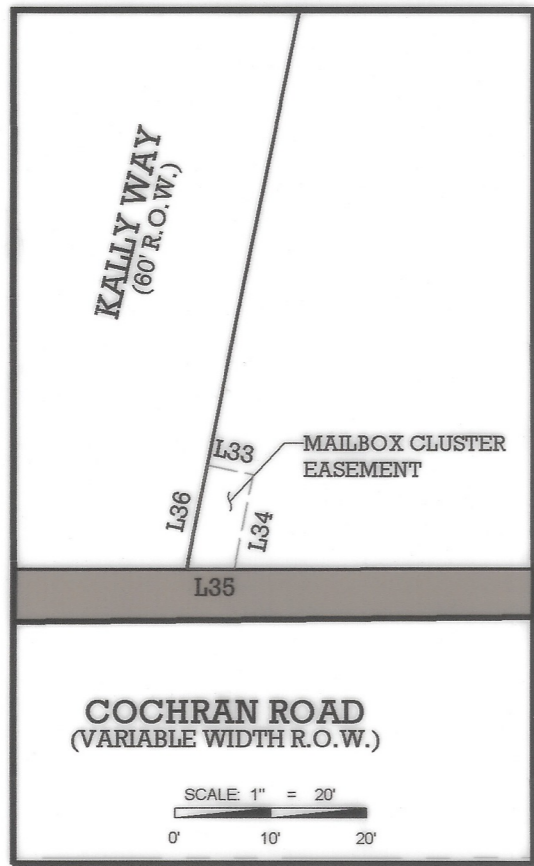


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
G1	12°26'56"	500.00'	108.64'	N05°17'10"E	108.42'

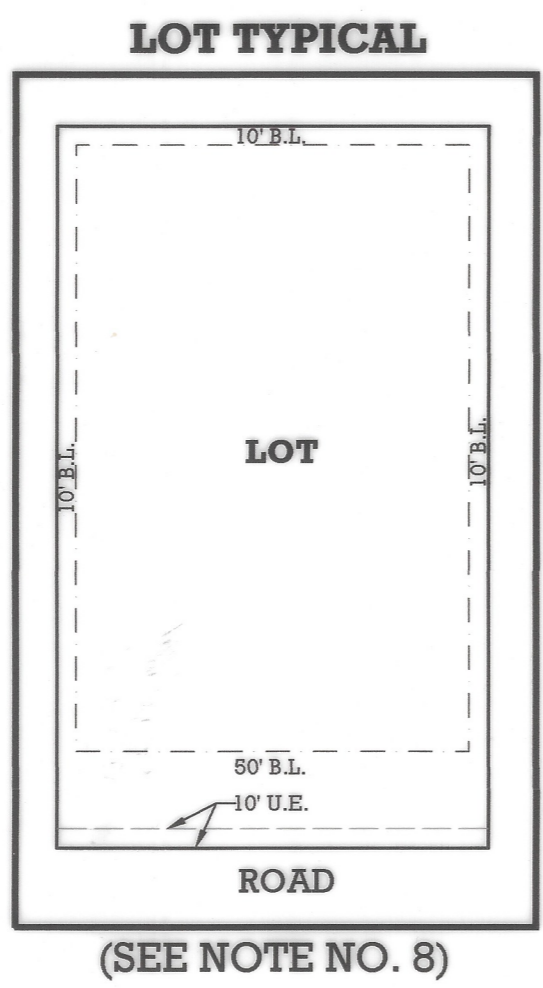
LINE TABLE		
NO.	BEARING	LENGTH
L1	N70°56'36"E	59.62'
L2	N00°58'58"W	189.83'
L3	S88°32'15"W	22.61'
L4	S06°00'36"E	3.51'
L5	N29°35'11"E	73.24'
L6	N38°48'52"W	617.41'
L7	N40°55'01"W	162.26'
L8	N46°02'33"W	62.38'
L9	N41°42'11"W	406.10'
L10	N50°30'36"W	53.22'
L11	N39°07'51"W	484.61'
L12	N69°32'27"E	368.88'
L13	S89°32'27"E	64.88'
L14	S39°07'51"E	438.28'
L15	S50°30'36"E	52.09'
L16	S41°42'11"E	408.05'
L17	S46°02'33"E	62.73'
L18	S40°55'01"E	165.41'
L19	S38°48'52"E	598.53'
L20	S29°35'11"W	53.78'
L21	S00°28'37"W	197.29'
L22	S64°02'32"E	809.50'
L23	N39°56'05"E	171.51'
L24	N24°00'17"E	271.46'
L25	S24°00'17"W	278.46'
L26	S39°56'05"W	14.25'
L27	S05°14'18"E	90.70'
L28	N05°14'18"W	61.99'
L29	S39°56'05"W	176.14'
L30	N64°02'32"W	824.75'
L31	S00°28'37"W	91.00'
L33	S78°29'22"E	4.90'
L34	S11°30'38"W	10.00'
L35	S89°56'15"W	5.00'
L36	N11°30'38"E	11.00'

