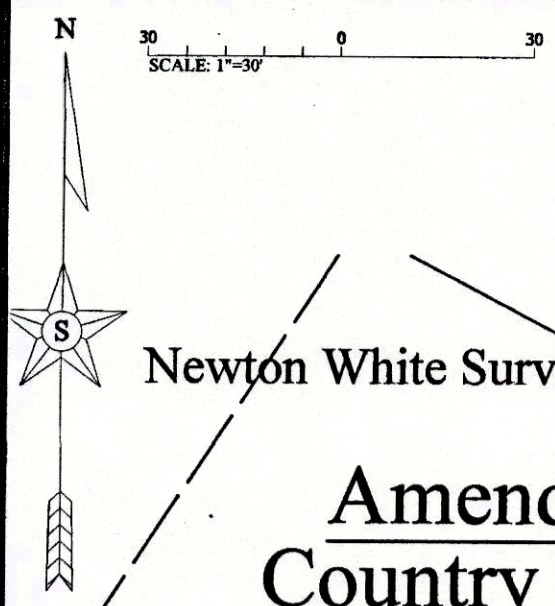


LOT 2R AND LOT 4R, BLOCK 3
BEING A REPLAT OF LOT 2, LOT 3, LOT 4, AND PART OF LOT 5
BLOCK 3, COUNTRY CLUB HEIGHTS ADDITION, AN ADDITION TO THE
CITY OF WEATHERFORD, PARKER COUNTY TEXAS

201719702 PLAT Total Pages: 1

DEDICATION
0.70 Acre Tract



All that certain 0.70 acre tract of land situated in the Newton White Survey, Abstract Number 167, City of Weatherford, County of Parker, State of Texas, said tract being all of a tract of land as described in a deed to Warner T. Killough and wife, Martha L. Killough, filed 13 March 1974, and recorded in volume 573 page 202 of the Deed Records of said Parker County, and said tract being all of a tract of land as described in a deed to Warner Killough, filed 09 October 1980, and recorded in volume 1083 page 63 of said deed records, and said tract being all of a called 96.30 square foot tract as described in deed to Warner Killough, filed 07 May 2000, and recorded in volume 1472 page 1316 of the Official Records of said Parker County, and said tract being all of a called 0.152 acre tract as described in a deed to Warner Killough, filed 06 January 2000, and recorded in volume 1849 page 332 of said official records, said tract also being all of Lots 2, 3, 4, and part of Lot 5, Block 3, Country Club Heights Addition, an addition to said City, according to amended plat of the same, filed 29 November 1952, and recorded in volume 255 page 642 of said deed records and located in Plat Cabinet A, Slide No. 20 of the Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING for an angle point in the southwest line of the tract being described herein at a found iron rod, said rod being the south corner of said Lot 3, same being the northwest corner of said Lot 2, same being an angle point in the west line of said Block 3, said rod also being an angle point on the east line of Lot 1, Block 1, of Rolling Hills Addition, an addition to said City, according to plat of the same filed 21 August 1957, and recorded in volume 293 page 601 of said deed records and located in Plat Cabinet A, Slide 62;

THENCE: North 62 degrees 05 minutes 08 seconds West, with the west line of said Block 3 and the east line of said Block 1, a distance of 135.19 feet to a found iron rod for the western most corner of this tract, said rod being the west corner of said Killough (1849/332) tract;

THENCE: North 27 degrees 23 minutes 24 seconds East, with the northwest line of said Killough (1849/332) tract, a distance of 132.03 feet to a found iron rod for the northern most corner of this tract, same being the north corner of said Killough (1849/332) tract, and said rod being on the southwest line of Live Oak Lane;

THENCE: South 62 degrees 08 minutes 16 seconds East, with the southwest line of said Live Oak Lane, a distance of 54.56 feet to a set 1/2 inch rebar for the start of a curve to the left;

THENCE: With said curve turning to the left with an arc length of 27.40 feet, with a radius of 220 feet, with a chord bearing of South 67 degrees 06 minutes 20 seconds East, with a chord length of 27.39 feet to a set 1/2 inch rebar for the start of another curve to the left;

THENCE: With said curve turning to the left with an arc length of 41.81 feet, with a radius of 150 feet, with a chord bearing of South 82 degrees 33 minutes 11 seconds East, with a chord length of 41.68 feet to a set 1/2 inch rebar for the start of a curve to the right;

THENCE: With said curve turning to the right with an arc length of 45.63 feet, with a radius of 38 feet, with a chord bearing of South 54 degrees 54 minutes 33 seconds East, with a chord length of 42.94 feet to a found railroad spike;

THENCE: South 24 degrees 09 minutes 30 seconds East, with the west line of said South Lamar Street, a distance of 108.02 feet to a found angle iron for the southeast corner of this tract, same being the southeast corner of said Lot 2, same being the northeast corner of Lot 1 of said Country Club Heights Addition;

