

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. 48367C0270E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) EXCEPTION TO THE WMC § 11.2.4 (1)(2) APPROVED WITH APPROVAL OF THIS PLAT ARE AS FOLLOWS: ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.) 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 1-800-DIG-TESS 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 ENCUMBER 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.)
- 8) THIS TRACT AND ALL ADJACENT PROPERTIES ARE CURRENTLY ZONED R1 SINGLE FAMILY RESIDENTIAL.
- 9) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).
- 10) THE HEREIN STATED OWNERS AND SUBSEQUENT OWNERS DO HEREBY HOLD HARMLESS THE CITY OF WEATHERFORD AND WAIVE ALL CLAIMS FOR ANY DAMAGES.
- 11) EXCEPTION TO THE WEATHERFORD MUNICIPAL CODE APPROVED WITH APPROVAL OF THIS PLAT ARE AS FOLLOWS: WMC § 11.9 (a) - WHEN A PROPOSED SUBDIVISION, WHETHER RESIDENTIAL OR NONRESIDENTIAL, ADJUTS ON ONE OR BOTH SIDES OF AN EXISTING SUBSTANDARD STREET, OR ON A PLANNED OR FUTURE THOROUGHFARE PLAN, BEING SUBSTANDARD ACCORDING TO THE THEN EXISTING CURRENT THOROUGHFARE PLAN, THE DEVELOPER SHALL BE REQUIRED TO IMPROVE HIS OR HER REASONABLE SHARE OF THE EXISTING ON-SITE FACILITY AS THAT TERM IS DEFINED HEREIN, INCLUDING APPURTENANT SIDEWALKS, BARRIER-FREE RAMPS, SCREENING AND LANDSCAPING, MEDIAN OPENING AND/OR LEFT TURN LANES (IF A DIVIDED THOROUGHFARE), STORM DRAINAGE STRUCTURES, WATER QUALITY OR EROSION CONTROLS, AND OTHER UTILITIES AS DEFINED IN WMC § 11.13, TO BRING THE SAME TO CITY STANDARDS, OR TO REPLACE IT WITH A STANDARD CITY STREET AS DETERMINED BY THE TRAFFIC IMPACT ANALYSIS, IF REQUIRED, AT NO COST TO THE CITY AND SHALL BE REVIEWED AND DETERMINED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER AND TRANSPORTATION DEPARTMENT.

STATE OF TEXAS  
COUNTY OF PARKER

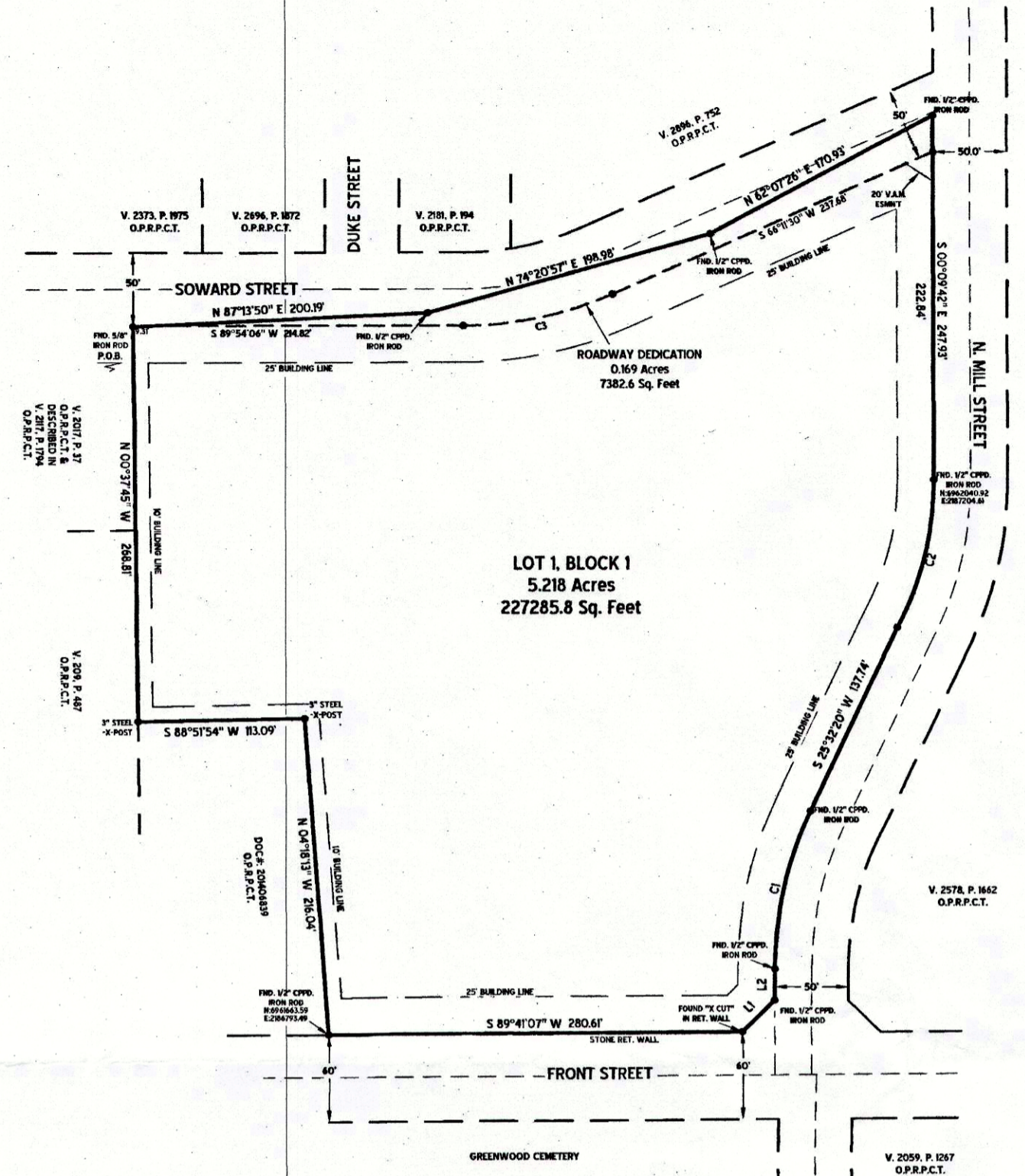
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:

*[Signature]*  
CITY PLANNER  
6-28-17  
DATE OF RECOMMENDATION

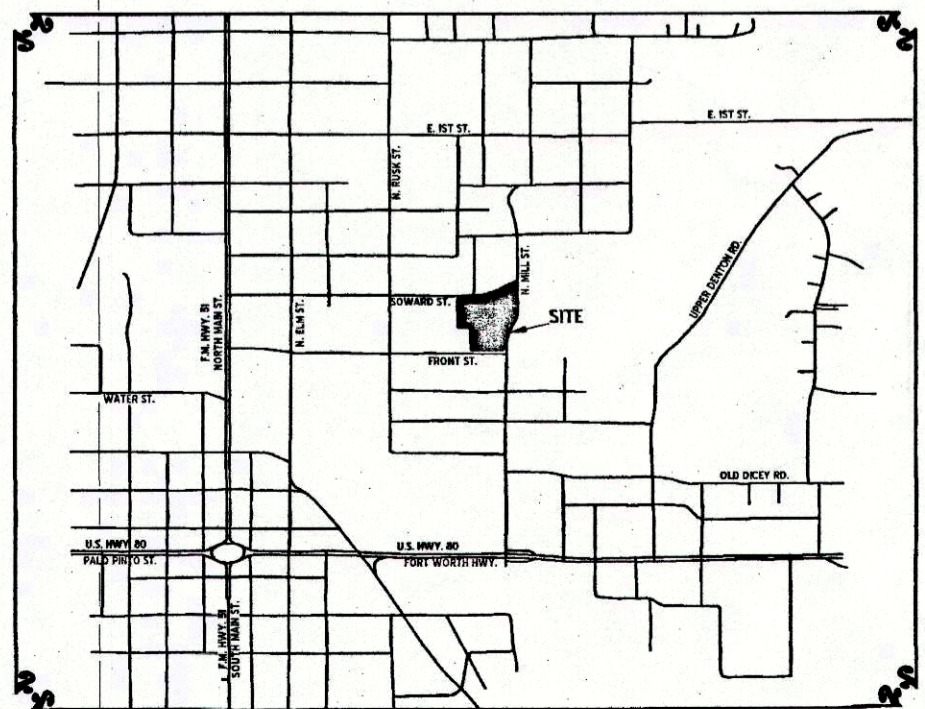
APPROVED BY:  
*[Signature]*  
MAYOR/CITY MANAGER  
6-26-17  
DATE OF APPROVAL

ATTEST:  
*[Signature]*  
CITY SECRETARY  
6/26/17  
DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	252.77	111.57	110.61	S 12°43'02" W	25°16'36"
C2	213.13	104.99	103.93	S 13°57'02" W	28°13'28"
C3	251.64	104.13	103.39	S 78°02'48" W	23°42'36"

LINE	BEARING	DISTANCE
L1	S 45°07'02" W	30.56'
L2	S 00°18'13" W	21.14'