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	
1	20.103	875,706	
2	7.460	324,950	
3	2.000	87,128	
4	2.010	87,582	
5	2.021	88,019	
6	2.207	96,169	
7	3.889	169,411	
8	7.658	333,594	
9	2.230	97,189	
10	2.054	89,487	
11	2.000	87,121	
12	2.000	87,121	

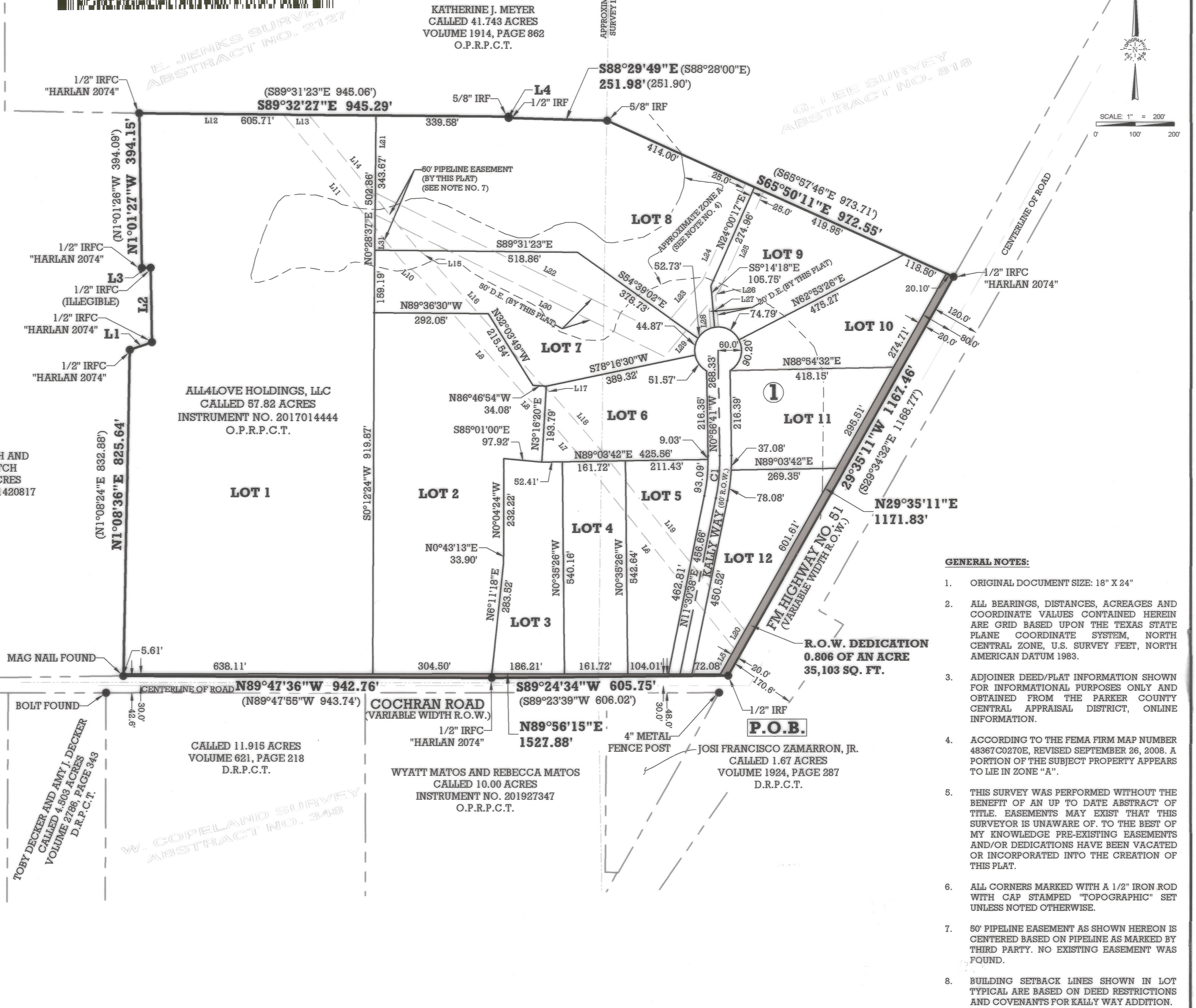
MAILBOX CLUSTER DETAIL



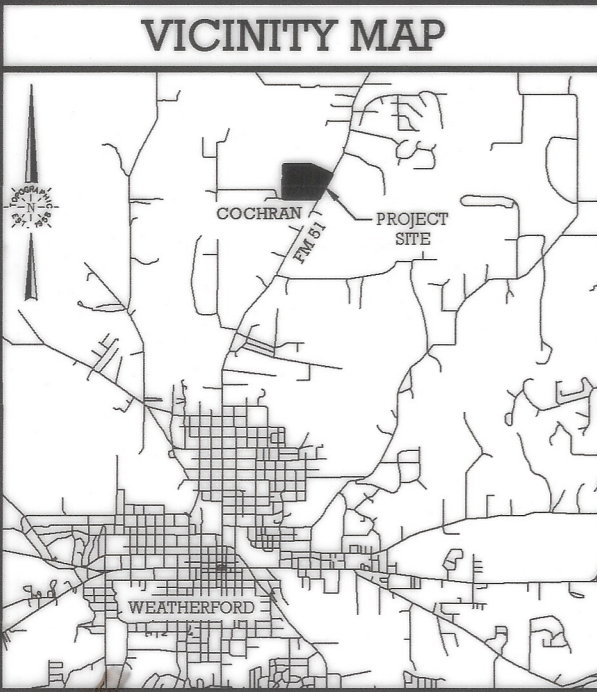
RECORD LINE TABLE		
NO.	BEARING	LENGTH
(L1)	N71°55'39"E	59.45'
(L2)	N01°02'02"W	190.17'
(L3)	S88°03'04"W	22.53'
(L4)	S05°57'34"E	3.77'



202139232 PLAT Total Pages: 1



- GENERAL NOTES:**
- ORIGINAL DOCUMENT SIZE: 18" X 24"
 - ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
 - ADJOINER DEED/PLAT INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 - ACCORDING TO THE FEMA FIRM MAP NUMBER 48367C0270E, REVISED SEPTEMBER 26, 2008. A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A".
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF. TO THE BEST OF MY KNOWLEDGE PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
 - ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.
 - 50' PIPELINE EASEMENT AS SHOWN HEREON IS CENTERED BASED ON PIPELINE AS MARKED BY THIRD PARTY. NO EXISTING EASEMENT WAS FOUND.
 - BUILDING SETBACK LINES SHOWN IN LOT TYPICAL ARE BASED ON DEED RESTRICTIONS AND COVENANTS FOR KALLY WAY ADDITION.