THENCE: South 65 degrees 47 minutes 00 seconds West, with the south line of said Lot 2 and north line of said Lot 1, a distance of 130.03 feet to a found iron rod for the southern most corner of this tract, same being the south corner of said Lot 2, same being the northwest corner of said Lot 1, said rod being on the west line of said Block 3, same being the east line of said Block 1;

THENCE: North 24 degrees 06 minutes 06 seconds West, with the west line of said Block 3 and the east line of said Block 1, a distance of 41.21 feet to the POINT OF BEGINNING and containing 0.70 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Warner Killough, do hereby adopt this plat designating the herein above described property as Lot 2R and Lot 4R, being a Replat of Lot 2, Lot 3, Lot 4 and part of Lot 5, Block 3, Country Club Heights Addition, an addition to the City of Weatherford, County of Parker, State of Texas, and do 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 public street purposes. The easements and public use areas, shown are dedicated, for the public use forever, for the purposes indicated on this plat.

We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

This plat subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

Witnessed my hand at City Hall, Parker County, Texas
this 1 day of August, 2017

Warner Killough
Warner Killough

NOTARY PUBLIC: Laura Enlow
State of Texas
County of Tarrant

This is to certify that before me, a notary public, in and for said county and state, did personally appear, Warner Killough, who acknowledged that he did sign the foregoing plat.

In testimony whereof, I have hereunto set my hand and official seal at, City Hall, this 1 day of August, 2017

Laura Enlow
Notary Public
My Commission expires:

NOTE:
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.

Witnessed my hand at City Hall, Parker County, Texas
this 1 day of August, 2017

Martha Killough
Martha Killough

NOTARY PUBLIC: Laura Enlow
State of Texas
County of Tarrant

This is to certify that before me, a notary public, in and for said county and state, did personally appear, Martha Killough, who acknowledged that he did sign the foregoing plat.

In testimony whereof, I have hereunto set my hand and official seal at, City Hall, this 1 day of August, 2017

Laura Enlow
Notary Public
My Commission expires:

11510.003.002.00

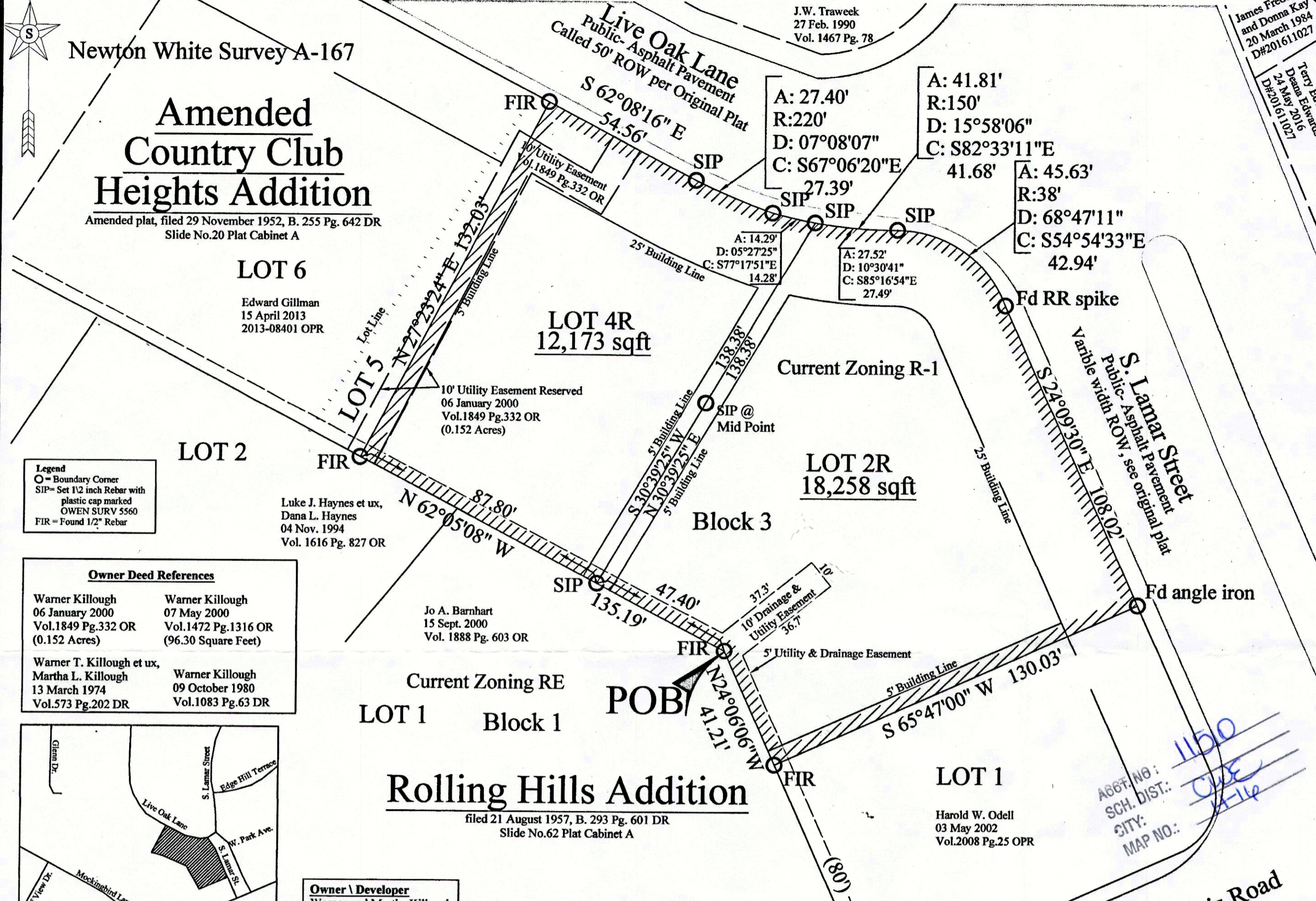
Replat of Lots 2,3,4 and part of Lot 5 of Block 3, of Country Club Heights Addition being designated as Lots 2R and 4R of Block 3 of Country Club Heights Addition an Addition to the City of Weatherford, County of Parker, State of Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

