THIS TRACT.  
N 37°35'28" W 281.82 FEET TO A FOUND 5/8" IRON ROD FOR A CORNER OF THIS TRACT.  
THENCE N 55°07'04" W 75.11 FEET ALONG THE COMMON LINE OF SAID V. 2577, P. 916 AND DOC#201512983 TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
THENCE S 22°27'18" W 28.43 FEET ALONG THE NORTHWEST LINE OF SAID V. 2577, P. 916 TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN V. 1683, P. 221 FOR A CORNER OF THIS TRACT.  
THENCE N 65°14'42" W 143.63 FEET ALONG THE COMMON LINE OF SAID V. 1683, P. 221 AND DOC#201512983 TO A FOUND 1/2" IRON ROD IN THE SOUTHEAST RIGHT OF WAY OF SAID FARM TO MARKET HIGHWAY No. 51 FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.  
THENCE N 29°29'25" E 997.72 FEET ALONG THE SAID SOUTHEAST RIGHT OF WAY OF F.M. HWY. No. 51 TO A POINT IN A CURVE TO THE LEFT WHOSE RADIUS IS 2924.94 FEET AND WHOSE CHORD BEARS N 29°22'57" E 11.47 FEET.  
THENCE ALONG SAID CURVE TO THE LEFT 11.47 FEET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Gregory Lance, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as LOTS 1 AND 2; BLOCK 1; KEN LANCE PECAN PRAIRIE ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, 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 USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND CITY OF WEATHERFORD'S USE THEREOF. 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 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING, METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS MY HAND, THIS 26th DAY OF March, 2016.

BY: Gregory Lance  
NAME  
Owner  
TITLE

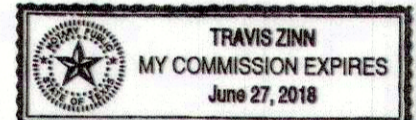
AGCT NO: 14102  
SCH. DIST.: WE  
CITY:  
MAP NO.: H-13

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 Gregory Lance, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 26th DAY OF March, 2016.

Patrick Carter  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

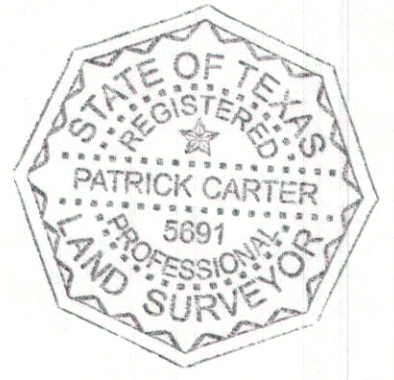


**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PATRICK CARTER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD, TEXAS.

Patrick Carter  
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST., WEATHERFORD, TX 76086  
FEBRUARY 2016 - [N130808R1 - PLAT



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Jeane Brunson*  
201610139  
05/12/2016 01:55 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

**CITY APPROVAL STATEMENT**

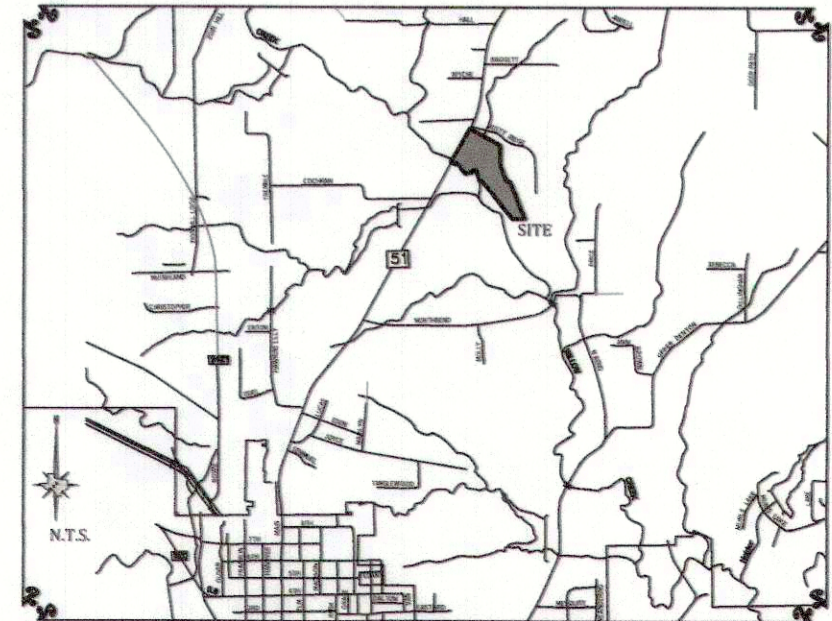
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY: Gregory Lance CITY OF WEATHERFORD  
3-30-16  
DATE OF RECOMMENDATION