LEGEND	
—	SUBJECT PROPERTY LINE
- - -	ADJOINER LINE
- · - · -	APPROXIMATE SURVEY ABSTRACT LINE
- · - · -	EASEMENT
●	MONUMENT FOUND (AS NOTED)
⊙	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
①	BLOCK NUMBER

ABBREVIATIONS	
O.P.R.P.C.T.	= OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T.	= DEED RECORDS, PARKER COUNTY, TEXAS
P.R.P.C.T.	= PLAT RECORDS, PARKER COUNTY, TEXAS
(XXXX)	= DEED CALLS
P.O.B.	= PLACE OF BEGINNING
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
B.L.	= BUILDING LINE

OWNER	SURVEYOR/ENGINEER
ALL4LOVE HOLDINGS, LLC 200 COCHRAN ROAD WEATHERFORD, TEXAS 76085 (817) 678-8833	TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7548 TEXAS FIRM REGISTRATION NO. 10342904 WWW.TOPOGRAPHIC.COM CONTACT: FORREST NANCE, RPLS

FINAL PLAT		
LOTS 1-12, BLOCK 1 KALLY WAY ADDITION AN ADDITION TO THE E.T.J. OF CITY OF WEATHERFORD, PARKER COUNTY, TEXAS 57.768 ACRES SITUATED IN THE G. LEE SURVEY, ABSTRACT NO. 818 E. JENKS SURVEY, ABSTRACT NO. 2127		
FILE: FP_TCH_KALLY WAY_20210816-MYLAR	REVISION	
DRAFT: FCN	CHECK: SED	0
SHEET: 1 OF 2	DATE: 08/16/2021	

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. ADJOINER DEED/PLAT INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48367C0270E, REVISED SEPTEMBER 26, 2008. A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A".
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF. TO THE BEST OF MY KNOWLEDGE PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
6. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.
7. 50' PIPELINE EASEMENT AS SHOWN HEREON IS CENTERED BASED ON PIPELINE AS MARKED BY THIRD PARTY. NO EXISTING EASEMENT WAS FOUND.
8. BUILDING SETBACK LINES SHOWN IN LOT TYPICAL ARE BASED ON DEED RESTRICTIONS AND COVENANTS FOR KALLY WAY ADDITION.

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE G. LEE SURVEY, ABSTRACT NO. 818 AND THE E. JENKS SURVEY, ABSTRACT NO. 2127, PARKER COUNTY, TEXAS AND BEING ALL OF A CALLED 57.82 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2017014444 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 57.82 ACRE TRACT AND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FM HIGHWAY NO. 51 AND THE NORTH RIGHT-OF-WAY LINE OF COCHRAN ROAD;

THENCE SOUTH 89°24'34" WEST, WITH THE SOUTH LINE OF SAID 57.82 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF COCHRAN ROAD, A DISTANCE OF 605.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "HARLAN 2074" FOUND FOR AN ANGLE POINT ON SAID SOUTH LINE OF 57.82 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF COCHRAN ROAD;

THENCE NORTH 89°47'36" WEST, WITH THE SOUTH LINE OF SAID 57.82 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF COCHRAN ROAD, A DISTANCE OF 942.76 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 57.82 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 26.448 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201420817, O.P.R.P.C.T.