SUBDIVISION REPLAT: PARKER COUNTY
DRAWN BY: EB CHECKED BY: EB

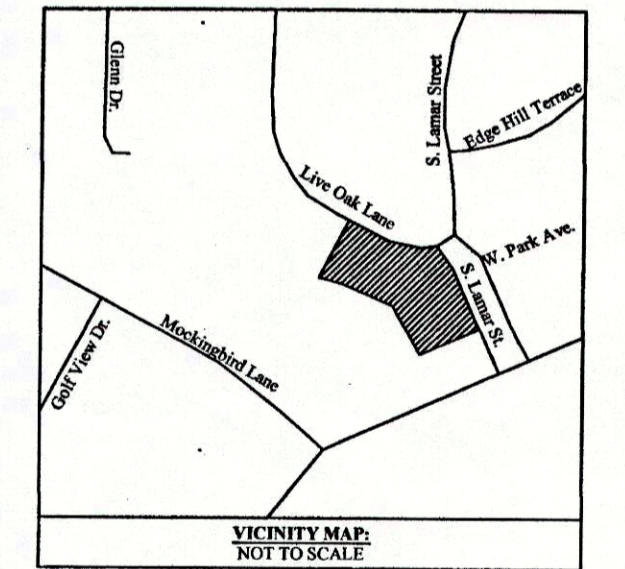
Scale: 1"= 30' Date: 21 July 2017 Print Number PA - 279RP



Legend
○ = Boundary Corner
SIP = Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
FIR = Found 1/2" Rebar

Owner Deed References

Warner Killough 06 January 2000 Vol.1849 Pg.332 OR (0.152 Acres)	Warner Killough 07 May 2000 Vol.1472 Pg.1316 OR (96.30 Square Feet)
Warner T. Killough et ux, Martha L. Killough 13 March 1974 Vol.573 Pg.202 DR	Warner Killough 09 October 1980 Vol.1083 Pg.63 DR



DEED RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area on this plat does not include any lots of prior subdivision limited by deed restriction to residential use for not more than two residential units per lot

Warner Killough
Owner

SWORN TO AND SUBSCRIBED before me this 1 day of August, 2017
Laura Enlow
Notary Public in and for the State of Texas.

LAURA ENLOW
Notary Public, State of Texas
My Commission Expires
June 08, 2018

CITY SIGNATURE BLOCK
Recommended by [Signature] City Planner
Date 8-10-17

Approved: [Signature] City Manager/Mayor
Date 8-10-17

Attested: [Signature] City Secretary
Date 8-10-17

STATE OF TEXAS)
COUNTY OF PARKER)

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consent to such subdivision and joins in the dedication of the streets and easements.

N/A
Title

BASIS OF BEARING:
NAD 83 Texas North Central Zone Grid Bearings
Distances reflect Surface Measurements

SURVEYORS CERTIFICATION:
To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made by myself or under my direct supervision. All monuments have been found or set as shown hereon.



Eric Brennan, RPLS
Texas Registered Professional
Land Surveyor No. 5560
for and on behalf of Owen
Surveying Company

FLOOD STATEMENT NOTE:
I have examined the Department of Housing and Urban Development Federal Flood Hazard Boundary Map for the County of Parker, State of Texas, Community Panel Number 480520 effective date of 26 September 2008, and that map indicates that this property is not within Zone "A" (special flood hazard area) as shown on Panel Number 0385-E of said map. This map is believed to be the current effective map (this date) for this area. This parcel is subject to any current or future alterations, amendments to said flood map by the above mentioned department.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater flood can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or this company.

OFFICIAL PUBLIC RECORDS
201719702
08/10/2017 03:54 PM
Fee: 76.00
Parker County, Texas
County Clerk
Laura Enlow

LAURA ENLOW
Notary Public, State of Texas
My Commission Expires
June 08, 2018

AGG. NO: 1150
SCH. DIST: C-1
CITY: WEATHERFORD
MAP NO.: 2714

D758