APPROVED BY: David Kay CITY MANAGER  
4-1-16  
DATE OF APPROVAL

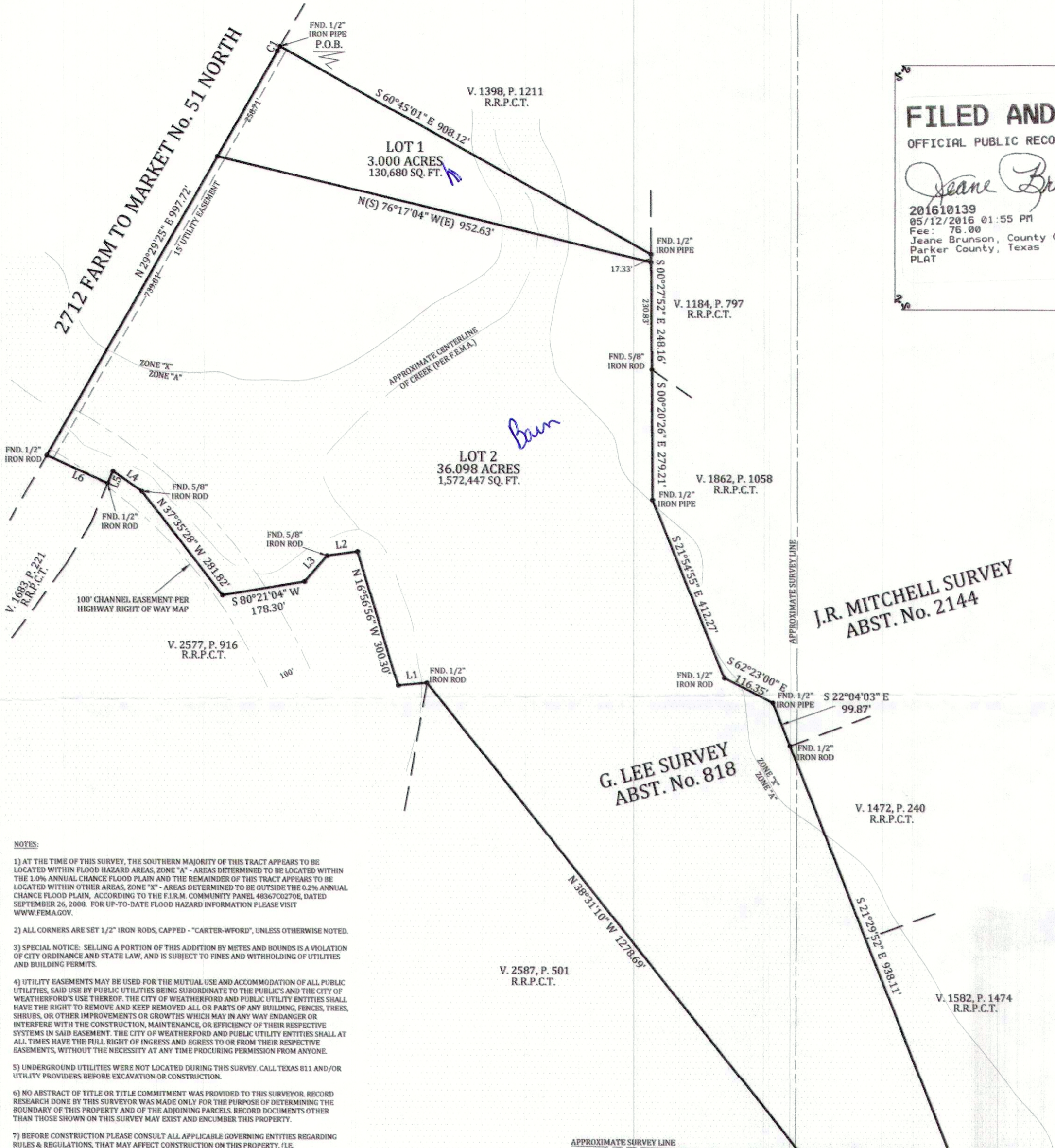
ATTEST: Melinda Nowell CITY SECRETARY  
4/1/16  
DATE

PER THE CITY OF WEATHERFORD AND PARKER COUNTY E.T.J. AGREEMENT, PARKER COUNTY COMMISSIONER COURT SIGNATURES ARE NOT REQUIRED.



**MINOR PLAT**  
**LOTS 1 & 2, BLOCK 1**  
**KEN LANCE PECAN PRAIRIE**  
**ADDITION**  
BEING A 39.098 ACRES ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD OUT OF G. LEE SURVEY, ABSTRACT No. 818 AND THE J. R. MITCHELL SURVEY, ABSTRACT No. 2144, PARKER COUNTY, TEXAS.  
FEBRUARY 2016

**CARTER SURVEYING & MAPPING**  
110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
(P) 817-594-0400 - (F) 817-594-0403



- NOTES:  
1) AT THE TIME OF THIS SURVEY, THE SOUTHERN MAJORITY OF THIS TRACT APPEARS TO BE LOCATED WITHIN FLOOD HAZARD AREAS, ZONE "A" - AREAS DETERMINED TO BE LOCATED WITHIN THE 1.0% ANNUAL CHANCE FLOOD PLAIN AND THE REMAINDER OF THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE F.E.M. COMMUNITY PANEL 4635/02/208, DATED SEPTEMBER 26, 2008. FOR UP-TO-DATE FLOOD HAZARD INFORMATION PLEASE VISIT WWW.FEMA.GOV.  
2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "CARTER-WFORD", 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 WITHHOLDING 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 PUBLIC'S AND THE CITY OF WEATHERFORD'S USE THEREOF. 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.  
5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 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 THOSE SHOWN 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. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

LINE	BEARING	DISTANCE
L1	S 84°20'04" W	61.40
L2	S 82°00'16" W	65.38
L3	S 40°21'04" W	72.90
L4	N 55°07'04" W	75.11
L5	S 22°27'18" W	28.43
L6	N 05°14'42" W	143.63

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	9994.94	11.47	11.47	N 29°22'57" E	00°13'59"

D 545

SURVEYOR: PATRICK CARTER, R.P.L.S. 110 A PALO PINTO WEATHERFORD, TEXAS, 76086 817-594-0400  
OWNER/DEVELOPER: GREG LANCE 901 AUSTIN CT. WEATHERFORD, TX, 76086 817-613-7528

2018.06.00.00 2018.08.00.00  
2018.06.00.50