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, JOSEPH AND JEANETTE LACOMBE, BEING THE SOLE OWNERS OF A CERTAIN 5.387 ACRES (234,668.4 ± SQ. FT.) TRACT OF LAND OUT OF THE D. NORTON SURVEY, ABSTRACT NO. 100, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC#: 201702157, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A FOUND 5/8" IRON ROD IN THE SOUTH LINE OF SOWARD STREET (A PAVED SURFACE) AND AT THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 207, PAGE 37, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHEAST CORNER OF LOT R2, BLOCK 13, BRITTON'S ADDITION AS RECORDED IN PLAT CABINET C, SLIDE 753, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS S 89°58'14" W 940.64 FEET.
- THENCE N 87°13'50" E 200.19 FEET ALONG THE CALLED SOUTH LINE OF SAID SOWARD STREET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
- THENCE N 74°20'57" E 198.98 FEET ALONG THE CALLED SOUTH LINE OF SAID SOWARD STREET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
- THENCE N 62°07'26" E 170.93 FEET ALONG THE CALLED SOUTH LINE OF SAID SOWARD STREET TO A FOUND 1/2" CAPPED IRON ROD AT THE INTERSECTION OF THE CALLED SOUTH LINE OF SAID SOWARD STREET AND THE WEST LINE OF N. MILL STREET (A PAVED SURFACE) FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE S 00°09'42" E 247.93 FEET ALONG THE WEST LINE OF SAID N. MILL STREET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 213.13 FEET AND A CHORD WHICH BEARS S 13°57'02" W 103.93 FEET.
- THENCE ALONG THE WEST LINE OF SAID N. MILL STREET AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 104.99 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
- THENCE S 25°32'20" E 173.74 FEET ALONG THE WEST LINE OF SAID N. MILL STREET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 252.77 FEET AND A CHORD WHICH BEARS S 12°43'02" W 110.61 FEET.
- THENCE ALONG THE WEST LINE OF SAID N. MILL STREET AND SAID CURVE TO THE LEFT AN ARC LENGTH OF 111.57 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.
- THENCE S 00°18'13" W 21.14 FEET ALONG THE WEST LINE OF SAID N. MILL STREET TO A FOUND 1/2" IRON ROD FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.
- THENCE S 45°07'02" W 30.56 FEET TO A FOUND "X-CUT" ON A RETAINING WALL IN THE NORTH LINE OF FRONT STREET (A PAVED SURFACE) FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.
- THENCE S 89°47'07" W 280.61 FEET ALONG THE NORTH LINE OF SAID FRONT STREET TO A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN DOC#: 201406839, R.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE N 04°18'13" W 216.04 FEET TO A 3" STEEL FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID DOC#: 201406839, R.R.P.C.T. FOR AN INTERIOR CORNER OF THIS TRACT.
- THENCE S 88°57'54" W 113.09 FEET TO A 3" STEEL FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID DOC#: 201406839, R.R.P.C.T. FOR A CORNER OF THIS TRACT.
- THENCE N 00°37'45" W 268.81 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT JOSEPH AND JEANETTE LACOMBE, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, LACOMBE ADDITION, AN ADDITION TO 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'S 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.

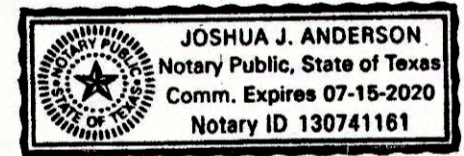
WITNESS MY HAND, THIS 22 DAY OF June 2017.

BY:  
*[Signature]*  
JOSEPH LACOMBE  
STATE OF TEXAS  
*[Signature]*  
JEANETTE LACOMBE  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOSEPH LACOMBE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING 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 22 DAY OF June 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

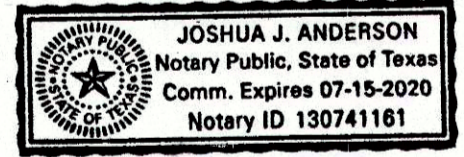


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JEANETTE LACOMBE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING 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 22 DAY OF June 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

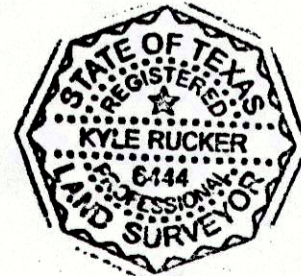


SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

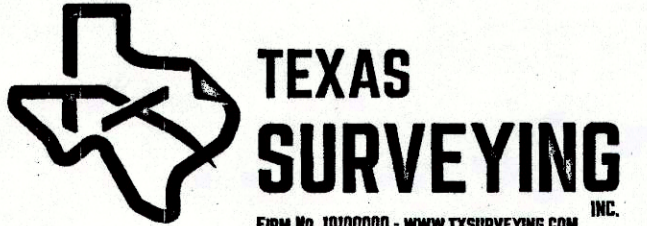
THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

*[Signature]*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,  
TEXAS SURVEYING, INC. 110 PALO PINTO ST. WEATHERFORD, TX 76086  
FIELD DATE - MARCH 2017 - JN17014P



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*[Signature]*  
201715629  
06/28/2017 11:48 AM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**LACOMBE ADDITION**  
BEING A 5.387 ACRES PORTION OF THE D. NORTON SURVEY, ABSTRACT NO. 1010, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.  
MARCH 2017



**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
110 PALO PINTO ST.  
WEATHERFORD, TX. 76086  
817-594-0400

**OWNER/DEVELOPER:**  
JOSEPH & JEANETTE LACOMBE  
PO BOX 2163  
WEATHERFORD, TX. 76086