

State of Texas
County of Parker

Whereas, Hal Harvey Keene, being the sole owner of a certain 0.484 acre tract of land out of Lots 2-4, Block 27, MINERAL HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas; according to the plat as recorded in Volume 64, Page 641, Plat Records, Parker County, Texas, being a portion of that certain tract conveyed to Hal Harvey Keene, in CC# 202010875, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" iron rod in the south line of a 15' alley at the northerly common corner of said Lots 1 and 2, Block 27, for the northwest and beginning corner of this tract.

THENCE N 89°31'45" E 149.88 feet along the north line of said Lots 2, 3 and 4, to a found 1/2" iron rod in the west line of a 15' alley for the northeast corner of this tract.

THENCE S 00°26'01" E 140.95 feet with the west line of said alley to a found 1/2" iron rod in the monumented north right-of-way line of Keechi Street (a paved surface), for the southeast corner of said Lot 4 and this tract.

THENCE S 89°21'14" W 128.59 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." at the north intersection of said Keechi Street and Ridgeway Boulevard (50' right-of-way), being the southern most corner of said Lot 3, for a corner of this tract.

THENCE with the east line of said Ridgeway Boulevard the following:

Northwesterly along the arc of a curve to the left, having a radius of 222.00 feet, an arc length of 3.05 feet, and whose chord bears N 57°17'21" W 3.05 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract:

N 54°41'58" W 24.89 feet to a found 60D nail at the southerly common corner of said Lots 1 and 2, for the southwest corner of this tract.

THENCE N 00°14'18" E 125.13 feet along the common line of said Lots 1 and 2 to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

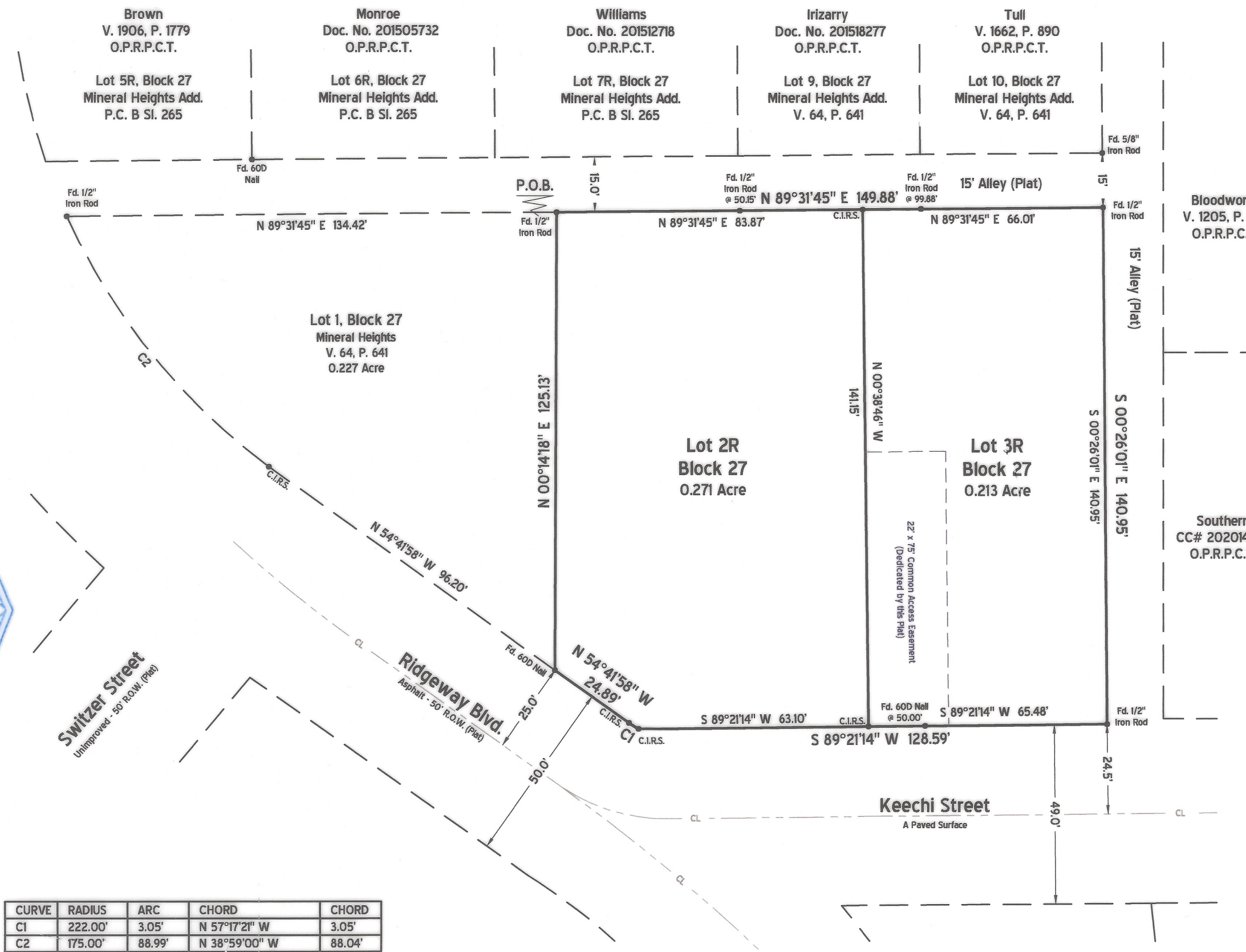
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Weatherford.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com · 817-594-0400
Field Date: February 22, 2021 - W2102029-P



Notes:

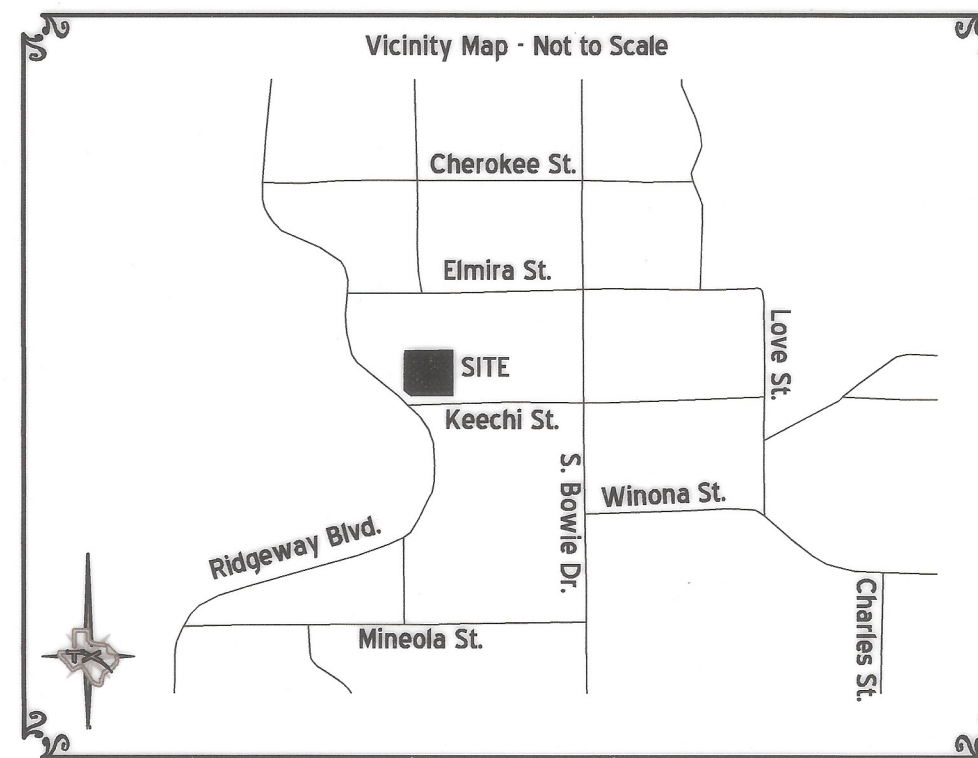
- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367CO265F, dated April 5, 2019. For up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
- 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.
- Underground utilities were located during this survey per ticket number 2077221230. Please call 811 before any excavating or construction.
- 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.)
- 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.
- 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.
- The developer does hereby waive all claims for damages against the City of Weatherford 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 Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Construction within the Common Access Easement shall be restricted to flatwork improvements only (paving, concrete, etc.). No buildings, fences or other structures permitted within said easement.



CURVE	RADIUS	ARC	CHORD	CHORD
C1	222.00'	3.05'	N 57°17'21" W	3.05'
C2	175.00'	88.99'	N 38°59'00" W	88.04'

- Building Lines & Easements:**
- There shall be a 10' Utility Easement around the perimeter of all lots shown herein.
 - All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202230102
08/10/2022 09:43 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Now, Therefore, Know All Men By These Presents:

that *Hal Harvey Keene* acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 2R and Lot 3R, Block 27, Mineral Heights Addition, an addition to the City of Weatherford, Parker County, 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 the 4 day of Aug, 2022.

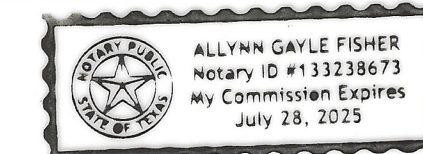
by: *Hal Harvey Keene*
Hal Harvey Keene

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 *Hal Harvey Keene* known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 4 day of Aug, 2022.

Allynn Gayle Fisher
Notary Public (s) and for the State of Texas



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas, as delegated by the City Council, and is hereby approved by such Department.

Approved by: *[Signature]*
Development & Neighborhood Services Staff

8/10/22
Date of Approval

Attest: *[Signature]*
Secretary

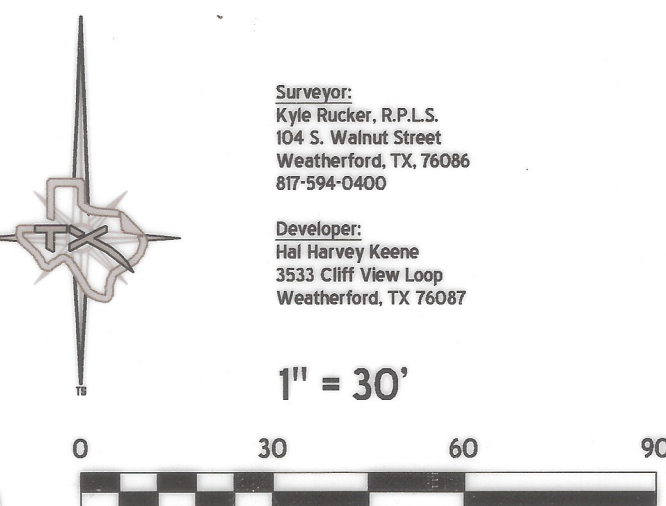
8/10/22
Date

15220
WE
CWE
H-15

15220.027.003.00

Replat
Lots 2R and 3R, Block 27
Mineral Heights Addition
an Addition to the City of Weatherford,
Parker County, Texas
Being a replat of a 0.484 acre tract being all of Lots 2-4, Block 27, Mineral Heights Addition, an Addition to the City of Weatherford, Parker County, Texas, according to the plat as recorded in Volume 64, Page 641, Plat Records, Parker County, Texas

June 2022
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM



Plat Cabinet **F** Slide **299**