THENCE WITH THE COMMON LINE OF SAID 57.82 ACRE TRACT AND SAID 26.448 ACRE TRACT THE FOLLOWING:

NORTH 1°08'36" EAST, A DISTANCE OF 831.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "HARLAN 2074" FOUND;

NORTH 70°56'36" EAST, A DISTANCE OF 59.62 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "HARLAN 2074" FOUND;

NORTH 0°58'58" WEST, A DISTANCE OF 189.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "HARLAN 2074" FOUND;

SOUTH 88°32'15" WEST, A DISTANCE OF 22.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "HARLAN 2074" FOUND;

NORTH 1°01'27" WEST, A DISTANCE OF 394.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "HARLAN 2074" FOUND FOR THE NORTHWEST CORNER OF SAID 57.82 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 26.448 ACRE TRACT AND BEING ON THE SOUTH LINE OF A CALLED 41.743 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1914, PAGE 862 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.);

THENCE WITH THE COMMON LINE OF SAID 57.82 ACRE TRACT AND SAID 41.743 ACRE TRACT THE FOLLOWING:

SOUTH 89°32'27" EAST, A DISTANCE OF 945.29 FEET TO A 5/8" IRON ROD FOUND;

SOUTH 6°00'36" EAST, A DISTANCE OF 3.51 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 88°29'49" EAST, A DISTANCE OF 281.98 FEET TO A 5/8" IRON ROD FOUND;

SOUTH 68°50'11" EAST, A DISTANCE OF 972.55 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "HARLAN 2074" FOUND FOR THE NORTHEAST CORNER OF SAID 57.82 ACRE TRACT AND SOUTHEAST CORNER OF SAID 41.743 ACRE TRACT AND BEING ON SAID NORTHWEST RIGHT-OF-WAY LINE OF FM HIGHWAY NO. 51;

THENCE SOUTH 29°35'11" WEST, WITH THE SOUTHEAST LINE OF SAID 57.82 ACRE TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE OF FM HIGHWAY NO. 51, A DISTANCE OF 1167.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 57.768 ACRES OF LAND.

CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



Forrest C. Nance
 FORREST C. NANCE, R.P.L.S. NO. 6809

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY OF COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

DATED THIS THE 23 DAY OF September, 2021.

BY: *Malinda Nowell*
 CHAIRMAN
 ATTEST: *Malinda Nowell*
 SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS THE 23 DAY OF September, 2021.

BY: *Malinda Nowell*
 MAYOR
 ATTEST: *Malinda Nowell*
 SECRETARY

STATE OF TEXAS §
 COUNTY OF PARKER §
 DATE Sept 22, 2021 2021.

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE KALLY WAY SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, OR TO ITS EXTRATERRITORIAL JURISDICTION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

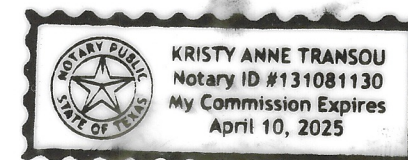
AN
 OWNER

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 *Daniel Morgan* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22 DAY OF September, 2021.

Kristy Anne Transou
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202139232
 10/05/2021 11:19 AM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

F 61

<p>VICINITY MAP</p>	<p>LEGEND</p> <ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE APPROXIMATE SURVEY ABSTRACT LINE EASEMENT ● MONUMENT FOUND (AS NOTED) ○ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ① BLOCK NUMBER 	<p>OWNER</p> <p>ALLALOVE HOLDINGS, LLC 200 COCHRAN ROAD WEATHERFORD, TEXAS 76085 (817) 678-8833</p>	<p>FINAL PLAT</p> <p>LOTS 1-12, BLOCK 1 KALLY WAY ADDITION AN ADDITION TO THE E.T.J. OF CITY OF WEATHERFORD, PARKER COUNTY, TEXAS 57.768 ACRES SITUATED IN THE G. LEE SURVEY, ABSTRACT NO. 818 E. JENKS SURVEY, ABSTRACT NO. 2127</p>
	<p>ABBREVIATIONS</p> <p>O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING D.E. = DRAINAGE EASEMENT U.E. = UTILITY EASEMENT B.L. = BUILDING LINE</p>	<p>SURVEYOR/ENGINEER</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 • FAX (817) 744-7548 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM CONTACT: FORREST NANCE, RPLS</p>	